



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

Phone: 417 546-7225 / 7226 • Fax: 417 546-6861

website: www.taneycounty.org

AGENDA
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, SEPTEMBER 8, 2014, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Establishment of Quorum

Explanation of Meeting Procedures

Presentation of Exhibits

Public Hearing:

Creation Experience Museum

Saints Street Apartments

Old and New Business:

Tentative

Adjournment.



**TANEY COUNTY
PLANNING COMMISSION
DIVISION III PERMIT
STAFF REPORT**

HEARING DATE: September 8, 2014

CASE NUMBER: 2014-0005

PROJECT: Creation Experience Museum

APPLICANT: Dean Brown – Trustee of Brown Family Trust

REPRESENTATIVE: Kerry Brown

LOCATION: The subject property is located 4180 U.S. Highway 65, Walnut Shade, MO; Jasper Township; Section 29, Township 24, Range 21.

REQUEST: The applicant, Dean Brown is requesting approval of a Division III Permit authorizing the development of the Creation Experience Museum; a Christian Gospel Ministry, with free admission.

BACKGROUND and SITE HISTORY:

On June 5, 1987 the Taney County Planning Commission approved Division III Permit 1987-0051 authorizing the construction of a 30' x 120' metal building to be utilized for a gift shop and craft and gift manufacturing. Since that time the property has been utilized for a number of uses but was vacant for a number of years.

On February 19, 2008 the Planning Commission approved Division III Permit 2007-0061, authorizing the construction of a 100' high cross and museum located near the southern-most portion of the parcel in question. On May 21, 2008 the Taney County Board of Adjustment approved a request by Dean Brown for a variance from the height regulations of the Development Guidance Code, allowing for the construction of a 200' high cross with a horizontal span of 100'.

After making renovations to the existing building, in April 2014 Creation Ministries of the Ozarks began utilizing the building in question as the Creation Experience Museum. The Creation Experience Museum is located upon an approximately 16.96 acre meets and bounds parcel of property (Parcel # 05-9.0-29-000-000-002.000).

The current application was approved for Concept on August 18, 2014.

GENERAL DESCRIPTION:

The Creation Experience Museum is located within the existing building within the +/- 16.96 acre meets and bound described parcel (per the Assessor's Information via Beacon). The Creation Experience Museum is a Genesis based Creation Experience Museum; open to the general public, with free admission.

REVIEW:

The Creation Experience Museum is currently open Wednesday through Saturday 10:00 AM to 5:00 PM.

Table J-1 (On-site Parking Performance Standards) of the Development Guidance Code does not contain a specific category specifically for museums. Sports arenas, theatres, auditoriums and churches require, "1 space for every 4 seats and/or 30 square feet of assembly area without fixed seating." The staff does not feel that the Creation Experience Museum would realistically fall within the aforementioned land use category for parking needs. The Other Commercial Uses category would require "1 space for every 200 square feet." The existing parking area would meet the minimum parking space requirements for other commercial uses.

The Creation Experience Museum is served by an on-site (septic) wastewater treatment system. At the request of the property owner, Scott Starrett, Environmental Specialist, visited the site and found no evidence of a septic system failure.

The property in question is served by a private well.

The adjoining property to the north and west is vacant. The adjoining property to the south is U.S. Highway 160 and vacant. The adjoining property to the east is U.S. Highway 65, light residential and vacant.

The project received a score of -14 on the Policy Checklist, out of a maximum possible score of 37. The relative policies receiving a negative score consist of emergency water supply, solid waste disposal service, use compatibility and underground utilities.

STAFF RECOMMENDATIONS:

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.
2. Compliance letters from the Taney County Environmental Division of the Planning Department and the Western Taney County Fire Protection District shall be submitted to the Planning Department Office, including all other entities which have requirements governing a development of this nature (Chapter VI-VII).
3. If the onsite wastewater system shows any signs of failure it shall be upgraded, ensuring capacity for the Creation Experience Museum. This upgraded on-site wastewater system shall be permitted via the Environmental Division of the Taney County Planning Department in conjunction with the Missouri Department of Health and Senior Services.
4. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.
6. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).

**Division III Relative Policy Scoring Sheet:
Eastern Taney County**

Performance Value	Importance Factor	Score	Section Score
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Water Quality

SEWAGE DISPOSAL	n/a=			
centralized system	2	5	0	0
on-site treatment system(s) with adequate safeguards to mitigate pollution	1			
septic system of adequate design and capacity	0			
proposed system may not provide adequate capacity	-1			
proposed solution may cause surface and/or ground water pollution	-2			

Environmental Policies

STORM DRAINAGE	n/a=	x		
on-site stormwater retention and absorption with engineered plans	2	4		
on-site stormwater retention and absorption without engineered plans	1			
stormwater retention with managed and acceptable run-off	0			
no stormwater retention, but adverse impacts from run-off have been mitigated	-1			
no acceptable management and control of stormwater run-off	-2			

AIR QUALITY	n/a=	x		
cannot cause impact	0	4		
could impact but appropriate abatement installed	-1			
could impact, no abatement or unknown impact	-2			

Critical Areas

PRESERVATION OF CRITICAL AREAS	n/a=	x		
no adverse impact to any designated critical area	2	3		
one of the designated critical areas impacted but can be fully mitigated	1			
more than one of the designated critical areas impacted but can be fully mitigated	0			
one or more of the designated critical areas impacted and mitigation not fully effective	-1			
one or more of the designated critical areas impacted with no ability to mitigate problem	-2			

Land Use Compatibility

OFF-SITE NUISANCES	n/a=	x		
no issues	2	4		
minimal issues, but can be fully mitigated	1			
issues that can be buffered and mitigated to a reasonable level	0			
buffered and minimally mitigated	-1			
cannot be mitigated	-2			

USE COMPATIBILITY	n/a=			
no conflicts / isolated property	0	4	-1	-4
transparent change / change not readily noticeable	-1			
impact readily apparent / out of place	-2			

