



## TANEY COUNTY PLANNING COMMISSION

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**AGENDA**  
**TANEY COUNTY PLANNING COMMISSION**  
**PUBLIC HEARING**  
**MONDAY, NOVEMBER 9, 2015, 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 Hearings:

*Branson View Campground & Ziplines*  
*Woodbridge Estates, Phase II*  
*274 Foggy River Road Rentals*  
*Martino Vacation Rental*

Old and New Business:

*Tentative*

Adjournment.



# TANEY COUNTY PLANNING COMMISSION

## DIVISION III PERMIT STAFF REPORT

**HEARING DATE:** November 9, 2015

**CASE NUMBER:** 2015-0020

**PROJECT:** Branson View Campground & Zip Lines

**APPLICANT:** Andrew Darby

**REPRESENTATIVE:** Dan Boone

**LOCATION:** The subject property is located at 2362 N. State Highway 265, Branson, MO; Branson Township; Section 3, Township 22, Range 22.

**REQUEST:** The applicant, Andrew Darby is requesting the approval of a Division III Permit to allow for the development of a Zip Line Attraction.

### **BACKGROUND and SITE HISTORY:**

On November 15, 1968 a portion of the property in question was platted as the Compton Ridge Manor Subdivision with the filing of the plat with the Recorder of Deeds office.

On May 14, 1990 the Planning Commission approved Division III Permit 1990-0100, authorizing the development of a 90 space RV Park, with other buildings; referenced as the Branson View Campground. The owner of the property sought to also vacate the Compton Ridge Manor Subdivision at the time that the Division III Permit was issued. However, the staff report from that Division III file indicates that there was not an established process at the time for vacating a subdivision.

The subject property consists of two parcels of property as shown via Beacon, containing both meets & bounds described property and also the Compton Ridge Manor Subdivision (which was never developed). The property in question is a total of +/- 33.67 acres in size (per the Assessor's information as contained within Beacon). Parcel # 18-2.0-03-000-000-016.000 is indicated within Beacon as containing +/-28.78 acres. Parcel # 18-2.0-03-000-000-017.000 is indicated within Beacon as +/- 4.89 acres in size.

The applicant is now requesting the Planning Commission approval of the Division III Permit authorizing the addition of the zip line attraction to the existing, permitted RV Park use.

The current application was approved for Concept on September 21, 2015.

The Public Hearing was originally scheduled for October 13, 2015 but was continued until November 9, 2015 at the request of the representative.

### **GENERAL DESCRIPTION:**

The representative has indicated that the proposed Zip Line Attraction will consist of a series of towers to be linked via zip line. The representative has further indicated that the exact locations of the supports or structures will be determined by a structural engineer that is evaluating the topography of the property. The towers are to be the only structures added to the site.

The conceptual site plan indicates that the Zip Line Attraction will originate at the existing building, which contains an office, retail store and restrooms. The Zip Line Attraction will terminate near an existing service road. Riders will be driven back to the top of the hill via the service road. The applicant has indicated that the existing office, retail store and restrooms can service visitors to the Zip Line Attraction. The applicant and representative have indicated that they envision minimum removal of trees with some limbs being trimmed on trees.

### **REVIEW:**

As stated above, the proposed Zip Line Attraction will originate near the existing building (containing an existing office, retail store and restrooms) and terminate near an existing service road. The representative has indicated that the existing parking area in front of the store and also the parking area near the pool will be utilized to accommodate the zip line customer traffic. The parking provisions of the Development Guidance Code do not specifically address a zip line use. The current parking at the site is fairly limited; however, there would be adequate space on the approximately 33.67 acre property for additional parking if need in the future.

The applicant is proposing to utilize the existing entrances to the Branson View Campground, off of State Highway 265.

There are existing restroom facilities within the building which will serve visitors to the Zip Line Attraction. The Branson View Campground is currently served by a Wastewater Treatment Facility (WWTF) regulated by the Missouri Department of Natural Resources (MoDNR). The staff recommends that a condition be placed on the permit requiring the applicant to provide documentation from the MoDNR indicating that the existing WWTF will have adequate capacity to serve both the existing RV campground and also the proposed Zip Line Attraction.

The representative has indicated that the Branson Landing Zip-Line will create a number of year-round and part-time jobs. Jobs will also be created via the planning, design and construction of the project.

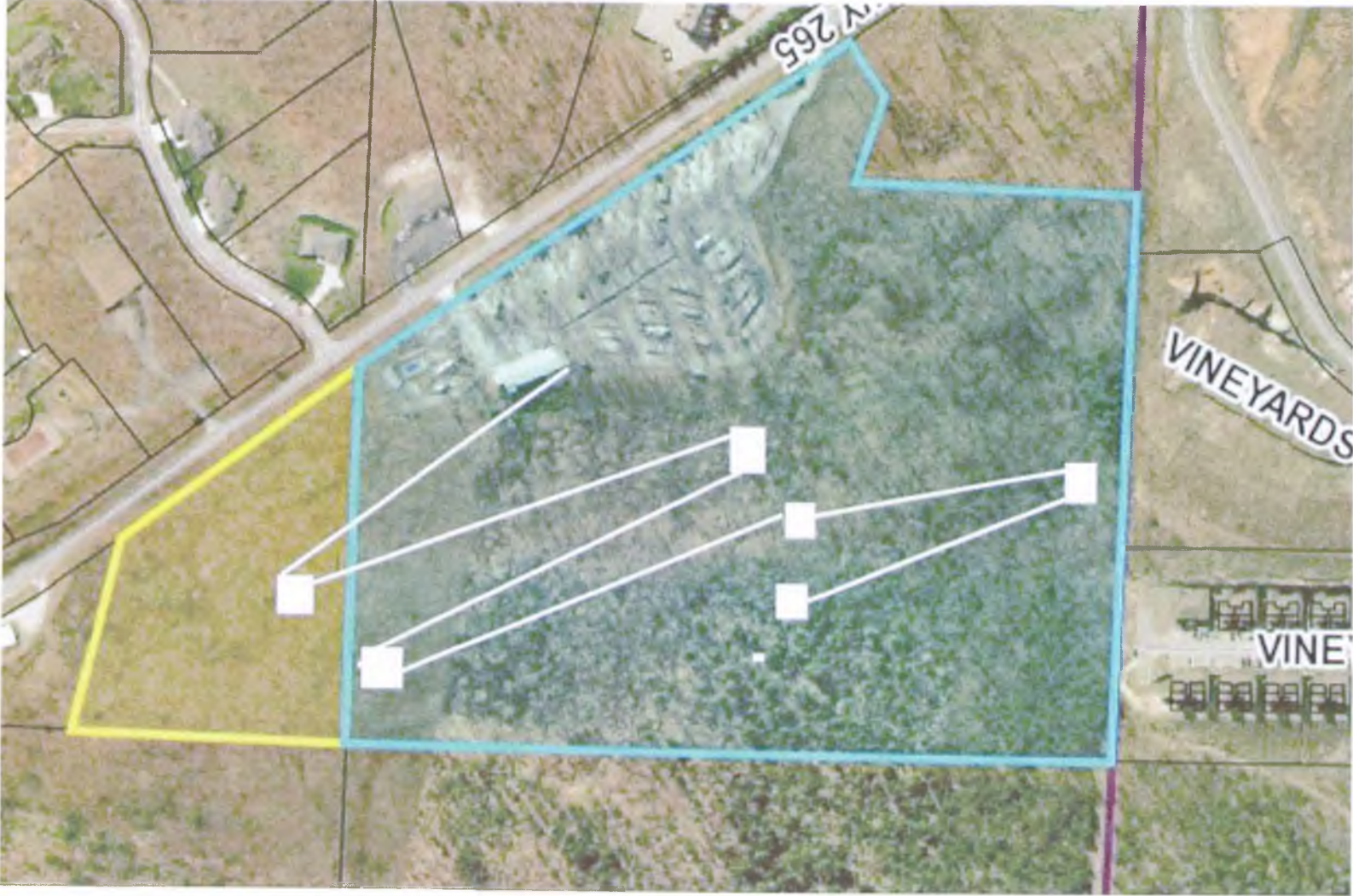
The adjoining property immediately to the north is the Vineyards condominium development which is located within municipal limits of the City of Branson. The adjoining property immediately to the south is warehouse with vacant property being located further to the south. The adjoining property to the east is predominantly vacant. The adjoining property immediately to the west is State Highway 265; with commercial, office and residential uses being located further to the west.

The project received a total score of 11 on the Policy Checklist, out of a maximum possible score of 51. The relative policies receiving a negative score consist of emergency water supply, solid waste disposal service, and slopes.

### **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. The applicant shall submit compliance letters from the Western Taney County Fire Protection District, the Missouri Department of Natural Resources and the Missouri State Fire Marshall's office, including all other entities which have requirements governing a development of this nature (Chapter VI-VII).
3. Documentation shall be provided to the Planning Department from the Missouri Department of Natural Resources indicating that the existing wastewater treatment facility will have adequate capacity to serve the addition of the Zip Line Attraction. Said documentation shall be submitted prior to issuance of Certificates of Conformance.
4. A copy of the Missouri State Fire Marshall's Amusement Ride Operating Permit shall be provided to the Planning Department prior to the issuance of Division II Certificates of Conformance.
5. No outside storage of equipment or solid waste materials.
6. This decision is subject to all existing easements.
7. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
8. This 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).



| Branson View Campground & Zip Lines  |      | Permit#:          | 15-20             |       |               |
|--|------|-------------------|-------------------|-------|---------------|
| Division III Relative Policy Scoring Sheet:<br>Western Taney County        |      | Performance Value | Importance Factor | Score | Section Score |
| <b>Water Quality</b>   |      |                   |                   |       |               |
| SEWAGE DISPOSAL  | n/a= |                   |                   |       |               |
| centralized system   |      | 2                 | 5                 | 1     | 5             |
| 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                |                   |       |               |
| <b>Environmental Policies</b>  |      |                   |                   |       |               |
| SOIL LIMITATIONS   | n/a= | x                 |                   |       |               |
| no known limitations   |      | 0                 | 3                 |       |               |
| potential limitations but mitigation acceptable                            |      | -1                |                   |       |               |
| mitigation inadequate  |      | -2                |                   |       |               |
| SLOPES   | n/a= |                   |                   |       |               |
| <b>NOTE:</b> if residential, mark "x" in box.....                          |      |                   |                   |       |               |
| development on slope under 30%   |      | 0                 | 4                 | -1    | -4            |
| slope exceeds 30% but is engineered and certified                          |      | -1                |                   |       |               |
| slope exceeds 30% and not engineered                                       |      | -2                |                   |       |               |
| WILDLIFE HABITAT AND FISHERIES   | n/a= |                   |                   |       |               |
| no impact on critical wildlife habitat or fisheries issues                 |      | 0                 | 2                 | 0     | 0             |
| critical wildlife present but not threatened                               |      | -1                |                   |       |               |
| potential impact on critical wildlife habitat or fisheries                 |      | -2                |                   |       |               |
| AIR QUALITY  | n/a= |                   |                   |       |               |
| cannot cause impact  |      | 0                 | 2                 | 0     | 0             |
| could impact but appropriate abatement installed                           |      | -1                |                   |       |               |
| could impact, no abatement or unknown impact                               |      | -2                |                   |       |               |
| <b>Land Use Compatibility</b>  |      |                   |                   |       |               |
| OFF-SITE NUISANCES   | n/a= |                   |                   |       |               |
| no issues or nuisance(s) can be fully mitigated                            |      | 0                 | 5                 | 0     | 0             |
| buffered and minimally mitigated   |      | -1                |                   |       |               |
| cannot be mitigated  |      | -2                |                   |       |               |
| <b>Compatibility Factors</b>   |      |                   |                   |       |               |
| USE COMPATIBILITY  | n/a= |                   |                   |       |               |
| no conflicts / isolated property   |      | 0                 | 4                 | 0     | 0             |
| transparent change / change not readily noticeable                         |      | -1                |                   |       |               |
| impact readily apparent / out of place                                     |      | -2                |                   |       |               |

