



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653
 Phone: 417 546-7225 / 7226 • Fax: 417 546-6861
 website: www.taneycounty.org

Taney County Board of Adjustment
APPLICATION AND AFFIDAVIT
FOR VARIANCE OR APPEAL

09-05

NOTE: You can complete this application form on your computer and then print a copy. Use your TAB key to move from line to line, and then type in the required information. Print the completed form and submit it to the Planning & Zoning office.

SELECT ONE: ☒ Variance (\$25) ☐ Appeal (\$75)

Name of Applicant: Bee Creek LLC Phone: 417-336-8798

Address: 800 State Hwy 248 Building 3

City: Branson State: Mo. Zip Code: 65616

Representative: Eddie Wolfe Phone: 417-334-8820

Owner of Record: Bee Creek LLC Signature: [Handwritten Signature]

Project Name: Bee Creek Apartments

Section(s) of Code Protested (P&Z office entry): _____

Site Address / Location: Bee Creek Road

Subdivision (if applicable): _____

Section: 21 Township: 23 Range: 21

Parcel #: 08-5.0-21-000-002-012.000 Acres or Sq.Ft.: 15.00

Does the property lie in the 100-year Floodplain? ☐ Yes ☒ No

Required Submittals Checklist:

- ☐ typewritten legal description of the property involved in this request
- ☐ proof of public notification in a newspaper of county-wide circulation
- ☐ proof of ownership or approval to proceed with request from the property owner
- ☐ site plan or survey of the project that completely demonstrates this request

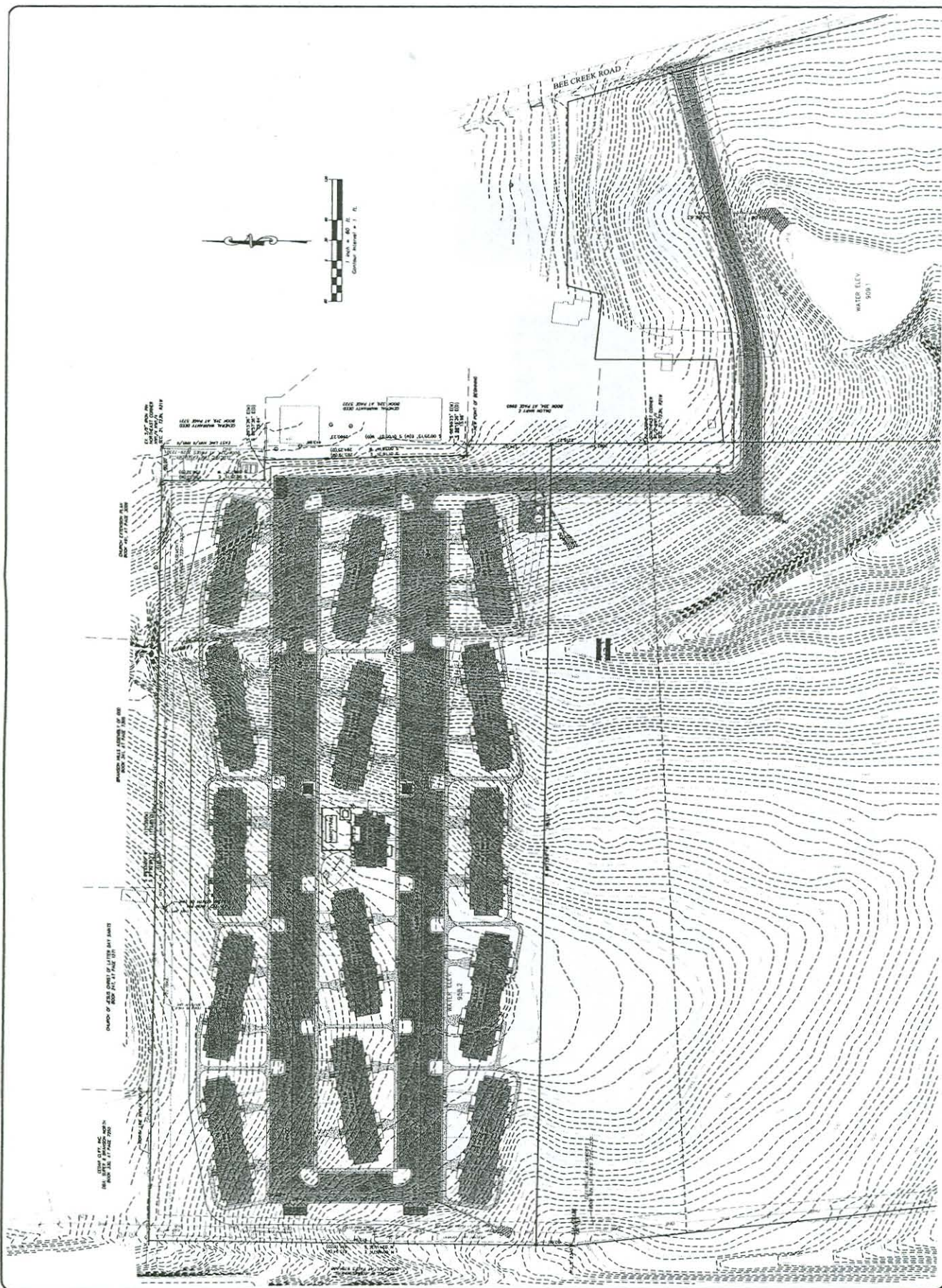
43.905-LF WATER MA

#3,656-LF GRAVITY S
#1,109-LF LOW-PRE

MESA
CONSULTING PARTNERS

DRAWN	JJE
CHECK	MES
DATE	03/03/2008
SCALE	1"=100'

SHEET 1
OF 1
W.O. No. 2056



TANEY COUNTY PLANNING COMMISSION
DIVISION III DECISION OF RECORD
APRIL 21, 2008
BEE CREEK MULTI-USE COMPLEX
#08-22

On April 21, 2008 the Taney County Planning Commission (grantor) approved a request by Missouri Partners, Inc. (grantee) to develop a multi-use residential/commercial office complex. In accordance with this approval a Division III Permit #08-22 is issued for the property located at the attached legal description.

The following Decision of Record details this approval and lists all applicable conditions:

Missouri Partners, Inc. is authorized to develop 58 acres located off Bee Creek Road for 5 two-story and 6 three-story apartment buildings with a total of 224 units and 452 parking spaces, 54 two-story townhome buildings with a total of 216 units and 432 parking spaces, 6 commercial office buildings, 160 parking spaces, a clubhouse, pool, and playground. With nine Planning Commissioners present the vote to approve was unanimous. The following conditions shall be complied with:

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 Item 3)
 - 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 around the property with an 8' board fence for commercial area that adjoins residential tracts (Appendix C)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letter from the Fire District. (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. I Item B).
5. Any other structures other than office, commercial space or residential must receive Planning Commission approval.
6. This decision is subject to all existing easements.
7. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).

Legal description attached



Bee Creek Multi-Use Complex