**Division III Relative Policy Scoring Sheet:
Eastern Taney County**

	Performance Value	Importance Factor	Score	Section Score
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS n/a=	x			
no rooftop equipment / vents or blocked from view by structure design or screening	0	3		
partially blocked from view	-1			
exposed / not blocked from view	-2			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS n/a=	x			
no on-site waste containers or blocked from view by structure design or screening	0	3		
partially blocked from view	-1			
exposed / not blocked from view	-2			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC. n/a=	x			
no outdoor storage of equipment, materials, etc., or outdoor work areas	2	3		
blocked from view by structure design	1			
blocked from view using screening	0			
partially blocked from view	-1			
exposed / not blocked from view	-2			
LANDSCAPED BUFFERS -- RESIDENTIAL n/a=	x			
approved landscaped buffer between homes and all streets / roads / highways	2	2		
approved landscaped buffer from major roads / highways only	1			
minimal landscaped buffer, but compensates with expanse of land	0			
no landscaped buffer between residences and local streets	-1			
no landscaped buffer from any road	-2			
LANDSCAPED BUFFERS - INDUSTRIAL n/a=	x			
approved landscaped buffer from public roads	0	3		
minimal landscaped buffer, but compensates with expanse of land	-1			
no landscaped buffer from public roads	-2			
Local Economic Development				
AGRICULTURAL LANDS n/a=	x			
no conversion of Class I-IV agricultural land to other use(s)	0	1		
development requires reclassification of Class I-IV agricultural land to other use(s)	-2			
RIGHT TO FARM n/a=	x			
does not limit existing agricultural uses / does not cause nuisance, predation	0	3		
does not limit existing agricultural uses, but may result in minor nuisance	-1			
potential impact(s) on existing agricultural land	-2			
RIGHT TO OPERATE n/a=	x			
no viable impact on existing industrial uses by residential development	0	2		
potential impact but can be mitigated	-1			
potential impact on existing industrial uses with no mitigation	-2			

Creation Experience Museum		Permit#:	14-05		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
DIVERSIFICATION		n/a=			
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	4	1	4
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY		n/a=	x		
privacy provided by structural design, or not applicable		2	2	2	
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0			
privacy provided by open space		-1			
no acceptable or effective privacy buffering		-2			
MIXED-USE DEVELOPMENTS		n/a=	x		
uses / functions are compatible or not applicable		2	3		
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0			
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatibility factors		-2			
Commercial Development					
DEVELOPMENT PATTERN / BUFFERING		n/a=	x		
approved and effectively designed landscaped buffers between structures and all roads		2	4		
minimal landscaped buffering, but compensates with expanse of land		1			
minimal landscaped buffering		0			
no landscaped buffering, but utilizes expanse of land		-1			
no or inadequate buffering or separation by land		-2			
Services - Capacity and Access					
UTILITIES		n/a=			
adequate utilities capacity as evidenced by letter from each utility		0	4	-1	-4
adequate utilities capacity without formal letter from each utility or not from all utilities		-1			
inadequate information to determine adequacy of utilities		-2			
TRAFFIC		n/a=			
no impact or insignificant impact on current traffic flows		0	2	0	0
traffic flow increases expected but manageable using existing roads and road accesses		-1			
traffic flow increases exceed current road capacities		-2			
EMERGENCY SERVICES		n/a=			
structure size and/or access can be serviced by emergency equipment		0	3	0	0
structure size and/or access may impede but not hinder serviceability		-1			
structure size and/or access could be problematic or non-serviceable		-2			

**Division III Relative Policy Scoring Sheet:
Eastern Taney County**

	Performance Value	Importance Factor	Score	Section Score
RIGHT-OF-WAY OF EXISTING ROADS n/a=				
greater than 50 ft. right-of-way	1	5	1	5
50 ft. right-of-way	0			
40 ft. right-of-way	-1			
less than 40 ft. right-of-way	-2			
Internal Improvements				
WATER SYSTEMS n/a=				
central water system meeting DNR requirements for capacity, storage, design, etc.	2	3	0	0
community well / water system meeting DNR requirements	1			
private wells meeting DNR requirements	0			
private wells not meeting any established standards	-1			
individual / private wells	-2			
EMERGENCY WATER SUPPLY n/a=				
fire hydrant system throughout development with adequate pressure and flow	0	5	-2	-10
fire hydrant system with limited coverage	-1			
no fire hydrant system	-2			
PEDESTRIAN CIRCULATION n/a=	x			
paved and dedicated walkways (no bicycles) provided throughout development	2	4		
paved walkways provided throughout development / maybe shared with bicycles	1			
designated walkways provided but unpaved	0			
no pedestrian walkways, but green space provided for pedestrian use	-1			
no designated pedestrian walkway areas	-2			
PEDESTRIAN SAFETY n/a=	x			
separation of pedestrian walkways from roadways by landscape or structural buffer	2	2		
separation of pedestrian walkways from roadways by open land buffer	1			
pedestrian walkways abut roadways with no buffering / protection	0			
BICYCLE CIRCULATION n/a=	x			
dedicated / separate bike-ways with signage, bike racks, trails	2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs	1			
no designated bike-ways	0			
UNDERGROUND UTILITIES n/a=				
all utilities are provided underground up to each building / structure	2	4	0	0
all utilities traverse development underground but may be above ground from easement	1			
utilities above ground but / over designated easements	0			
utilities above ground and not within specific easements	-1			
no specific management of utilities	-2			

**Division III Relative Policy Scoring Sheet:
Eastern Taney County**

Performance Value	Importance Factor	Score	Section Score
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Open-Space Density

USABLE OPEN SPACE	n/a=	x			
residential developments (>25 units) include more than 25% open recreational space		2	2		
residential developments (>25 units) offer >10% but <25% open recreational space		1			
recreational area provided, but highly limited and not provided as open space		0			
no designated recreational space provided, but open space available		-1			
no open recreational space provided		-2			

Solid Waste Disposal

SOLID WASTE DISPOSAL SERVICE AVAILABILITY	n/a=	x			
weekly service is available and documentation of availability provided		0	5	-1	-5
weekly service reportedly available but not documented		-1			
centralized, on-site trash collection receptacles available		-2			
SOLID WASTE DISPOSAL SERVICE COMMITMENT	n/a=	x			
restrictive covenants provide for weekly disposal for each occupied structure		0	5		
services available but not a requirement documented in covenants		-1			
not applicable / no pick-up service provided		-2			

Total Weighted Score= -14

Maximum Possible Score= 37

Actual Score as Percent of Maximum= -37.8%

Number of Negative Scores= 4

Negative Scores as % of Total Score= 11.4%

Scoring Performed by:

Bob Atchley / Bonita Kisse

Date:

August 28, 2014

Project: Creation Experience Museum

Permit#: 14-05

Policies Receiving a Negative Score	
Importance Factor 5:	emergency water supply waste disposal service
Importance Factor 4:	use compatibility utilities
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: Bob Atchley / Bonita Kisse