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

|   | Performance Value | Importance Factor | Score | Section Score |
|---|-------------------|-------------------|-------|---------------|
| <b>LOT COVERAGE</b> n/a=  | x                 |                   |       |               |
| lot coverage compatible with surrounding areas                              | 0                 | 1                 |       |               |
| lot coverage exceeds surrounding areas by less than 50%                     | -1                |                   |       |               |
| lot coverage exceeds surrounding areas by more than 50%                     | -2                |                   |       |               |
| <b>BUILDING BULK AND SCALE</b> n/a=   | x                 |                   |       |               |
| bulk / scale less than or equivalent to surrounding areas                   | 0                 | 3                 |       |               |
| bulk / scale differs from surrounding areas but not obtrusive               | -1                |                   |       |               |
| bulk / scale significantly different from surrounding areas / obtrusive     | -2                |                   |       |               |
| <b>BUILDING MATERIALS</b> n/a=  | x                 |                   |       |               |
| proposed materials equivalent to existing surrounding structures            | 0                 | 2                 |       |               |
| proposed materials similar and should blend with existing structures        | -1                |                   |       |               |
| materials differ from surrounding structures and would be noticeable        | -2                |                   |       |               |
| <b>STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT &amp; VENTS</b> n/a=           | x                 |                   |       |               |
| no rooftop equipment or vents   | 2                 | 1                 |       |               |
| blocked from view by structure design                                       | 1                 |                   |       |               |
| blocked from view using screening   | 0                 |                   |       |               |
| partially blocked from view   | -1                |                   |       |               |
| exposed / not blocked from view   | -2                |                   |       |               |
| <b>STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS</b> n/a=                  | x                 |                   |       |               |
| no on-site waste containers   | 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                |                   |       |               |
| <b>STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.</b> 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                |                   |       |               |
| <b>LANDSCAPED BUFFERS -- RESIDENTIAL</b> 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                |                   |       |               |

| Branson View Campground & Zip Lines   |  | Permit#:          | 15-20             |       |               |
|---|--|-------------------|-------------------|-------|---------------|
| Division III Relative Policy Scoring Sheet:<br>Western Taney County                   |  | Performance Value | Importance Factor | Score | Section Score |
| 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                |                   |       |               |
| <b>Local Economic Development</b>   |  |                   |                   |       |               |
| RIGHT TO FARM   |  | n/a=              |                   |       |               |
| does not limit existing agricultural uses / does not cause nuisance, predation        |  | 0                 | 3                 | 0     | 0             |
| 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                 | 3                 |       |               |
| potential impact but can be mitigated   |  | -1                |                   |       |               |
| potential impact on existing industrial uses with no mitigation                       |  | -2                |                   |       |               |
| DIVERSIFICATION   |  | n/a=              |                   |       |               |
| creates >=5 full-time, year-round jobs outside of recreation / resort sector          |  | 2                 | 5                 | 0     | 0             |
| creates full-time, year-round and seasonal jobs                                       |  | 1                 |                   |       |               |
| creates seasonal jobs only  |  | 0                 |                   |       |               |
| <b>Site Planning, Design, Occupancy</b>   |  |                   |                   |       |               |
| RESIDENTIAL PRIVACY   |  | n/a=              | x                 |       |               |
| privacy provided by structural design, or not applicable                              |  | 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                |                   |       |               |
| <b>Commercial Development</b>   |  |                   |                   |       |               |
| DEVELOPMENT PATTERNS  |  | n/a=              |                   |       |               |
| clustered development / sharing of parking, signs, ingress, egress, or not applicable |  | 2                 | 3                 | 1     | 3             |
| some clustering and sharing patterns with good separation of facilities               |  | 1                 |                   |       |               |
| some clustering and sharing patterns with minimal separation of facilities            |  | 0                 |                   |       |               |
| clustered development with no appreciable sharing of facilities                       |  | -1                |                   |       |               |
| unclustered development with no sharing or ability to share facilities                |  | -2                |                   |       |               |



| Branson View Campground & Zip Lines   |  | Permit#:          | 15-20             |       |               |
|---|--|-------------------|-------------------|-------|---------------|
| Division III Relative Policy Scoring Sheet:<br>Western Taney County                   |  | Performance Value | Importance Factor | Score | Section Score |
| DEVELOPMENT BUFFERING   |  | n/a=              |                   |       |               |
| approved and effectively designed landscaped buffers between structures and all roads |  | 2                 | 3                 | 2     | 6             |
| 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                |                   |       |               |
| <b>Services - Capacity and Access</b>   |  |                   |                   |       |               |
| 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                 | 5                 | 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                |                   |       |               |
| 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                |                   |       |               |
| <b>Internal Improvements</b>  |  |                   |                   |       |               |
| WATER SYSTEM SERVICE  |  | n/a=              |                   |       |               |
| central water system meeting DNR requirements for capacity, storage, design, etc.     |  | 2                 | 3                 | 1     | 3             |
| 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 INFRASTRUCTURE   |  | 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                |                   |       |               |

| Division III Relative Policy Scoring Sheet:<br>Western Taney County                      | Performance Value | Importance Factor | Score | Section Score |
|--|-------------------|-------------------|-------|---------------|
| <b>PEDESTRIAN SAFETY</b> <span style="float: right;">n/a=</span>                         | 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                 |                   |       |               |
| <b>BICYCLE CIRCULATION</b> <span style="float: right;">n/a=</span>                       | 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                 |                   |       |               |
| <b>UNDERGROUND UTILITIES</b> <span style="float: right;">n/a=</span>                     | x                 |                   |       |               |
| all utilities are provided underground up to each building / structure                   | 2                 | 4                 | 2     | 8             |
| 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                |                   |       |               |
| <b>Open-Space Density</b>  |                   |                   |       |               |
| <b>USABLE OPEN SPACE</b> <span style="float: right;">n/a=</span>                         | 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                |                   |       |               |
| <b>Solid Waste Disposal</b>  |                   |                   |       |               |
| <b>SOLID WASTE DISPOSAL SERVICE AVAILABILITY</b> <span style="float: right;">n/a=</span> | 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                |                   |       |               |
| <b>SOLID WASTE DISPOSAL SERVICE COMMITMENT</b> <span style="float: right;">n/a=</span>   | 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= 11**  
**Maximum Possible Score= 51**  
**Actual Score as Percent of Maximum= 21.6%**  
**Number of Negative Scores= 3**  
**Negative Scores as % of All Applicable Scores= 17.6%**

|  |                        |
|--|------------------------|
| Scoring Performed by:                        | Date:                  |
| <u>Bob Atchley &amp; Bonita Kisse/Soutee</u> | <u>October 1, 2015</u> |

**Project:** Branson View Campground & Zip Lines

**Permit#:** 15-20

| Policies Receiving a Negative Score |   |
|-------------------------------------|---|
| Importance Factor 5:                | emergency water supply waste disposal service |
| Importance Factor 4:                | slopes  |
| Importance Factor 3:                | none  |
| Importance Factor 2:                | none  |
| Importance Factor 1:                | none  |

Scoring by: Bob Atchley & Bonita Kisse/Soutee

Date: October 1, 2015

**Project: Branson View Campground & Zip Lines**

**Permit: 15-20**

|         | Max. Possible | As Scored | %     | Total Negative Scores |       |
|---------|---------------|-----------|-------|-----------------------|-------|
| Scoring | 51            | 11        | 21.6% | 3                     | 17.6% |

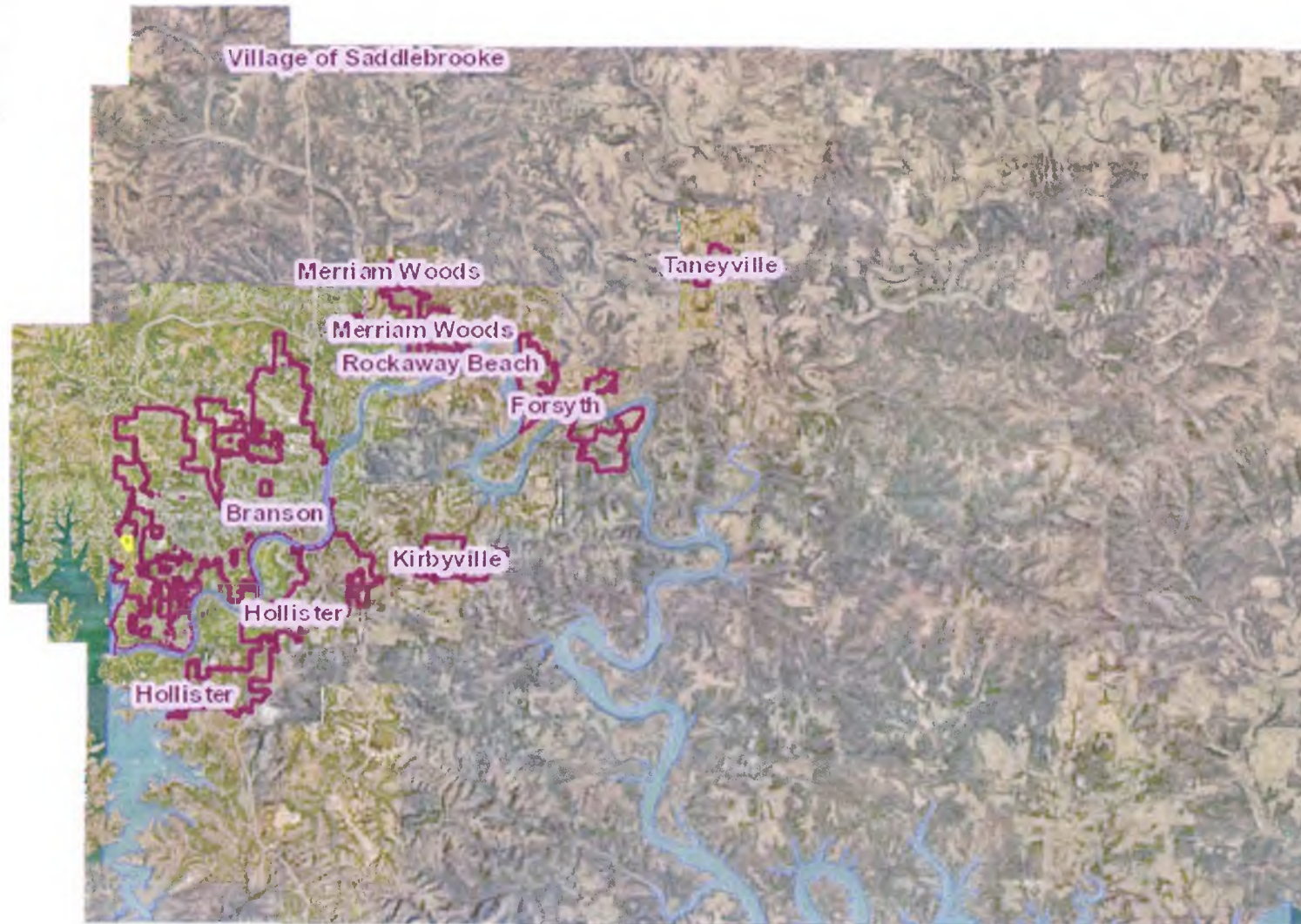
|                                | Max. Possible | As Scored | Negative Scores |              |
|--------------------------------|---------------|-----------|-----------------|--------------|
|                                |               |           | Number of       | Percent      |
| <b>Importance Factor 5</b>     | <b>25</b>     | <b>-5</b> | <b>2</b>        | <b>28.6%</b> |
| sewage disposal                | 10            | 5         |                 |              |
| off-site nuisances             | 0             | 0         |                 |              |
| diversification                | 10            | 0         |                 |              |
| emergency services             | 0             | 0         |                 |              |
| right-of-way/roads             | 5             | 5         |                 |              |
| <b>emergency water supply</b>  | 0             | -10       |                 |              |
| <b>waste disposal service</b>  | 0             | -5        |                 |              |
| waste disposal commitment      |               |           |                 |              |
| <b>Importance Factor 4</b>     | <b>8</b>      | <b>4</b>  | <b>1</b>        | <b>33.3%</b> |
| <b>slopes</b>                  | 0             | -4        |                 |              |
| use compatibility              | 0             | 0         |                 |              |
| pedestrian circulation         |               |           |                 |              |
| underground utilities          | 8             | 8         |                 |              |
| <b>Importance Factor 3</b>     | <b>18</b>     | <b>12</b> |                 |              |
| soil limitations               |               |           |                 |              |
| building bulk/scale            |               |           |                 |              |
| waste containers screening     |               |           |                 |              |
| outdoor equip storage          |               |           |                 |              |
| industrial buffer / screening  |               |           |                 |              |
| right to farm                  | 0             | 0         |                 |              |
| right to operate               |               |           |                 |              |
| mixed-use developments         |               |           |                 |              |
| development patterns           | 6             | 3         |                 |              |
| development buffering          | 6             | 6         |                 |              |
| water system service           | 6             | 3         |                 |              |
| <b>Importance Factor 2</b>     |               |           |                 |              |
| wildlife habitat and fisheries | 0             | 0         |                 |              |
| air quality                    | 0             | 0         |                 |              |
| building materials             |               |           |                 |              |
| residential buffer / screening |               |           |                 |              |
| residential privacy            |               |           |                 |              |
| traffic                        | 0             | 0         |                 |              |
| pedestrian safety              |               |           |                 |              |
| usable open space              |               |           |                 |              |
| <b>Importance Factor 1</b>     |               |           |                 |              |
| lot coverage                   |               |           |                 |              |
| rooftop vents / equipment      |               |           |                 |              |
| bicycle circulation            |               |           |                 |              |

