



## TANEY COUNTY PLANNING COMMISSION

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**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III STAFF REPORT**  
**HIGHWAY 65 MULTI-USE COMPLEX AT EMORY CREEK RANCH**  
**APRIL 14, 2008**  
**#08-23**

Public Hearing for Highway 65 Multi-Use Complex at Emory Creek Ranch in the Branson Township Sec. 5 Twp. 23 Rng. 21.

The applicant, Missouri Partners, Inc. requests approval to develop a multi-use residential/retail/all-purpose entertainment complex.

History: Approved for Concept March 17, 2008.

General Description: The subject property contains approximately 400 acres and is located past Pinegar Chevrolet to the cell tower, and right at Emory Creek Road. The adjoining properties to the request consist of commercial, residential, and agricultural.

Review: The proposed site will consist of multi-family use, 4-story condo buildings, cabins, hotel/lodging, indoor/outdoor water park, retail shops, food establishments, large box specialty retail and other service industry uses, offices,, along with a 7,500 seat all-purpose open-air arena to be used for, rodeo events, sporting events including racing events, concerts, and festivals.

Summary: If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
  - a. Sediment and erosion control (Appendix B Sec. VI Item 2)
  - b. Stormwater management (Appendix B Item 3)
  - c. Land grading permit (Appendix B)
  - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60,3b Sec. A)
  - e. Utility easements and building line setbacks (Table 12)
  - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts (Chapter VI-VII).
3. No outside storage of equipment or solid waste materials.
4. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. 1 Item B)
5. This decision is subject to all existing easements.
6. The Decision of Record shall be filed in the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).