Date: August 28, 2014

Eastern District Relative Policies: Division III Permit

Project: **Creation Experience Museum**

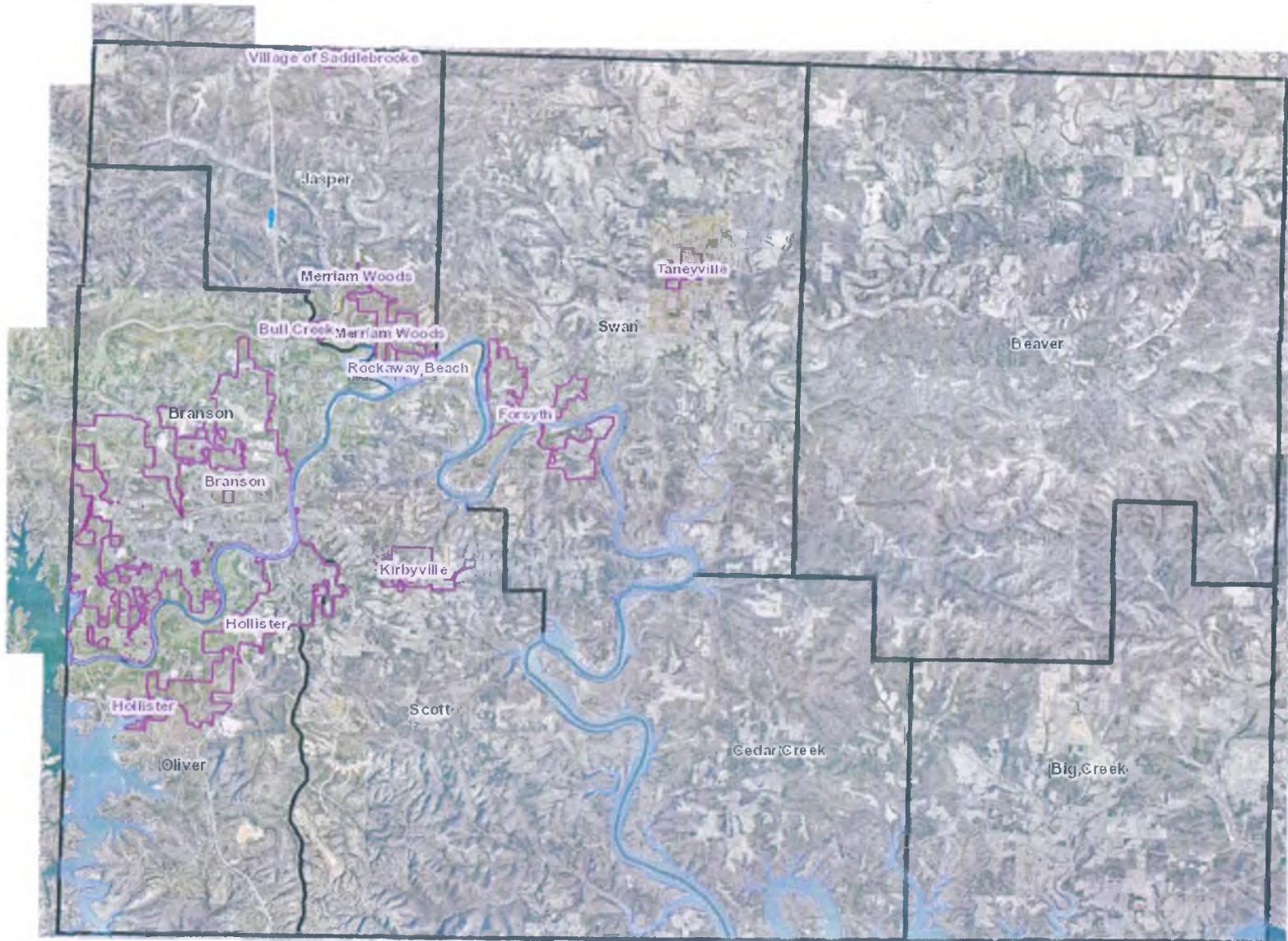
Permit: **14-05**

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	37	-14	-37.8%	4	40.0%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	5	-10	2	66.7%
sewage disposal				
right-of-way / roads	5	5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	16	-4	2	50.0%
stormwater drainage				
air quality				
off-site nuisances				
use compatibility	0	-4		
diversification	8	4		
development buffering				
utilities	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3				
preservation of critical areas				
screening of rooftop equip				
screening / waste containers				
screening of outdoor equip				
industrial landscape buffers				
right to farm				
mixed-use developments				
emergency services	0	0		
water systems	6	0		
Importance Factor 2				
residential landscape buffers				
right to operate				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands				
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kissee*

Date: *August 28, 2014*



**Creation Experience Museum – 4180 U.S. Highway 65
Division III Permit 2014-0005
Taney County GIS - Beacon**



APR 2004

Village of Saddlebrook

Village of Saddlebrook

STABLES







**Creation Experience Museum – 4180 U.S. Highway 65
Division III Permit 2014-0005
Pictometry – View from the North**



**Creation Experience Museum – 4180 U.S. Highway 65
Division III Permit 2014-0005
Pictometry – View from the South**



**Creation Experience Museum – 4180 U.S. Highway 65
Division III Permit 2014-0005
Pictometry – View from the East**



**Creation Experience Museum – 4180 U.S. Highway 65
Division III Permit 2014-0005
Pictometry – View from the West**

THE TANEY COUNTY PLANNING COMMISSION

Will Hold A Public Hearing Concerning The
Following Requested Zone Change
Under the Division III Process

Applicant: Dean Brown

Proposed Development: Creation
Experience Museum

Property Location: 4180 US 65

Hearing Location: Taney County Courthouse

Time: 6:00 PM Date: 9-8-14

Phone: 417-546-7225

08/28/2014 12:56





08/28/2014 12:56



08/28/2014 12:57







08/28/2014 13:01



08/28/2014 13:01







TANEY COUNTY PLANNING COMMISSION

DIVISION III PERMIT STAFF REPORT

HEARING DATE: September 8, 2014

CASE NUMBER: 2014-0006

PROJECT: Saints Street Apartments

APPLICANT: Dignity Now, Inc. – a Non-Profit Subsidiary of the Taney County Board for the Developmentally Disabled – (Developmental Connections)

REPRESENTATIVE: Max Lytle, Executive Director Dignity Now, Inc.

LOCATION: The subject property is located at 178 Saints Street, Branson, MO; Scott Township; Section 34, Township 23, Range 21.

REQUEST: The applicant, Dignity Now, Inc. is requesting the approval of a Division III Permit, authorizing the development of the Saints Street Apartments development, a two (2) phase multi-family housing project which is proposed to provide housing to high functioning developmentally disabled persons.

BACKGROUND and SITE HISTORY:

The Saints Street Apartments development will be located upon an approximately 10.00 acre (per the Assessors Information - Beacon) parcel of land (Parcel # 08-8.0-34-000-000-007.000), formerly utilized as the Mt. Branson Christian Church.