Scoring by: *Bob Atchley & Bonita Kissee/Soutee*  
 Date: *October 1, 2015*



# Branson View Campground & Ziplines

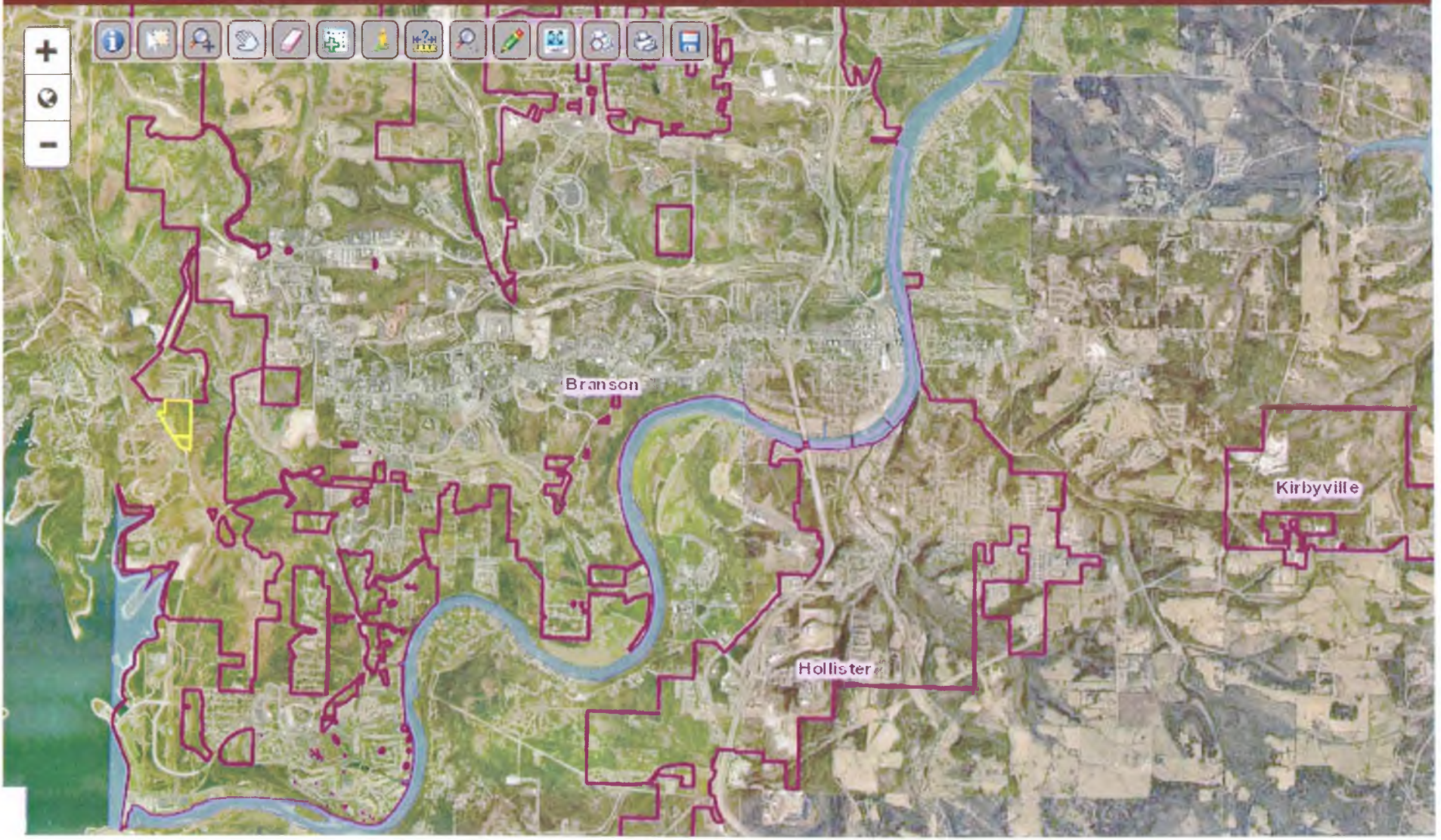


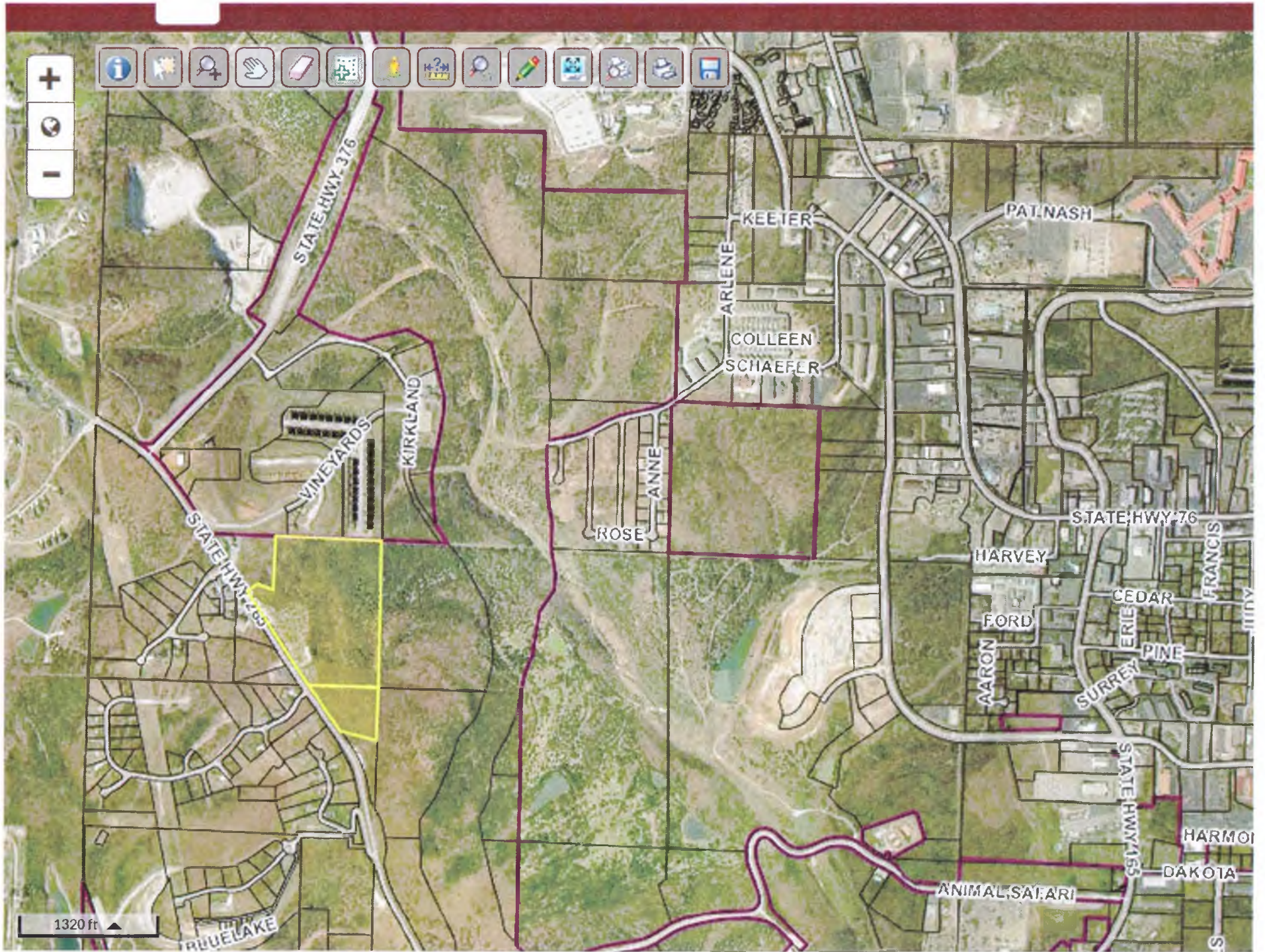


**Branson View Campground & Ziplines**  
**2365 State Highway 265, Branson, MO**  
**Division III Permit 2015-0020**  
**Taney County GIS - Beacon**

# Beacon™ Taney County, MO

Layers Map Search Comp Search Results Comp Results



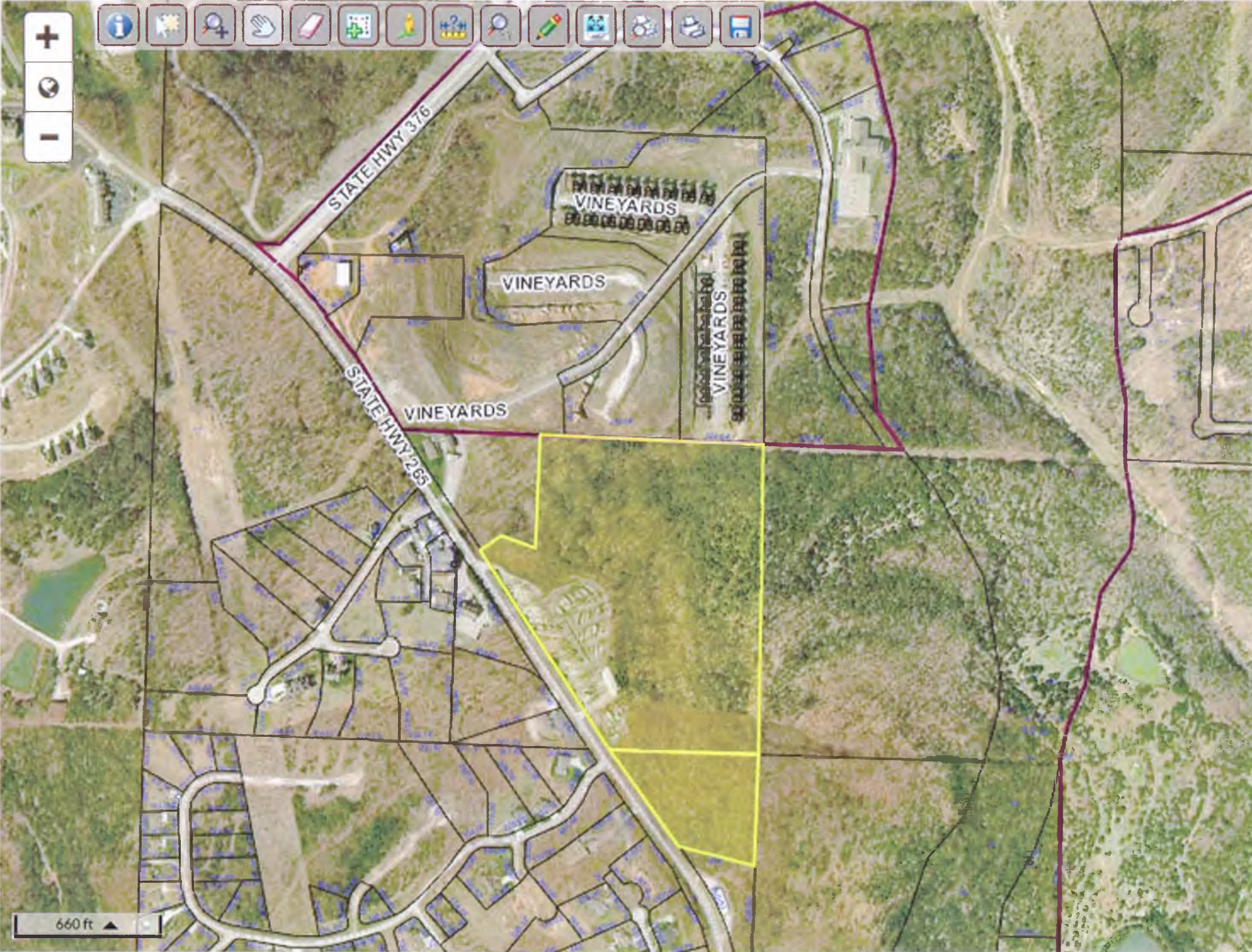


Map navigation controls including a zoom in (+) button, a zoom out (-) button, and a home button.

A toolbar containing various map navigation and editing icons such as a compass, a hand, a ruler, a magnifying glass, and a location pin.