The current application was approved for Concept on August 18, 2014.

GENERAL DESCRIPTION:

The proposed Saints Street Apartments development will be located on a total of +/- 10.00 acres (per the Assessor's Information). The applicant is currently seeking Planning Commission approval of Phase I of the Saints Street Apartments development, which will include a total of twenty-four (24) multi-family units (four (4) – six-plexes), providing housing primarily to high functioning developmentally disabled persons. Phase II of this multi-family development will be requested in the future via a second Division III Permit application. The approximate area represented by Phase II of the Saints Street Apartments is indicated on the submitted Site Plan, as approximately the western half of the property in question. The former Mt. Branson Christian Church building is currently serving and will continue to serve as offices for Developmental Connections.

REVIEW:

The Saints Street Apartments development is a multi-family housing project which will provide 24 housing units within the first phase. Per the Site Plan, Phase I will include six (6) two (2) bedroom units and eighteen (18) one (1) bedroom units. Per the provisions of Table J-1 (On-site Parking Performance Standards) of the Development Guidance Code, "1.5 spaces per two-bedroom dwelling unit with ½ spaces added for a lockout bedroom and ½ spaces added for each additional bedroom." The Site Plan indicates a total of fifty-one (51) parking spaces, with one space being designated as handicapped parking; exceeding the minimum requirements of the Development Guidance Code.

Per the provisions of Table 3 (Lot Size and Frontage Requirements) of the Development Guidance Code, the lot area for a multi-family dwelling is to be a maximum of 3,000 square feet per dwelling unit. The Saints Street Apartments will be developed at a much lower density than the maximum allowed per the provisions of Development Guidance Code.

The area in question is currently served by the Taney County Regional Sewer District. The Taney County Regional Sewer District will require the applicant to obtain a capacity analysis via the Sewer District's engineering firm, at the applicant's cost.

The area in question is served by a public water supply via the Taney County Public Water Supply District #2.

The Saints Street Apartments development will be accessed via Saints Street, which is accessed directly off of State Highway 76.

The adjoining property to the north and west is predominantly vacant and light residential. The adjoining property to the south is Saints Street and residential. The adjoining property to the east is Developmental Connections and Centurytel.

The project received a score of 22 on the Policy Checklist, out of a maximum possible score of 79. The relative policies receiving a negative score consist of rights-of-way on existing roads, emergency water supply, solid waste disposal service, use compatibility, underground utilities and traffic.

STAFF RECOMMENDATIONS:

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 (Section 4.1.1)
 - b. Stormwater management (Appendix B Item 3)
 - c. Land Grading Permit for all disturbances of over one acre (Appendix F)
 - d. Utility easements and building line setbacks (Table 12)
 - e. Improvements with scale of buildings, streets, onsite parking and utilities.(Table 6)
 - f. A complete landscape and buffering plan showing the location, size and planting materials for all buffer yards, both adjacent to public rights-of-way and residential properties.
 - g. A lighting plan showing the location, height and other specifications on the lighting to be provided for the development
2. Compliance letters from the Taney County Regional Sewer District, the Taney County Public Water Supply District #2, the Taney County Road & Bridge Department, the Western Taney County Fire Protection District and the Missouri Department of Natural Resources (MoDNR) shall be submitted to the Planning Department Office, including all other entities which have requirements governing a development of this nature (Chapter VI-VII).
3. Division II Permits will be required for all applicable structures within the development (Chapter 3 Sec. I Item B).
4. Prior to the issuance of Division II Permits, the applicants shall ensure that the applicable sewer and water connections are in place.
5. Prior to issuing Division II Certificates of Compliance (C of Cs) a copy of the Western Taney County Fire Protection District Certificate of Occupancy (C of O) shall be provided to the Planning Department Office.
6. No outside storage of equipment or solid waste materials.
7. This decision is subject to all existing easements.
8. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).

**Division III Relative Policy Scoring Sheet:
Eastern Taney County**

Performance Value	Importance Factor	Score	Section Score
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Water Quality

SEWAGE DISPOSAL	n/a=			
centralized system	2	5	2	10
on-site treatment system(s) with adequate safeguards to mitigate pollution	1			
septic system of adequate design and capacity	0			
proposed system may not provide adequate capacity	-1			
proposed solution may cause surface and/or ground water pollution	-2			

Environmental Policies

STORM DRAINAGE	n/a=			
on-site stormwater retention and absorption with engineered plans	2	4	1	4
on-site stormwater retention and absorption without engineered plans	1			
stormwater retention with managed and acceptable run-off	0			
no stormwater retention, but adverse impacts from run-off have been mitigated	-1			
no acceptable management and control of stormwater run-off	-2			

AIR QUALITY	n/a=			
cannot cause impact	0	4	0	0
could impact but appropriate abatement installed	-1			
could impact, no abatement or unknown impact	-2			

Critical Areas

PRESERVATION OF CRITICAL AREAS	n/a=			
no adverse impact to any designated critical area	2	3	2	6
one of the designated critical areas impacted but can be fully mitigated	1			
more than one of the designated critical areas impacted but can be fully mitigated	0			
one or more of the designated critical areas impacted and mitigation not fully effective	-1			
one or more of the designated critical areas impacted with no ability to mitigate problem	-2			

Land Use Compatibility

OFF-SITE NUISANCES	n/a=			
no issues	2	4	1	4
minimal issues, but can be fully mitigated	1			
issues that can be buffered and mitigated to a reasonable level	0			
buffered and minimally mitigated	-1			
cannot be mitigated	-2			

USE COMPATIBILITY	n/a=			
no conflicts / isolated property	0	4	-1	-4
transparent change / change not readily noticeable	-1			
impact readily apparent / out of place	-2			

**Division III Relative Policy Scoring Sheet:
Eastern Taney County**

	Performance Value	Importance Factor	Score	Section Score
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS n/a=	x			
no rooftop equipment / vents or blocked from view by structure design or screening	0	3		
partially blocked from view	-1			
exposed / not blocked from view	-2			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS n/a=	x			
no on-site waste containers or blocked from view by structure design or screening	0	3		
partially blocked from view	-1			
exposed / not blocked from view	-2			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC. n/a=	x			
no outdoor storage of equipment, materials, etc., or outdoor work areas	2	3		
blocked from view by structure design	1			
blocked from view using screening	0			
partially blocked from view	-1			
exposed / not blocked from view	-2			
LANDSCAPED BUFFERS -- RESIDENTIAL n/a=				
approved landscaped buffer between homes and all streets / roads / highways	2	2	0	0
approved landscaped buffer from major roads / highways only	1			
minimal landscaped buffer, but compensates with expanse of land	0			
no landscaped buffer between residences and local streets	-1			
no landscaped buffer from any road	-2			
LANDSCAPED BUFFERS - INDUSTRIAL n/a=	x			
approved landscaped buffer from public roads	0	3		
minimal landscaped buffer, but compensates with expanse of land	-1			
no landscaped buffer from public roads	-2			
Local Economic Development				
AGRICULTURAL LANDS n/a=	x			
no conversion of Class I-IV agricultural land to other use(s)	0	1		
development requires reclassification of Class I-IV agricultural land to other use(s)	-2			
RIGHT TO FARM n/a=	x			
does not limit existing agricultural uses / does not cause nuisance, predation	0	3		
does not limit existing agricultural uses, but may result in minor nuisance	-1			
potential impact(s) on existing agricultural land	-2			
RIGHT TO OPERATE n/a=				
no viable impact on existing industrial uses by residential development	0	2	0	0
potential impact but can be mitigated	-1			
potential impact on existing industrial uses with no mitigation	-2			

Saints Street Apartments		Permit#:	14-06		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
DIVERSIFICATION		n/a=			
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	4	2	8
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY		n/a=			
privacy provided by structural design, or not applicable		2	2	2	4
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0			
privacy provided by open space		-1			
no acceptable or effective privacy buffering		-2			
MIXED-USE DEVELOPMENTS		n/a=	x		
uses / functions are compatible or not applicable		2	3		
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0			
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatibility factors		-2			
Commercial Development					
DEVELOPMENT PATTERN / BUFFERING		n/a=	x		
approved and effectively designed landscaped buffers between structures and all roads		2	4		
minimal landscaped buffering, but compensates with expanse of land		1			
minimal landscaped buffering		0			
no landscaped buffering, but utilizes expanse of land		-1			
no or inadequate buffering or separation by land		-2			
Services - Capacity and Access					
UTILITIES		n/a=			
adequate utilities capacity as evidenced by letter from each utility		0	4	-1	-4
adequate utilities capacity without formal letter from each utility or not from all utilities		-1			
inadequate information to determine adequacy of utilities		-2			
TRAFFIC		n/a=			
no impact or insignificant impact on current traffic flows		0	2	-1	-2
traffic flow increases expected but manageable using existing roads and road accesses		-1			
traffic flow increases exceed current road capacities		-2			
EMERGENCY SERVICES		n/a=			
structure size and/or access can be serviced by emergency equipment		0	3	0	0
structure size and/or access may impede but not hinder serviceability		-1			
structure size and/or access could be problematic or non-serviceable		-2			

**Division III Relative Policy Scoring Sheet:
Eastern Taney County**

	Performance Value	Importance Factor	Score	Section Score
RIGHT-OF-WAY OF EXISTING ROADS n/a=				
greater than 50 ft. right-of-way	1	5	-2	-10
50 ft. right-of-way	0			
40 ft. right-of-way	-1			
less than 40 ft. right-of-way	-2			
Internal Improvements				
WATER SYSTEMS n/a=				
central water system meeting DNR requirements for capacity, storage, design, etc.	2	3	2	6
community well / water system meeting DNR requirements	1			
private wells meeting DNR requirements	0			
private wells not meeting any established standards	-1			
individual / private wells	-2			
EMERGENCY WATER SUPPLY n/a=				
fire hydrant system throughout development with adequate pressure and flow	0	5	-1	-5
fire hydrant system with limited coverage	-1			
no fire hydrant system	-2			
PEDESTRIAN CIRCULATION n/a=				
paved and dedicated walkways (no bicycles) provided throughout development	2	4	2	8
paved walkways provided throughout development / maybe shared with bicycles	1			
designated walkways provided but unpaved	0			
no pedestrian walkways, but green space provided for pedestrian use	-1			
no designated pedestrian walkway areas	-2			
PEDESTRIAN SAFETY n/a=				
separation of pedestrian walkways from roadways by landscape or structural buffer	2	2	1	2
separation of pedestrian walkways from roadways by open land buffer	1			
pedestrian walkways abut roadways with no buffering / protection	0			
BICYCLE CIRCULATION n/a=	x			
dedicated / separate bike-ways with signage, bike racks, trails	2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs	1			
no designated bike-ways	0			
UNDERGROUND UTILITIES n/a=				
all utilities are provided underground up to each building / structure	2	4	0	0
all utilities traverse development underground but may be above ground from easement	1			
utilities above ground but / over designated easements	0			
utilities above ground and not within specific easements	-1			
no specific management of utilities	-2			

Saints Street Apartments		Permit#:	14-06		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
Open-Space Density					
USABLE OPEN SPACE	n/a=	x			
residential developments (>25 units) include more than 25% open recreational space		2	2		
residential developments (>25 units) offer >10% but <25% open recreational space		1			
recreational area provided, but highly limited and not provided as open space		0			
no designated recreational space provided, but open space available		-1			
no open recreational space provided		-2			
Solid Waste Disposal					
SOLID WASTE DISPOSAL SERVICE AVAILABILITY	n/a=				
weekly service is available and documentation of availability provided		0	5	-1	-5
weekly service reportedly available but not documented		-1			
centralized, on-site trash collection receptacles available		-2			
SOLID WASTE DISPOSAL SERVICE COMMITMENT	n/a=	x			
restrictive covenants provide for weekly disposal for each occupied structure		0	5		
services available but not a requirement documented in covenants		-1			
not applicable / no pick-up service provided		-2			

Total Weighted Score= 22

Maximum Possible Score= 79

Actual Score as Percent of Maximum= 27.8%

Number of Negative Scores= 6

Negative Scores as % of Total Score= 17.1%

Scoring Performed by:

Bob Atchley / Bonita Kisse

Date:

August 28, 2014

Project: **Saints Street Apartments**

Permit#: **14-06**

Policies Receiving a Negative Score	
Importance Factor 5:	right-of-way / roads emergency water supply waste disposal service
Importance Factor 4:	use compatibility utilities
Importance Factor 3:	none
Importance Factor 2:	traffic
Importance Factor 1:	none