1320 ft





+

—



STATE HWY 376

STATE HWY 265

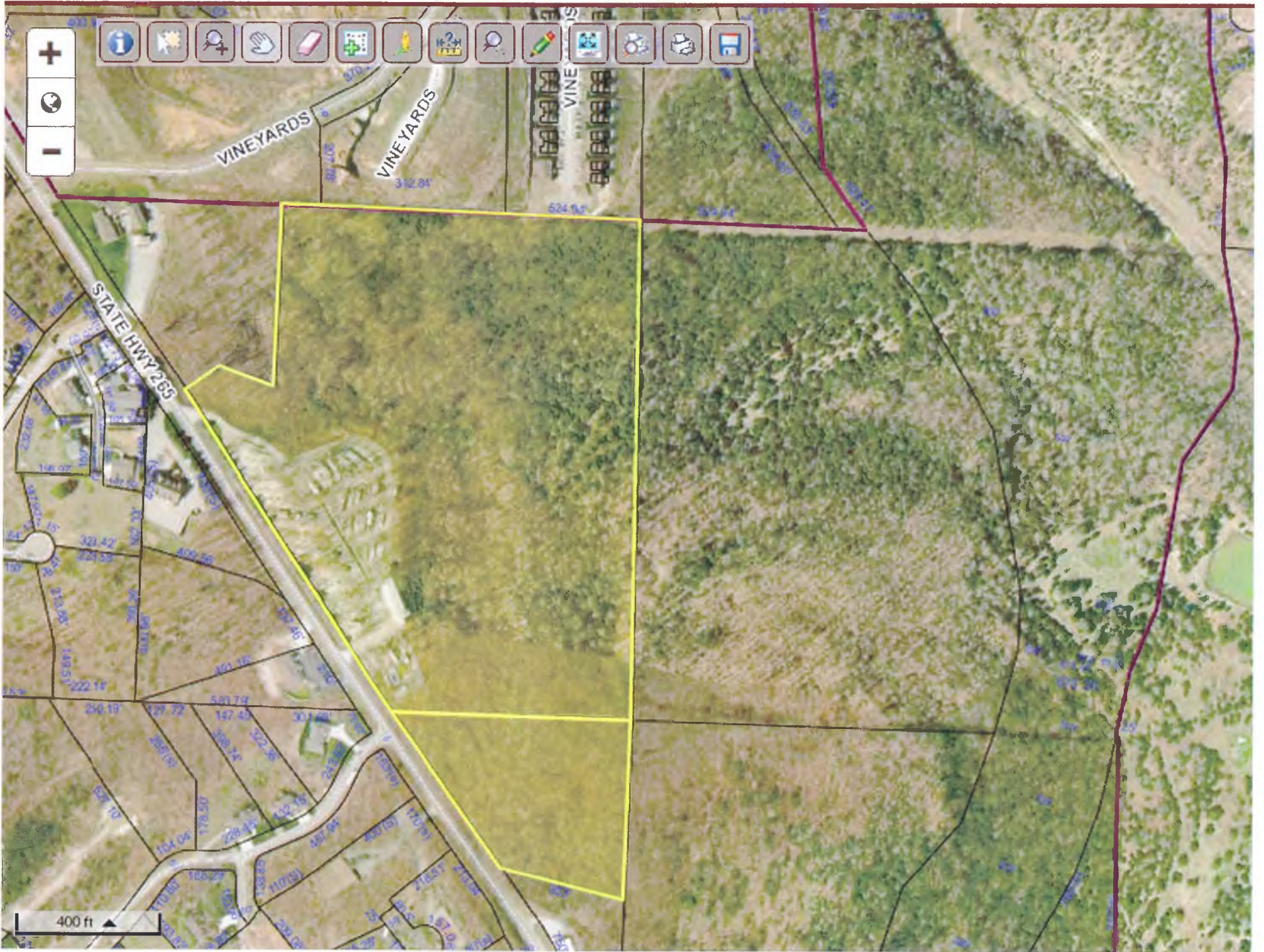
VINEYARDS

VINEYARDS

VINEYARDS

VINEYARDS

660 ft



Map navigation controls: a plus sign (+) for zooming in, a globe icon for full-screen or location, and a minus sign (-) for zooming out.

A horizontal toolbar containing various map interaction icons, including a location pin, a hand for panning, a magnifying glass for zooming, a pencil for drawing, and other standard GIS tools.

400 ft



**Branson  
View  
Campground  
& Ziplines**

**2365 State  
Highway 265,  
Branson, MO**

**Division III  
Permit 2015-  
0020**

**Pictometry –  
View from  
the North**





**Branson View  
Campground  
& Ziplines**

**2365 State  
Highway 265,  
Branson, MO**

**Division III  
Permit 2015-  
0020**

**Pictometry –  
View from the  
South**



**Branson View Campground & Ziplines  
2365 State Highway 265, Branson, MO  
Division III Permit 2015-0020  
Pictometry – View from the East**



**Branson View Campground & Ziplines  
2365 State Highway 265, Branson, MO  
Division III Permit 2015-0020  
Pictometry – View from the West**



**NOTICE OF PUBLIC HEARING**

**THE TANEY COUNTY PLANNING COMMISSION**

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

Requestor: Branson View Campground

Proposed Development: Ziplines

Property Location: 2300 St Hwy 265

Hearing Location: Taney County Courthouse  
Time: 11:00 AM Date: 11-9-15  
Phone: 417-546-7225



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# TANEY COUNTY PLANNING COMMISSION

## DIVISION III PERMIT STAFF REPORT

**HEARING DATE:** November 9, 2015

**CASE NUMBER:** 2015-0022

**PROJECT:** Woodbridge Estates, Phase 2 Nightly Rental

**APPLICANT:** SMBZ, LLC – Steve Creedon

**REPRESENTATIVE:** Tim Davis

**LOCATION:** The subject property is located on Jamie Court and Woodbridge Estates, Branson, MO; Scott Township: Section 33, Township 23, Range 21.

**REQUEST:** The applicant, SMBZ, LLC – Steve Creedon is seeking Planning Commission approval of a Division III Permit, allowing the nineteen (19) lots within Woodbridge Estates, Phase 2 to be utilized for nightly rental.

### **BACKGROUND and SITE HISTORY:**

On December 10, 2004 the Final Plat of Woodbridge Estates, Phase 1 was signed by the Planning Administrator and filed with the Recorder of Deeds Office, creating a two (2) lot subdivision.

On December 20, 2004 the Taney County Planning Commission approved Division III Permit # 2004-0064, authorizing the development of a forty-five (45) lot medium density residential subdivision, to be known as Woodbridge Estates.

On September 28, 2005 the Final Plat of Woodbridge Estates, Phase 2, was filed with the Recorder of Deeds Office, upon being signed by the Planning Administrator, creating a thirty-seven (37) lot subdivision.

On July 15, 2015 the Board of Adjustment approved a setback variance request by SMBZ, LLC – Steve Creedon. The Board approved a 15 foot setback variance allowing the future residences to be setback from the front property line adjoining Woodbridge Estates Drive and Jamie Court 10 feet.

The current application was approved for Concept on October 19, 2015.

## **GENERAL DESCRIPTION:**

The subject property is described as Lots 20 through 38 of Woodbridge Estates, Phase 2. The applicant is seeking the ability to market and ultimately utilize all nineteen (19) lots for nightly rental.

## **REVIEW:**

The Taney County Development Guidance Code defines nightly rental as “A residential building, structure, or part thereof that may be rented for any period of time less than thirty (30) calendar days, counting portions of days as full days.” Therefore, the applicant would have the ability to rent the residence for a period of thirty (30) days or greater.

The applicant is seeking nightly rental as a Division III commercial use. Per the provisions of Appendix P, Section 8, “Nightly rentals are a commercial use and must be permitted as such. Nightly rentals constitute any condominium or townhouse that may be rented for any period of time less than 30 days in duration. Assurance of classification will be made through the filling of restrictive covenants when the plat is recorded.”

Per the nightly rental provisions of the Development Guidance Code, “The maximum occupancy for a Nightly Rental shall be two (2) persons per dwelling unit, plus two (2) persons per bedroom.” The staff recommends that if the Planning Commission approves this request that a condition be placed on the approval requiring lot owners to abide by this condition.

The nineteen (19) lots will be served with public sewer via the Taney County Regional Sewer District and public water via Taney County Public Water Supply District # 3.

The access for Woodbridge Estates, Phase 2 is provided via Southfork Drive, off of Lake Shore Drive, within the Lake Shore Drive Estates Subdivision.

Per the nightly rental provisions of the Development Guidance Code, “One (1) off-street parking space shall be provided for each two (2) persons of occupancy in a Nightly Rental.” The staff recommends that if the Planning Commission approves this request that a condition be placed on the approval requiring lot owners to abide by these minimum parking requirements.

The adjoining property immediately to the north is the Lake Shore Drive Estates Subdivision. The adjoining property immediately to the south is the remainder of Woodbridge Estates, Phase 2, with the Mount Branson – McFarland Addition being located further to the south. The adjoining property immediately to the east and west is vacant.

The project received a total score of -4 on the Policy Checklist, out of a maximum possible score of 41. The relative policies receiving a negative score consist of emergency water supply, solid waste disposal service, use compatibility, 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.
2. Compliance letters from the Western Taney County Fire Protection District, the Missouri Department of Revenue and the Taney County Regional Sewer District; including all other entities which have requirements governing a development of this nature shall be provided to the Planning Department office.(Chapter VI-VII)
3. A valid Missouri Department of Revenue Sales Tax License shall be provided to the Planning Department prior to the issuance of a Certificate of Compliance.
4. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.
6. All residences utilized for nightly rental shall accommodate (sleep) no more than two (2) persons per dwelling unit, plus two (2) persons per bedroom. The total occupancy may be further limited based upon the provisions of the Western Taney County Fire Protection District requirements and regulations.
7. One (1) off-street parking space shall be provided for each two (2) persons of occupancy within each Nightly Rental cabin.
8. This 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).

**THE FINAL PLAT  
WOODBRIDGE ESTATES  
PHASE 2**

LOCATED IN THE NE1/4 SE1/4  
SEC. 33, T23N, R21W  
OF THE 5th PRINCIPAL MERIDIAN  
TANEY COUNTY, MISSOURI  
OWNED AND DEVELOPED BY  
THE LONG COMPANY

S 89°40'50" W 131.65'

POINT OF BEGINNING  
EX. ALUM. MONUMENT  
CAPPED LS 1458  
NORTHEAST CORNER  
NE1/4 SE1/4  
SEC. 33, T23N, R21W

LAKE SHORE DRIVE ESTATES  
PLAT BOOK II, AT PAGE 17

NEW POINT OF BEGINNING  
EX. 1/2" IRON PIN  
CAPPED LS 1458  
SOUTHEAST CORNER  
LOT 27 LAKE SHORE  
DRIVE ESTATES

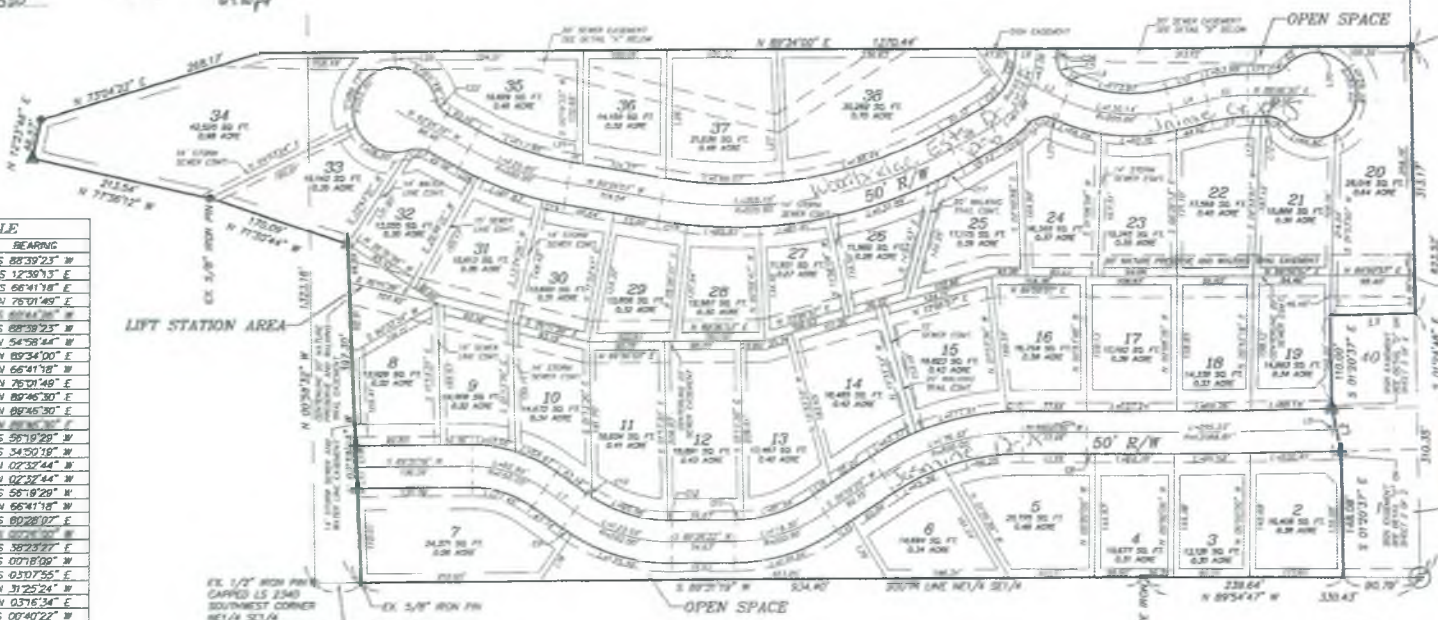
FILED

SEP 28 2005

Robert A. Dixon  
Recorder of Deeds  
TANEY COUNTY

| LINE | LENGTH  | BEARING       |
|------|---------|---------------|
| L1   | 108.88' | S 88°39'23" W |
| L2   | 50.89'  | S 12°30'13" E |
| L3   | 48.50'  | S 66°41'18" E |
| L4   | 44.82'  | N 76°11'45" E |
| L5   | 55.85'  | E 88°44'30" E |
| L6   | 5.00'   | S 88°38'23" W |
| L7   | 43.74'  | N 54°58'44" W |
| L8   | 23.86'  | N 89°34'00" E |
| L9   | 4.85'   | N 66°41'18" W |
| L10  | 44.82'  | N 76°11'45" E |
| L11  | 38.38'  | N 89°34'00" E |
| L12  | 38.37'  | N 89°34'30" E |
| L13  | 16.73'  | N 88°38'30" E |
| L14  | 20.67'  | S 56°19'29" W |
| L15  | 66.05'  | S 34°50'18" W |
| L16  | 25.02'  | N 02°32'44" W |
| L17  | 28.02'  | N 02°32'44" W |
| L18  | 25.55'  | S 56°19'29" W |
| L19  | 4.85'   | N 66°41'18" W |
| L20  | 13.17'  | S 80°28'02" E |
| L21  | 16.56'  | N 02°32'44" W |
| L22  | 55.93'  | S 38°23'27" E |
| L23  | 140.31' | S 00°18'09" W |
| L24  | 155.12' | S 03°07'55" E |
| L25  | 78.52'  | S 31°25'24" W |
| L26  | 6.29'   | N 03°16'34" E |
| L27  | 19.01'  | S 00°40'22" W |
| L28  | 23.40'  | N 51°20'57" W |

| CURVE | LENGTH | RADIUS    |
|-------|--------|-----------|
| C1    | 17.80' | 200.00'   |
| C2    | 31.00' | 25.00'    |
| C3    | 21.03' | 25.00'    |
| C4    | 15.11' | 50.00'    |
| C5    | 71.03' | 25.00'    |
| C6    | 11.88' | 175.00'   |
| C7    | 10.11' | 12813.81' |
| C8    | 13.44' | 225.00'   |
| C9    | 9.64'  | 325.00'   |
| C10   | 0.67'  | 175.00'   |
| C11   | 4.68'  | 175.00'   |
| C12   | 7.51'  | 175.00'   |
| C13   | 11.00' | 25.00'    |
| C14   | 13.86' | 128.91'   |
| C15   | 17.20' | 175.00'   |
| C16   | 32.42' | 550.00'   |
| C17   | 14.44' | 550.00'   |
| C18   | 16.30' | 425.00'   |
| C19   | 10.49' | 425.00'   |
| C20   | 11.03' | 25.00'    |
| C21   | 11.03' | 25.00'    |
| C22   | 11.03' | 25.00'    |
| C23   | 17.46' | 78.91'    |
| C24   | 16.79' | 78.91'    |
| C25   | 0.77'  | 175.00'   |