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *August 28, 2014*

Eastern District Relative Policies: Division III Permit

Project: **Saints Street Apartments**

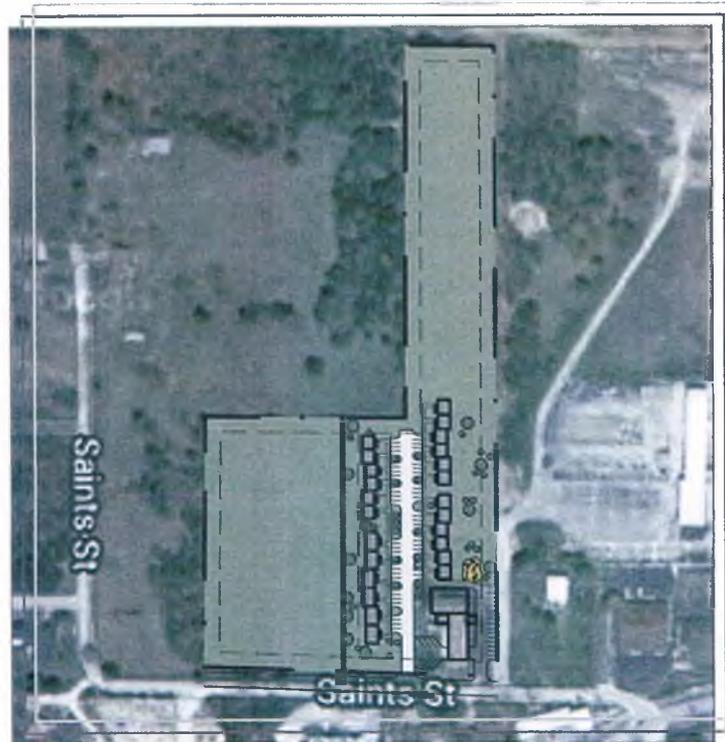
Permit: **14-06**

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	79	22	27.8%	6	30.0%
	Max. Possible	As Scored	Negative Scores		
			Number of	Percent	
Importance Factor 5	15	-10	3	75.0%	
sewage disposal	10	10			
right-of-way / roads	5	-10			
emergency water supply	0	-5			
waste disposal service	0	-5			
waste disposal commitment					
Importance Factor 4	40	16	2	25.0%	
stormwater drainage	8	4			
air quality	0	0			
off-site nuisances	8	4			
use compatibility	0	-4			
diversification	8	8			
development buffering					
utilities	0	-4			
pedestrian circulation	8	8			
underground utilities	8	0			
Importance Factor 3	12	12			
preservation of critical areas	6	6			
screening of rooftop equip					
screening / waste containers					
screening of outdoor equip					
industrial landscape buffers					
right to farm					
mixed-use developments					
emergency services	0	0			
water systems	6	6			
Importance Factor 2	12	4	1	20.0%	
residential landscape buffers	4	0			
right to operate	0	0			
residential privacy	4	4			
traffic	0	-2			
pedestrian safety	4	2			
usable open space					
Importance Factor 1					
agricultural lands					
bicycle circulation					