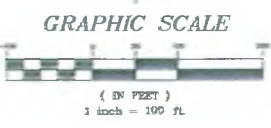


**Surveyor's Certification**

I HEREBY CERTIFY THAT AT THE REQUEST OF:  
LANCE LONG, THAT I HAVE MADE AN ACTUAL  
AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON  
AND FOUND THE CONDITIONS TO BE AS INDICATED. IN MY  
OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE  
WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR  
PROPERTY BOUNDARY SURVEYS.

ALL PLATS THAT DO NOT SHOW  
A SEAL IMPRINT IN BLUE INK  
MAY HAVE BEEN FRAUDULENTLY  
ALTERED. ALL INFORMATION  
SHOULD BE DISREGARDED UNLESS  
VERIFIED BY THE PROFESSIONAL  
LAND SURVEYOR WHOSE SIGNATURE  
APPEARS BELOW.

EDDIE D. WOLFE, PLS. 280



**SECTIONAL MAP**  
R 21 W

**LEGEND**

- - SET IRON PIN
- - EX. 1/2" IRON PIN
- - EXISTING STONE
- - CORP. MONUMENT
- - P.C., P.T., P.L.
- ▲ - RIGHT-OF-WAY BOUNDARY

**REFERENCE**  
EAST LINE NE1/4 SE1/4  
BRNG. = S 01°24'48" E

Surveyed for: **LANCE LONG**

**WOLFE SURVEYING, INC.**  
EDDIE D. WOLFE, PLS. 280  
3000 Green Mountain Drive Suite 100-02 (Ipswich, MO 65018)  
Phone: 417-334-8800 Fax: 417-334-8151

SHEET: 1 OF 2

DATE: 03-25-05

MO. #879

DWG. #87942

DRAWN BY: [Signature]

REV

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

| Performance Value | Importance Factor | Score | Section Score |
|-------------------|-------------------|-------|---------------|
|-------------------|-------------------|-------|---------------|

**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= | 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**

| 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= |   |   |   |
|---|------|---|---|---|
| no issues   | 2    | 4 | 0 | 0 |
| 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**

| 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 |
|---|-------------------|-------------------|-------|---------------|
| <b>STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT &amp; VENTS</b> 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                |                   |       |               |
| <b>STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS</b> 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                |                   |       |               |
| <b>STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.</b> 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                |                   |       |               |
| <b>LANDSCAPED BUFFERS -- RESIDENTIAL</b> 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                |                   |       |               |
| <b>LANDSCAPED BUFFERS - INDUSTRIAL</b> 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                |                   |       |               |
| <b>Local Economic Development</b>   |                   |                   |       |               |
| <b>AGRICULTURAL LANDS</b> 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                |                   |       |               |
| <b>RIGHT TO FARM</b> 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                |                   |       |               |
| <b>RIGHT TO OPERATE</b> 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                |                   |       |               |

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

|   | Performance Value | Importance Factor | Score | Section Score |
|---|-------------------|-------------------|-------|---------------|
| <b>DIVERSIFICATION</b>  |                   |                   |       |               |
|   | n/a=              | x                 |       |               |
| creates >=5 full-time, year-round jobs outside of recreation / resort sector                  | 2                 | 4                 |       |               |
| creates full-time, year-round and seasonal jobs   | 1                 |                   |       |               |
| creates seasonal jobs only  | 0                 |                   |       |               |
|   |                   |                   |       |               |
| <b>Site Planning, Design, Occupancy</b>   |                   |                   |       |               |
| <b>RESIDENTIAL PRIVACY</b>  |                   |                   |       |               |
|   | n/a=              |                   |       |               |
| privacy provided by structural design, or not applicable                                      | 2                 | 2                 | 0     | 0             |
| 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                |                   |       |               |
| <b>MIXED-USE DEVELOPMENTS</b>   |                   |                   |       |               |
|   | 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                |                   |       |               |
| <b>Commercial Development</b>   |                   |                   |       |               |
| <b>DEVELOPMENT PATTERN / BUFFERING</b>  |                   |                   |       |               |
|   | 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                |                   |       |               |
| <b>Services - Capacity and Access</b>   |                   |                   |       |               |
| <b>UTILITIES</b>  |                   |                   |       |               |
|   | 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                |                   |       |               |
| <b>TRAFFIC</b>  |                   |                   |       |               |
|   | 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                |                   |       |               |
| <b>EMERGENCY SERVICES</b>   |                   |                   |       |               |
|   | n/a=              | x                 |       |               |
| structure size and/or access can be serviced by emergency equipment                           | 0                 | 3                 |       |               |
| 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 |
|--|-------------------|-------------------|-------|---------------|
| <b>RIGHT-OF-WAY OF EXISTING ROADS</b> n/a=   |                   |                   |       |               |
| greater than 50 ft. right-of-way   | 1                 | 5                 | 0     | 0             |
| 50 ft. right-of-way  | 0                 |                   |       |               |
| 40 ft. right-of-way  | -1                |                   |       |               |
| less than 40 ft. right-of-way  | -2                |                   |       |               |
| <b>Internal Improvements</b>   |                   |                   |       |               |
| <b>WATER SYSTEMS</b> 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                |                   |       |               |
| <b>EMERGENCY WATER SUPPLY</b> 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                |                   |       |               |
| <b>PEDESTRIAN CIRCULATION</b> 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                |                   |       |               |
| <b>PEDESTRIAN SAFETY</b> 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                 |                   |       |               |
| <b>BICYCLE CIRCULATION</b> 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                 |                   |       |               |
| <b>UNDERGROUND UTILITIES</b> 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 |
|--|-------------------|-------------------|-------|---------------|
| <b>Open-Space Density</b>  |                   |                   |       |               |
| 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                |                   |       |               |
| <b>Solid Waste Disposal</b>  |                   |                   |       |               |
| 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= -4**

**Maximum Possible Score= 41**

**Actual Score as Percent of Maximum= -9.8%**

**Number of Negative Scores= 5**

**Negative Scores as % of Total Score= 14.3%**

Scoring Performed by:

*Bob Atchley & Bonita Kissee-Soutee*

Date:

*October 28, 2015*

**Project:** Woodbridge Estates, Phase II Nightly Rental

**Permit#:** 15-22

| 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:                | traffic                                       |
| Importance Factor 1:                | none  |

Scoring by: Bob Atchley & Bonita Kisse-Souttee

Date: October 28, 2015

# Eastern District Relative Policies: Division III Permit

Project: **Woodbridge Estates, Phase II Nightly Rental Permit: 15-22**

|         | Max. Possible | As Scored | %     | Total Negative Scores |       |
|---------|---------------|-----------|-------|-----------------------|-------|
| Scoring | 41            | -4        | -9.8% | 5                     | 45.5% |

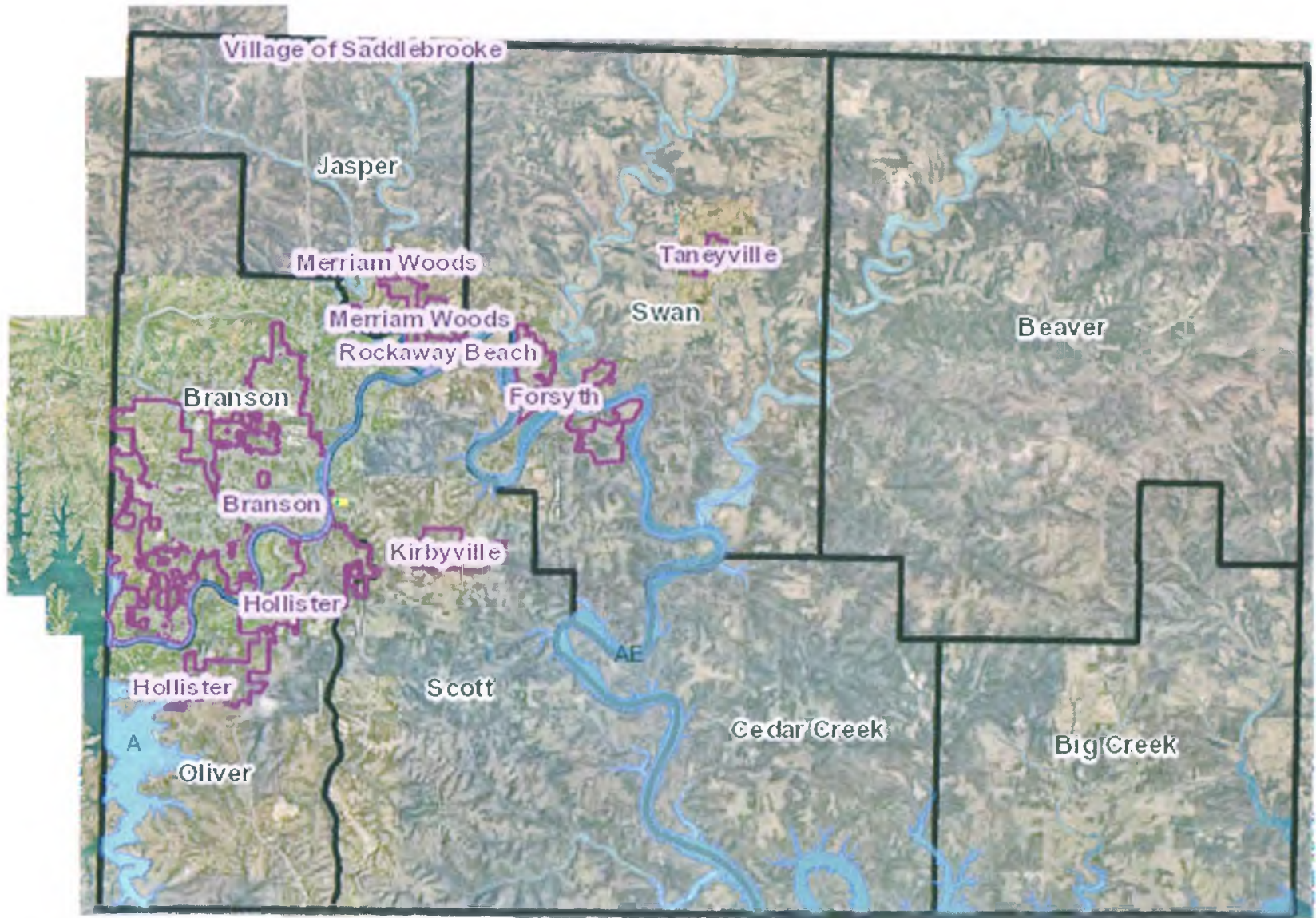
|                                | Max. Possible | As Scored | Negative Scores |         |
|--------------------------------|---------------|-----------|-----------------|---------|
|                                |               |           | Number of       | Percent |
| <b>Importance Factor 5</b>     |               |           | 2               | 50.0%   |
| sewage disposal                | 10            | 10        |                 |         |
| right-of-way / roads           | 5             | 0         |                 |         |
| emergency water supply         | 0             | -5        |                 |         |
| waste disposal service         | 0             | -5        |                 |         |
| waste disposal commitment      |               |           |                 |         |
| <b>Importance Factor 4</b>     | 16            | -8        | 2               | 50.0%   |
| stormwater drainage            |               |           |                 |         |
| air quality                    |               |           |                 |         |
| off-site nuisances             | 8             | 0         |                 |         |
| use compatibility              | 0             | -4        |                 |         |
| diversification                |               |           |                 |         |
| development buffering          |               |           |                 |         |
| utilities                      | 0             | -4        |                 |         |
| pedestrian circulation         |               |           |                 |         |
| underground utilities          | 8             | 0         |                 |         |
| <b>Importance Factor 3</b>     | 6             | 6         |                 |         |
| 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             |               |           |                 |         |
| water systems                  | 6             | 6         |                 |         |
| <b>Importance Factor 2</b>     | 4             | -2        | 1               | 50.0%   |
| residential landscape buffers  |               |           |                 |         |
| right to operate               |               |           |                 |         |
| residential privacy            | 4             | 0         |                 |         |
| traffic                        | 0             | -2        |                 |         |
| pedestrian safety              |               |           |                 |         |
| usable open space              |               |           |                 |         |
| <b>Importance Factor 1</b>     |               |           |                 |         |
| agricultural lands             |               |           |                 |         |
| bicycle circulation            |               |           |                 |         |

Scoring by: *Bob Atchley & Bonita Kisse-Soutee*  
 Date: *October 28, 2015*

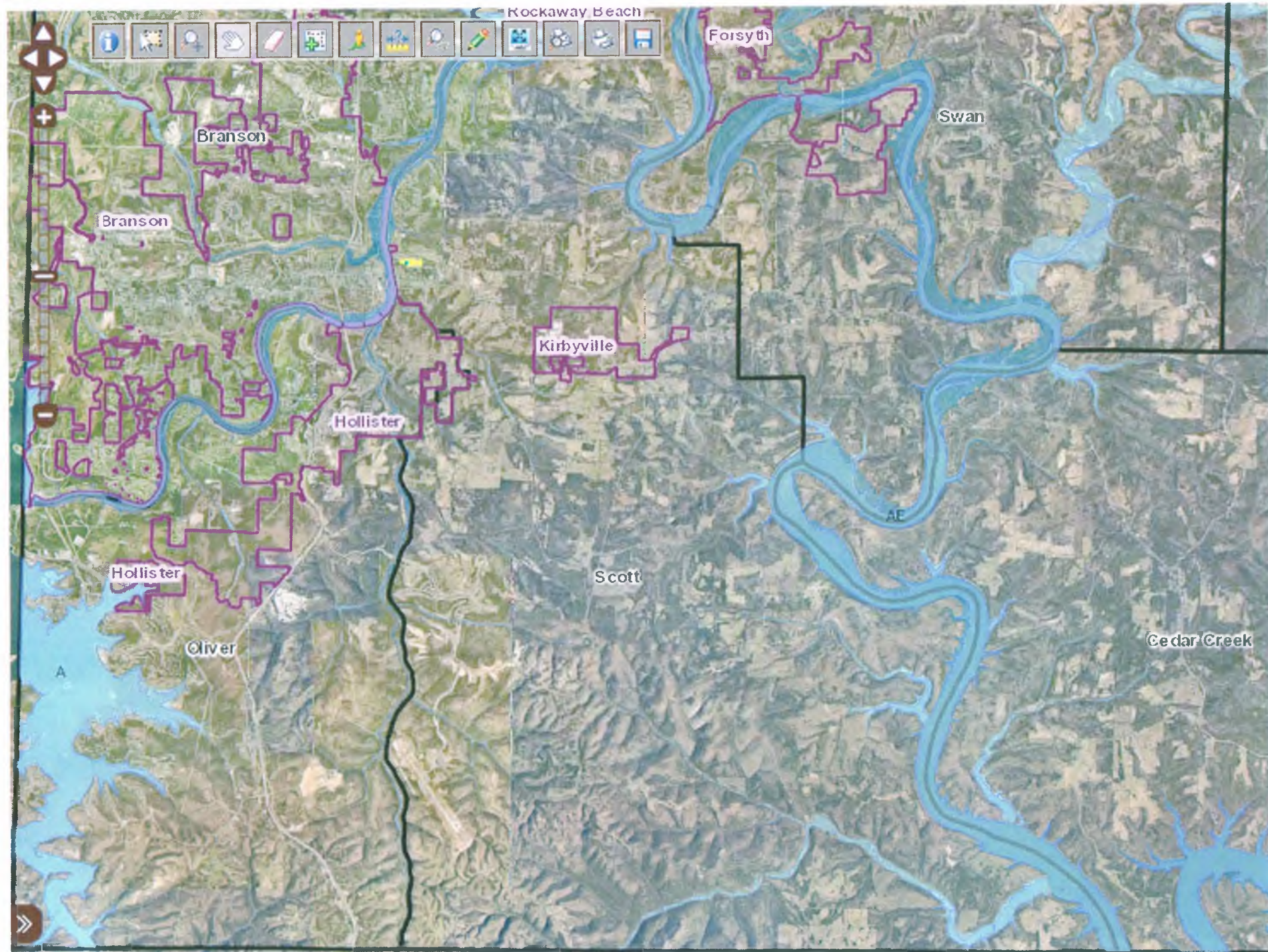


# Woodbridge Estates Phase II





**Woodbridge Estates, Phase III Nightly Rental  
Jamie Court & Woodbridge Estates, Branson, MO  
Division III Permit Case # 2015-0022  
Taney County GIS - Beacon**