Scoring by: *Bob Atchley / Bonita Kissee*
 Date: *August 28, 2014*



SAINTS STREET
APARTMENTS,
Branson, Missouri



JULY 2014

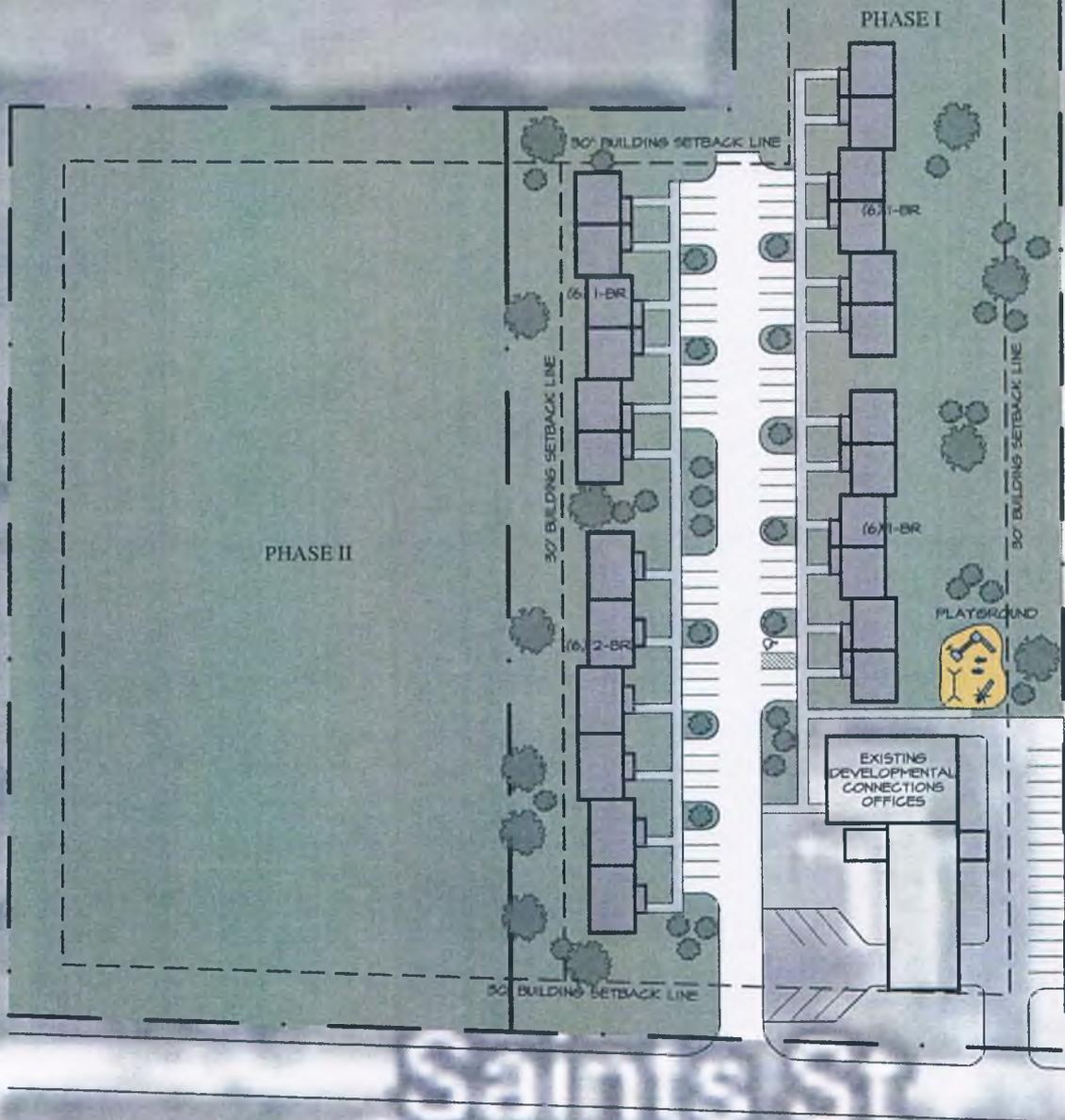


SAINTS STREET APARTMENTS

Branson, Missouri



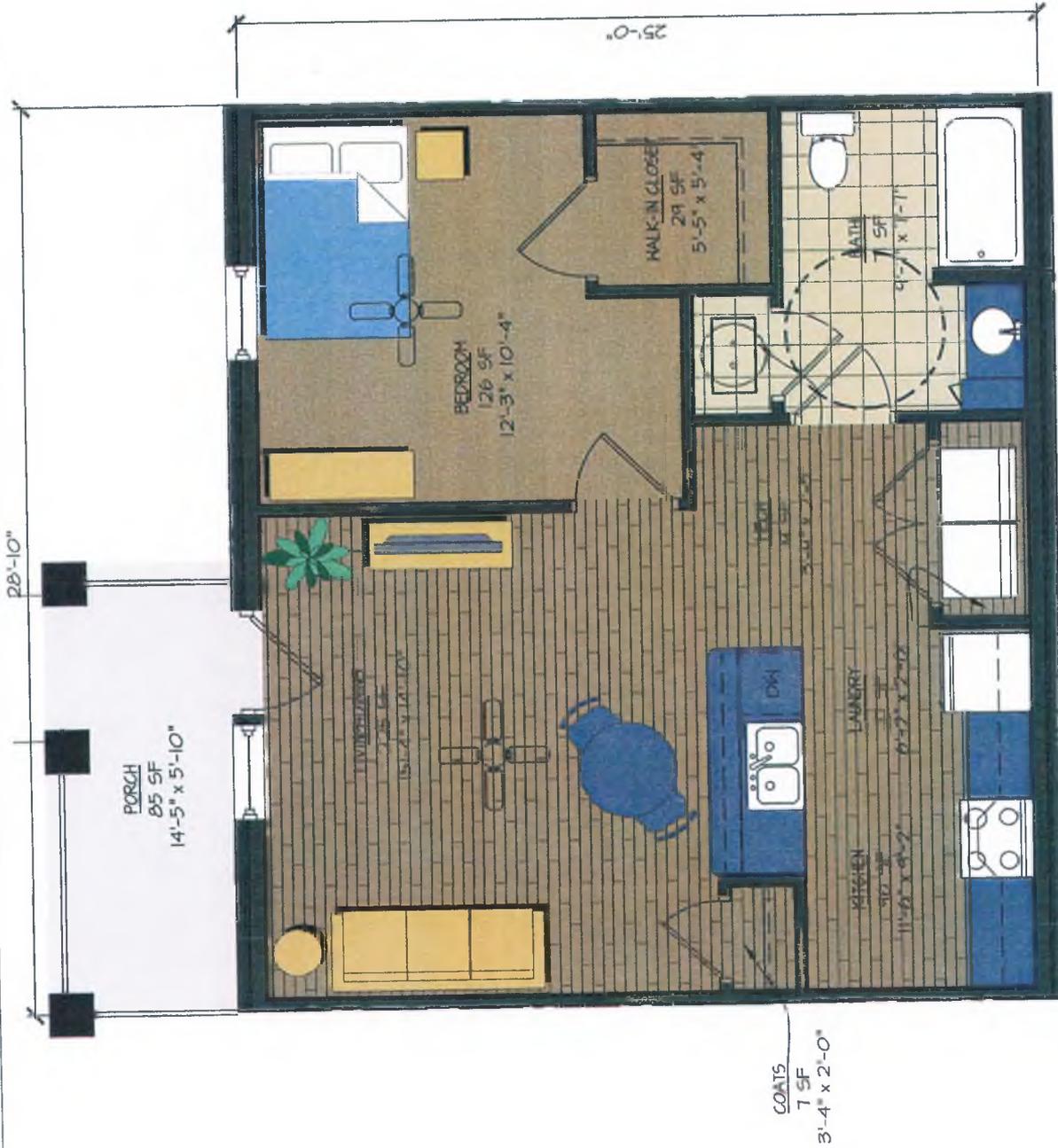
UNIT MIX:
(12) 1-BR APTS.
(6) 2-BR APTS.
(24) TOTAL APTS.



SITE PLAN

SCALE: 1" = 100'-0"