Rockaway Beach

Forsyth

Swan

Branson

Branson

Kirbyville

Hollister

AE

Scott

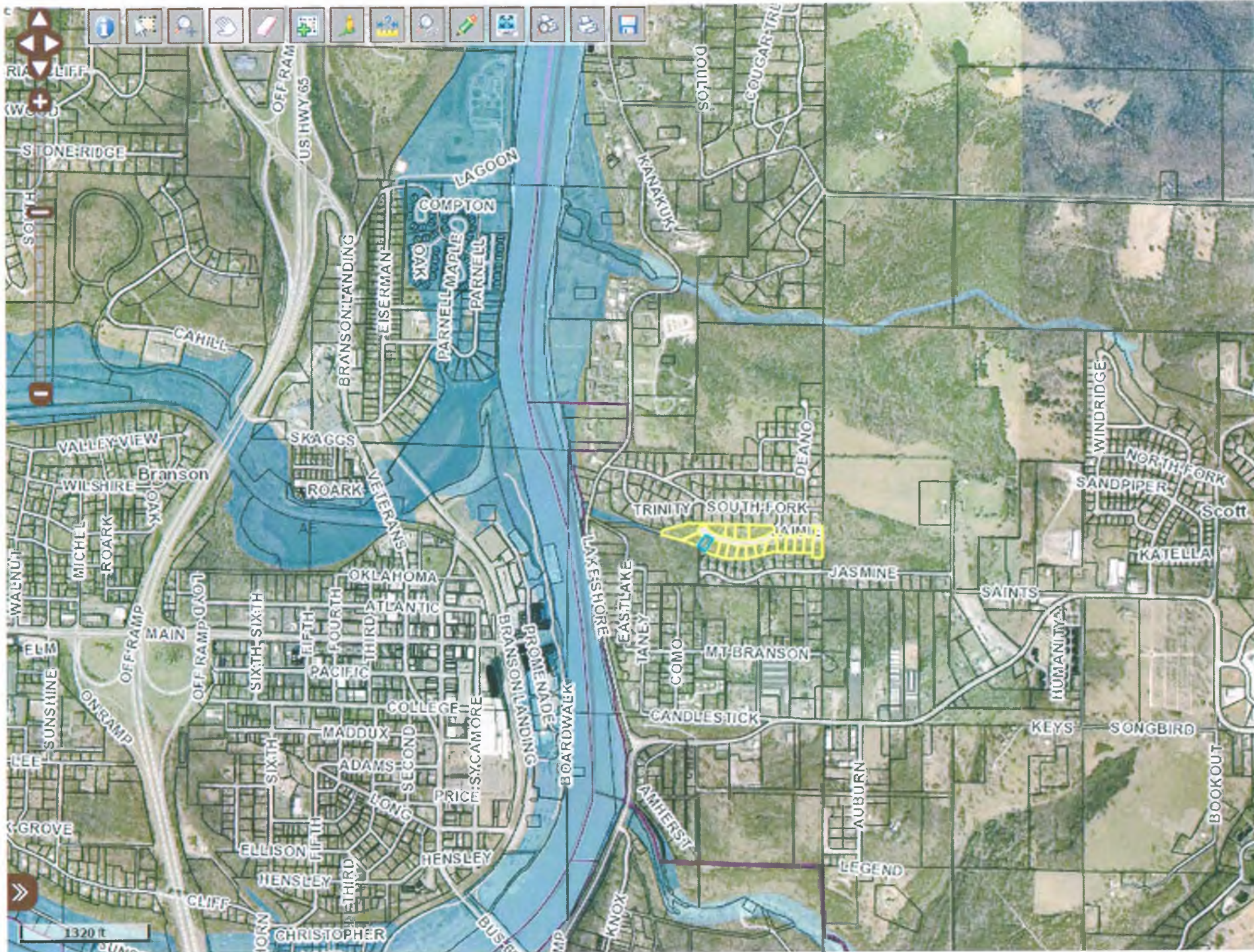
Cedar Creek

Hollister

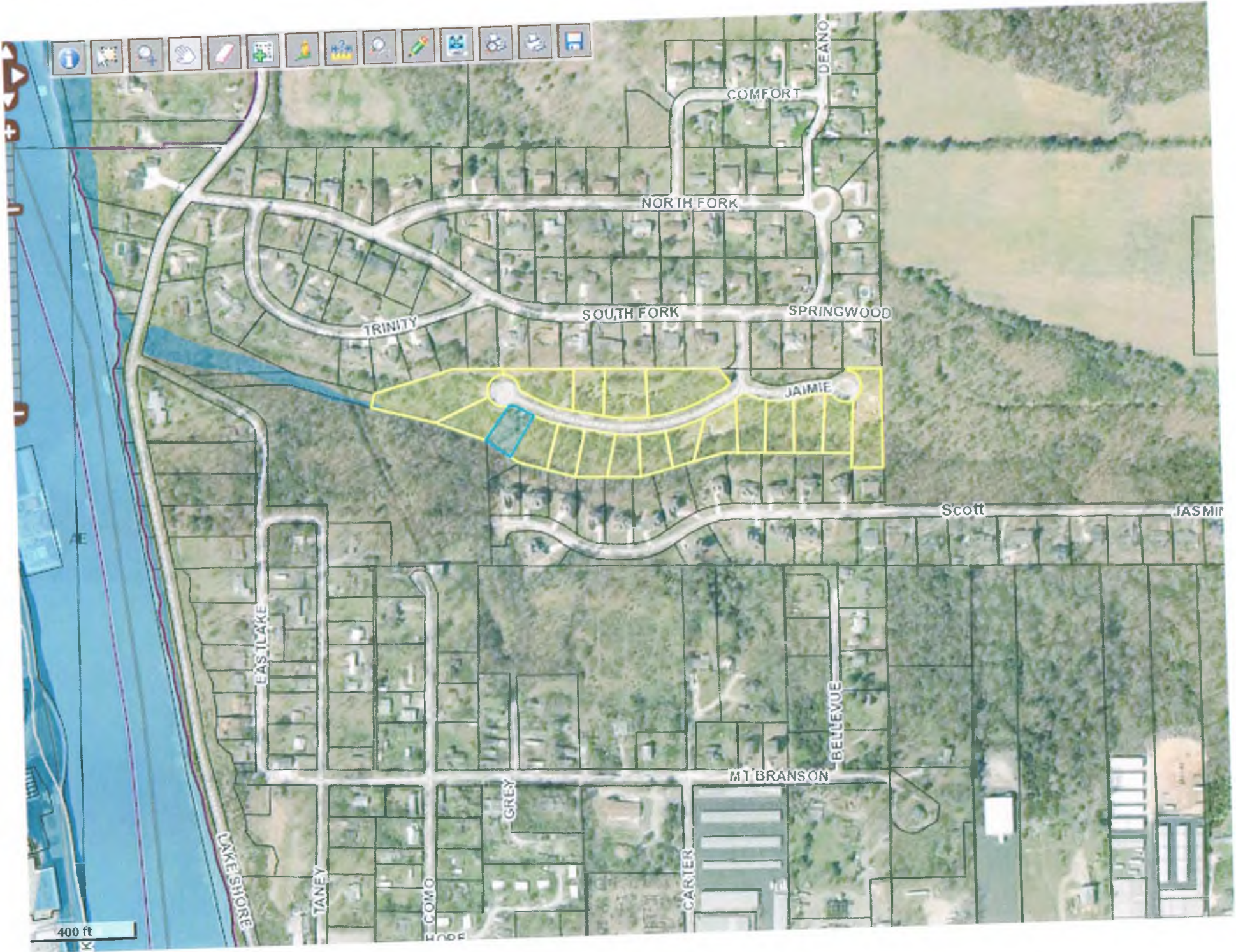
Oliver

A

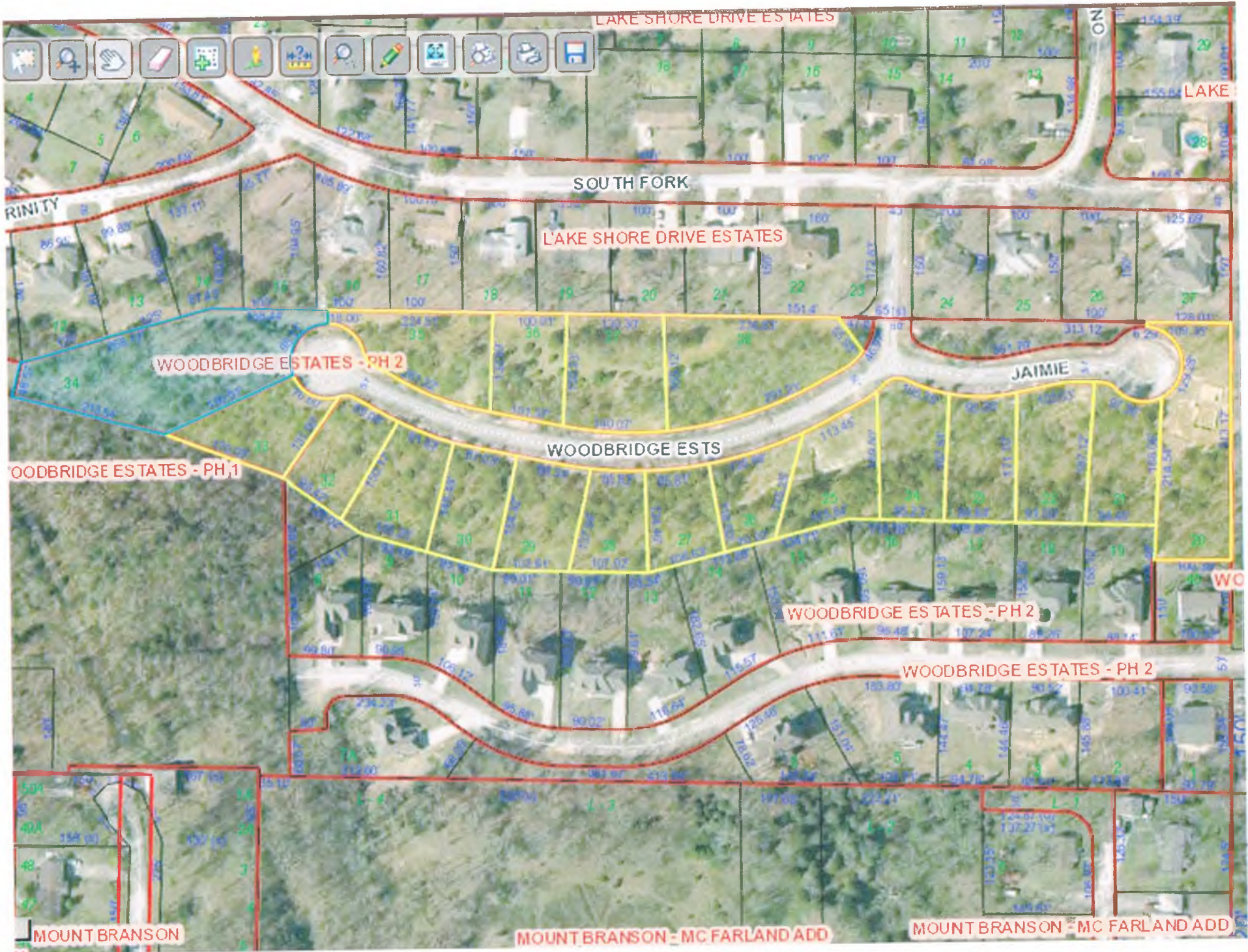
1 mi







400 ft



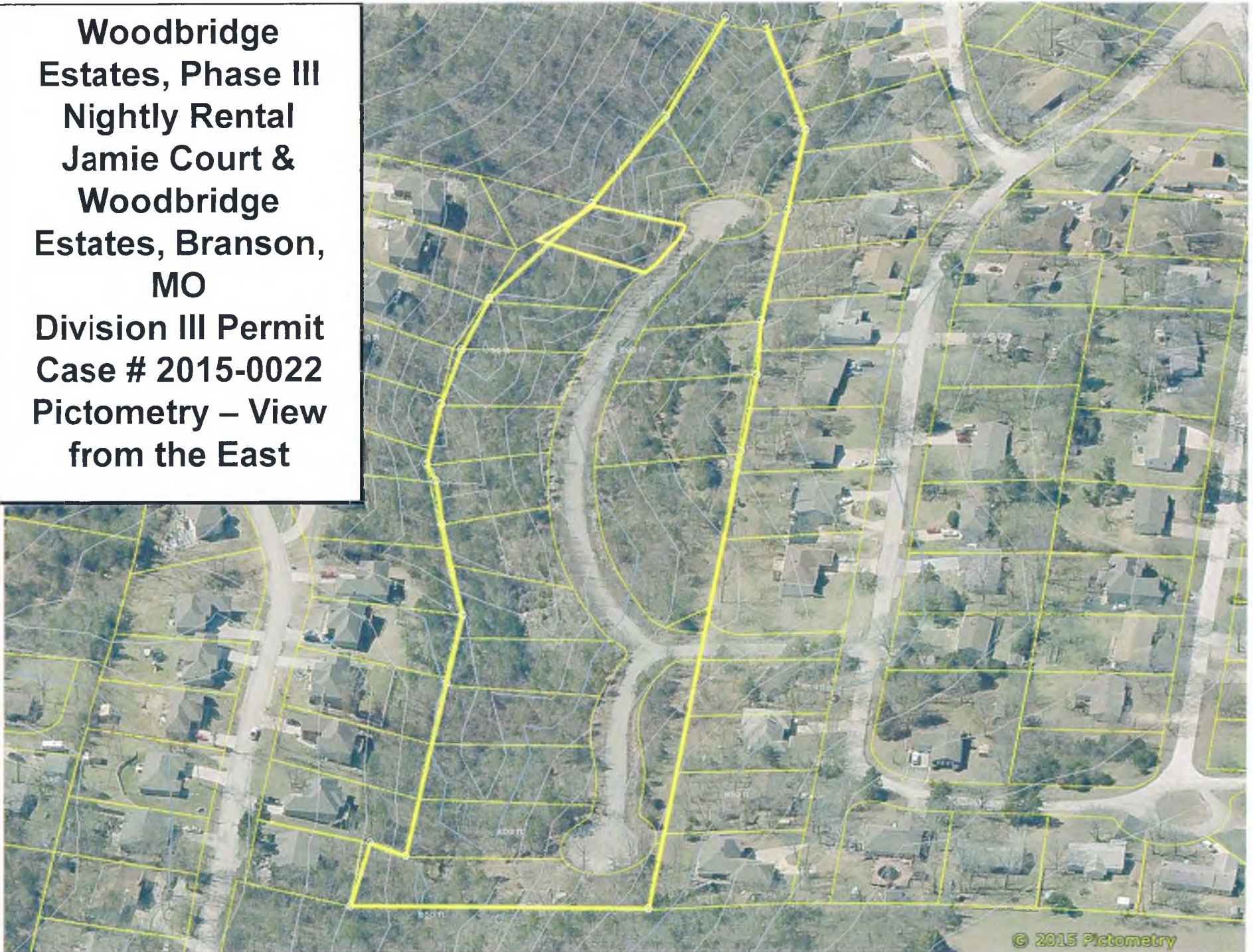


**Woodbridge Estates, Phase III Nightly Rental  
Jamie Court & Woodbridge Estates, Branson, MO  
Division III Permit Case # 2015-0022  
Pictometry – View from the North**



**Woodbridge Estates, Phase III Nightly Rental  
Jamie Court & Woodbridge Estates, Branson, MO  
Division III Permit Case # 2015-0022  
Pictometry – View from the South**

**Woodbridge  
Estates, Phase III  
Nightly Rental  
Jamie Court &  
Woodbridge  
Estates, Branson,  
MO  
Division III Permit  
Case # 2015-0022  
Pictometry – View  
from the East**



**Woodbridge  
Estates, Phase III  
Nightly Rental  
Jamie Court &  
Woodbridge  
Estates, Branson,  
MO  
Division III Permit  
Case # 2015-0022  
Pictometry – View  
from the West**























## TANEY COUNTY PLANNING COMMISSION

### DIVISION III SPECIAL-USE PERMIT STAFF REPORT

**HEARING DATE:** November 9, 2015

**CASE NUMBER:** 2015-0023

**PROJECT:** 274 Foggy River Road Nightly Rental

**APPLICANT:** Valerie Whiteman

**LOCATION:** The subject property is located at 274 Foggy River Road, Hollister, MO; Oliver Township; Section 12, Township 22, Range 22.

**REQUEST:** The applicant, Valerie Whiteman is requesting the approval of a Division III Special-Use Permit in order to utilize an existing, one (1) bedroom, single-family residence and also an existing guest quarters attached to a three (3) car garage for nightly rental.

#### **BACKGROUND and SITE HISTORY:**

Per the Assessor's information the single-family residence was constructed in 1985. However, the staff has been unable to locate a Division I Permit authorizing the construction of this single-family residence. Per the Assessor's information the single-family residence is 1,673 square feet in size.

On March 9, 2005 Division I Permit # 2005-0082 was issued authorizing the construction of a 30' X 50' building to serve as a three (3) car garage with a small bedroom to act as a guest quarters.

On September 20, 2010 the Planning Commission approved Division III Special-Use Permit # 2010-0019, allowing for the property in question to be utilized for nightly rental. However, on November 10, 2010 the applicant (Thomas Alsop) contacted the Planning Department to notify the office that he had sold the property and would not be recording the Decision of Record.

The applicant, Valerie Whiteman is now seeking the Planning Commission approval of a new Division III Special-Use Permit authorizing the nightly rental of the existing, one (1) bedroom, single-family residence and also an existing guest quarters attached to a three (3) car garage.

The current application was approved for Concept on October 19, 2015.

## **GENERAL DESCRIPTION:**

The subject property is approximately 1.78 acres (per the Assessor's information) and is described as Lots 1 through 4, Block A of the Riverside Estates Subdivision. The property in question contains an approximately 1,673 square foot, one (1) bedroom, single-family residence and also an existing guest quarters which is attached to a three (3) car garage; located at 274 Foggy River Road, Hollister, MO.

## **REVIEW:**

The Taney County Development Guidance Code defines nightly rental as "A residential building, structure, or part thereof that may be rented for any period of time less than thirty (30) calendar days, counting portions of days as full days." Therefore, the applicant would have the ability to rent the residence for a period of thirty (30) days or greater without seeking a Division III Special-Use Permit.

The exterior appearance of the single-family residence and garage will remain the same. Per the nightly rental provisions of the Development Guidance Code, "The maximum occupancy for a Nightly Rental shall be two (2) persons per dwelling unit, plus two (2) persons per bedroom." Therefore, the two (2) bedrooms would have a maximum occupancy of six (6) people.

The property is currently served by public water via the Missouri American Water Company and by public sewer via the Taney County Regional Sewer District.

The property is currently served by an existing drive off of Foggy River Road.

Per the nightly rental provisions of the Development Guidance Code, "One (1) off-street parking space shall be provided for each two (2) persons of occupancy in a Nightly Rental." Therefore a total of three (3) parking spaces will be required. The residence is currently served by a 3 car garage and also a large driveway and turn around, exceeding the minimum requirements of the Development Guidance Code for parking. The property is enclosed on three (3) sides by a tall, concrete block wall and gate.

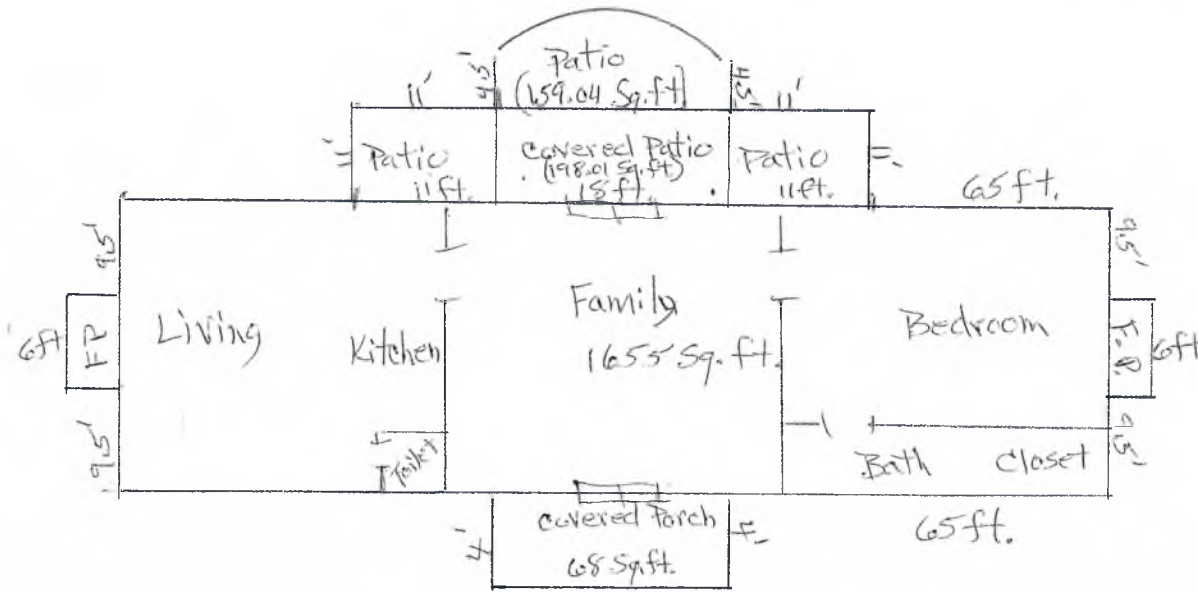
The adjoining property immediately to the north is Lake Taneycomo, with vacant and light residential property being located further north. The adjoining property immediately to the south is Foggy River Road and residential. The adjoining property immediately to the east and west is vacant flood buyout property acquired by Taney County with residential property being located further to the east and west.