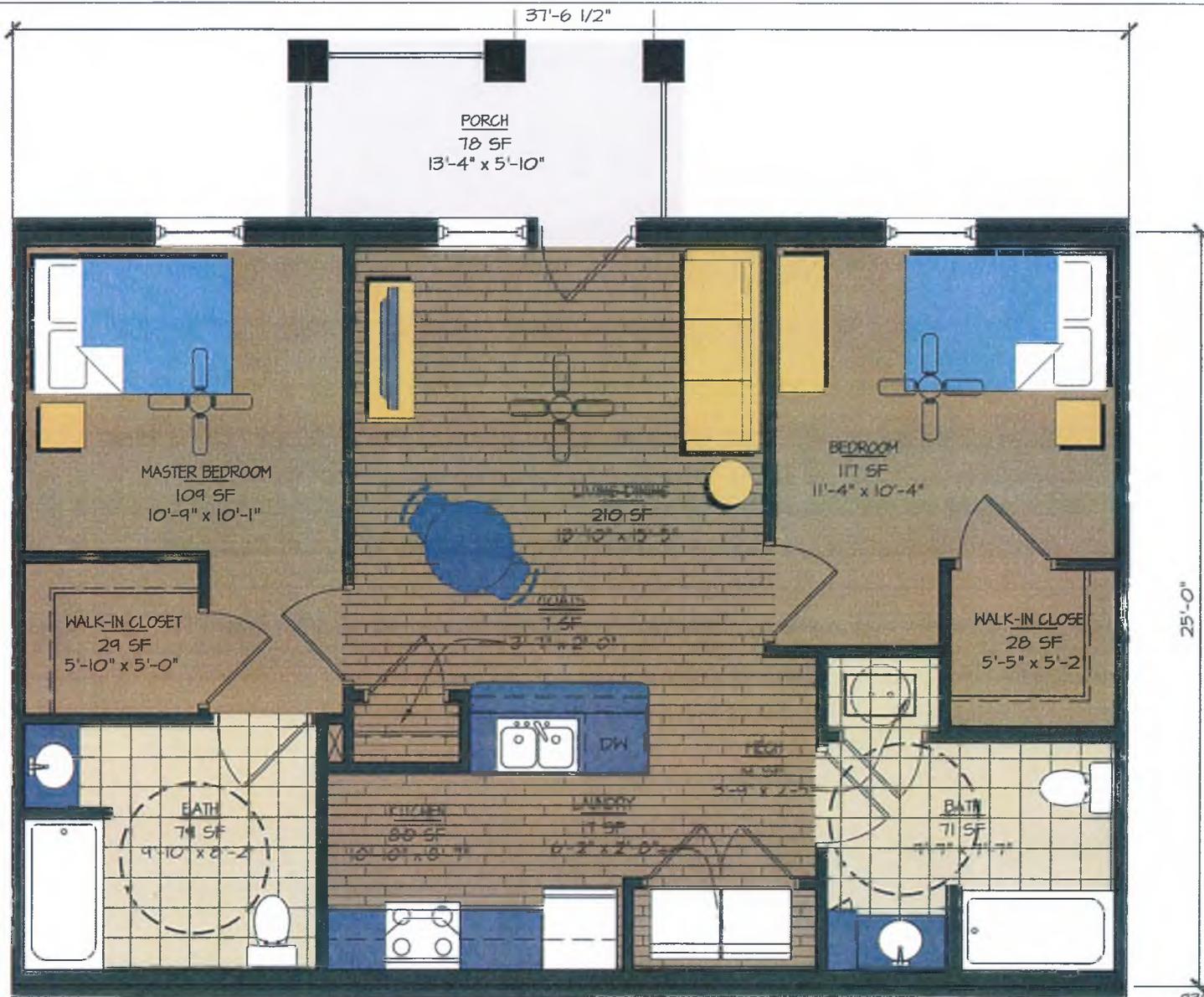
JULY 2014



721 SF MEASURED
 OUTSIDE OF STUD WALL
 AND CENTERLINE OF
 PARTY WALL
 SCALE: 3/16" = 1'-0"

JULY 2014

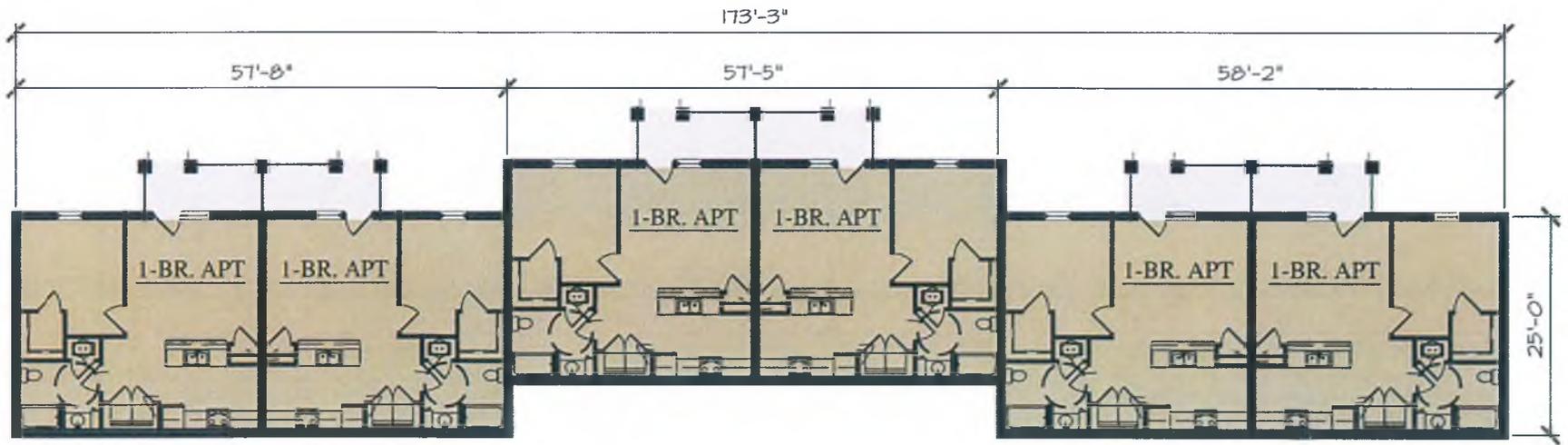
1-BR UNIT



2-BR UNIT

934 SF MEASURED
OUTSIDE OF STUD WALL
AND CENTERLINE OF
PARTY WALL
SCALE: 3/16" = 1'-0"

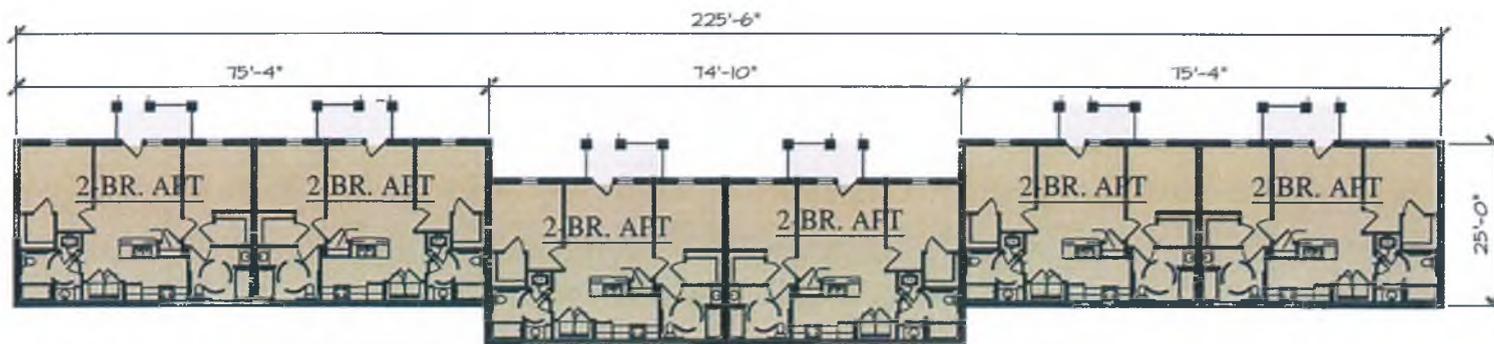
JULY 2014



1-BR 6-PLEX BUILDING

SCALE: 1" = 20'-0"

JULY 2014



2-BR 6-PLEX BUILDING

SCALE: 1" = 30'-0"

JULY 2014



1-BR 6-PLEX BUILDING ELEVATION

JULY 2014



SAINTS STREET APARTMENTS

Branson, Missouri



THE TANEY COUNTY PLANNING COMMISSION

Will Hold A Public Hearing Concerning The
Following Requested Zone Change
Under the Division III Process

Applicant: Taney Co. Board for the Dev. Disab.

Proposed Development: Saints St. Apt.

Property Location: 178 Saints Street

Hearing Location: Taney County Courthouse

Time: 6:00 PM

Date: 9-8-14

08/28/2014 10:49



08/28/2014 10:49