The project received a total score of 8 on the Policy Checklist, out of a maximum possible score of 33. The relative policies receiving a negative score consist of right-of-way on existing roads, emergency water supply and solid waste disposal service.



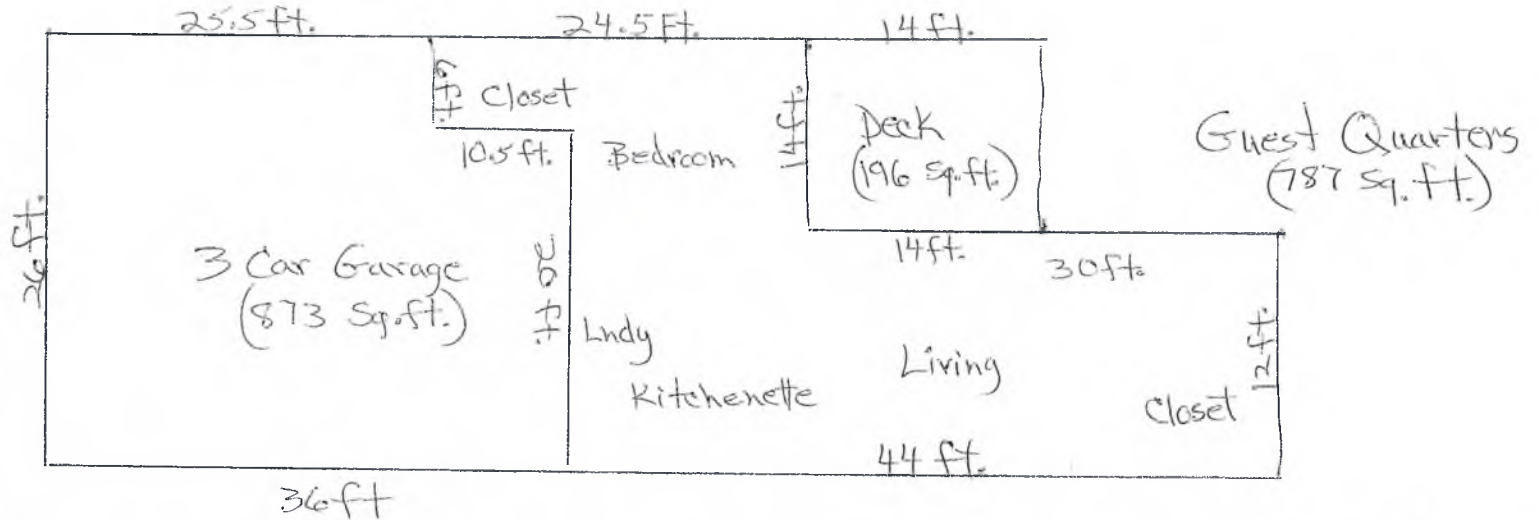
274 Foggy River Rd. Nightly Rental Project  
 Hollister, MO James + Valerie Whiteman

274-A



Foggy River Rd

274-B  
 Sits to  
 Left of 274A



\* This Property is enclosed on 3 sides by a tall concrete Block Wall + Gate.  
 The 4th side of Property is Taneycomo Trail.

Division III Relative Policy Scoring Sheet:  
Western Taney County

| Performance Value | Importance Factor | Score | Section Score |
|-------------------|-------------------|-------|---------------|
|-------------------|-------------------|-------|---------------|

**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**

| SOIL LIMITATIONS                                | n/a= | x |  |  |
|---|------|---|--|--|
| no known limitations                            | 0    | 3 |  |  |
| potential limitations but mitigation acceptable | -1   |   |  |  |
| mitigation inadequate                           | -2   |   |  |  |

| SLOPES  | n/a= | x |  |  |
|---|------|---|--|--|
| <b>NOTE:</b> if residential, mark "x" in box..... |      |   |  |  |
| development on slope under 30%                    | 0    | 4 |  |  |
| slope exceeds 30% but is engineered and certified | -1   |   |  |  |
| slope exceeds 30% and not engineered              | -2   |   |  |  |

| WILDLIFE HABITAT AND FISHERIES                             | n/a= | x |  |  |
|--|------|---|--|--|
| no impact on critical wildlife habitat or fisheries issues | 0    | 2 |  |  |
| critical wildlife present but not threatened               | -1   |   |  |  |
| potential impact on critical wildlife habitat or fisheries | -2   |   |  |  |

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

**Land Use Compatibility**

| OFF-SITE NUISANCES                              | n/a= |   |   |   |
|---|------|---|---|---|
| no issues or nuisance(s) can be fully mitigated | 0    | 5 | 0 | 0 |
| buffered and minimally mitigated                | -1   |   |   |   |
| cannot be mitigated                             | -2   |   |   |   |

**Compatibility Factors**

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

Division III Relative Policy Scoring Sheet:  
Western Taney County

|   | Performance Value | Importance Factor | Score | Section Score |
|---|-------------------|-------------------|-------|---------------|
| <b>LOT COVERAGE</b> n/a=  | x                 |                   |       |               |
| lot coverage compatible with surrounding areas                              | 0                 | 1                 |       |               |
| lot coverage exceeds surrounding areas by less than 50%                     | -1                |                   |       |               |
| lot coverage exceeds surrounding areas by more than 50%                     | -2                |                   |       |               |
| <b>BUILDING BULK AND SCALE</b> n/a=   | x                 |                   |       |               |
| bulk / scale less than or equivalent to surrounding areas                   | 0                 | 3                 |       |               |
| bulk / scale differs from surrounding areas but not obtrusive               | -1                |                   |       |               |
| bulk / scale significantly different from surrounding areas / obtrusive     | -2                |                   |       |               |
| <b>BUILDING MATERIALS</b> n/a=  | x                 |                   |       |               |
| proposed materials equivalent to existing surrounding structures            | 0                 | 2                 |       |               |
| proposed materials similar and should blend with existing structures        | -1                |                   |       |               |
| materials differ from surrounding structures and would be noticeable        | -2                |                   |       |               |
| <b>STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT &amp; VENTS</b> n/a=           | x                 |                   |       |               |
| no rooftop equipment or vents   | 2                 | 1                 |       |               |
| blocked from view by structure design                                       | 1                 |                   |       |               |
| blocked from view using screening   | 0                 |                   |       |               |
| partially blocked from view   | -1                |                   |       |               |
| exposed / not blocked from view   | -2                |                   |       |               |
| <b>STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS</b> n/a=                  | x                 |                   |       |               |
| no on-site waste containers   | 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                |                   |       |               |
| <b>STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.</b> 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                |                   |       |               |
| <b>LANDSCAPED BUFFERS -- RESIDENTIAL</b> n/a=                               |                   |                   |       |               |
| approved landscaped buffer between homes and all streets / roads / highways | 2                 | 2                 | 2     | 4             |
| 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                |                   |       |               |

Division III Relative Policy Scoring Sheet:  
Western Taney County

|   | Performance Value | Importance Factor | Score | Section Score |
|---|-------------------|-------------------|-------|---------------|
| <b>LANDSCAPED BUFFERS - INDUSTRIAL</b>  | 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                |                   |       |               |
| <b>Local Economic Development</b>   |                   |                   |       |               |
| <b>RIGHT TO FARM</b>  | 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                |                   |       |               |
| <b>RIGHT TO OPERATE</b>   | n/a= x            |                   |       |               |
| no viable impact on existing industrial uses by residential development               | 0                 | 3                 |       |               |
| potential impact but can be mitigated   | -1                |                   |       |               |
| potential impact on existing industrial uses with no mitigation                       | -2                |                   |       |               |
| <b>DIVERSIFICATION</b>  | n/a= x            |                   |       |               |
| creates >=5 full-time, year-round jobs outside of recreation / resort sector          | 2                 | 5                 |       |               |
| creates full-time, year-round and seasonal jobs                                       | 1                 |                   |       |               |
| creates seasonal jobs only  | 0                 |                   |       |               |
| <b>Site Planning, Design, Occupancy</b>   |                   |                   |       |               |
| <b>RESIDENTIAL PRIVACY</b>  | n/a= x            |                   |       |               |
| privacy provided by structural design, or not applicable                              | 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                |                   |       |               |
| <b>MIXED-USE DEVELOPMENTS</b>   | 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                |                   |       |               |
| <b>Commercial Development</b>   |                   |                   |       |               |
| <b>DEVELOPMENT PATTERNS</b>   | n/a= x            |                   |       |               |
| clustered development / sharing of parking, signs, ingress, egress, or not applicable | 2                 | 3                 |       |               |
| some clustering and sharing patterns with good separation of facilities               | 1                 |                   |       |               |
| some clustering and sharing patterns with minimal separation of facilities            | 0                 |                   |       |               |
| clustered development with no appreciable sharing of facilities                       | -1                |                   |       |               |
| unclustered development with no sharing or ability to share facilities                | -2                |                   |       |               |

Division III Relative Policy Scoring Sheet:  
Western Taney County

|   | Performance Value | Importance Factor | Score | Section Score |
|---|-------------------|-------------------|-------|---------------|
| <b>DEVELOPMENT BUFFERING</b>  | n/a= x            |                   |       |               |
| approved and effectively designed landscaped buffers between structures and all roads | 2                 | 3                 |       |               |
| 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                |                   |       |               |
| <b>Services - Capacity and Access</b>   |                   |                   |       |               |
| <b>TRAFFIC</b>  | 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                |                   |       |               |
| <b>EMERGENCY SERVICES</b>   | n/a=              |                   |       |               |
| structure size and/or access can be serviced by emergency equipment                   | 0                 | 5                 | 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                |                   |       |               |
| <b>RIGHT-OF-WAY OF EXISTING ROADS</b>   | 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                |                   |       |               |
| <b>Internal Improvements</b>  |                   |                   |       |               |
| <b>WATER SYSTEM SERVICE</b>   | 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                |                   |       |               |
| <b>EMERGENCY WATER SUPPLY</b>   | 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                |                   |       |               |
| <b>PEDESTRIAN CIRCULATION INFRASTRUCTURE</b>  | 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                |                   |       |               |

Division III Relative Policy Scoring Sheet:  
Western Taney County

|  | Performance Value | Importance Factor | Score | Section Score |
|--|-------------------|-------------------|-------|---------------|
| <b>PEDESTRIAN SAFETY</b> 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                 |                   |       |               |
| <b>BICYCLE CIRCULATION</b> 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                 |                   |       |               |
| <b>UNDERGROUND UTILITIES</b> n/a=  |                   |                   |       |               |
| all utilities are provided underground up to each building / structure               | 2                 | 4                 | 2     | 8             |
| 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                |                   |       |               |
| <b>Open-Space Density</b>  |                   |                   |       |               |
| <b>USABLE OPEN SPACE</b> 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                |                   |       |               |
| <b>Solid Waste Disposal</b>  |                   |                   |       |               |
| <b>SOLID WASTE DISPOSAL SERVICE AVAILABILITY</b> 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                |                   |       |               |
| <b>SOLID WASTE DISPOSAL SERVICE COMMITMENT</b> 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= 8

Maximum Possible Score= 33

Actual Score as Percent of Maximum= 24.2%

Number of Negative Scores= 3

Negative Scores as % of All Applicable Scores= 27.3%

Scoring Performed by:

Bob Atchley & Bonita Kissee-Soutee

Date:

October 28, 2015

**Project:** 274 Foggy River Road Nightly Rental

**Permit#:** 15-23

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

Scoring by: Bob Atchley & Bonita Kisse-Soutee

Date: October 28, 2015

**Project: 274 Foggy River Road Nightly Rental**

**Permit: 15-23**

|         | Max. Possible | As Scored | %     | Total Negative Scores |       |
|---------|---------------|-----------|-------|-----------------------|-------|
| Scoring | 33            | 8         | 24.2% | 3                     | 27.3% |

|                                | Max. Possible | As Scored  | Negative Scores |              |
|--------------------------------|---------------|------------|-----------------|--------------|
|                                |               |            | Number of       | Percent      |
| <b>Importance Factor 5</b>     | <b>15</b>     | <b>-10</b> | <b>3</b>        | <b>50.0%</b> |
| sewage disposal                | 10            | 10         |                 |              |
| off-site nuisances             | 0             | 0          |                 |              |
| diversification                |               |            |                 |              |
| emergency services             | 0             | 0          |                 |              |
| right-of-way/roads             | 5             | -5         |                 |              |
| emergency water supply         | 0             | -10        |                 |              |
| waste disposal service         | 0             | -5         |                 |              |
| waste disposal commitment      |               |            |                 |              |
| <b>Importance Factor 4</b>     | <b>8</b>      | <b>8</b>   |                 |              |
| slopes                         |               |            |                 |              |
| use compatibility              | 0             | 0          |                 |              |
| pedestrian circulation         |               |            |                 |              |
| underground utilities          | 8             | 8          |                 |              |
| <b>Importance Factor 3</b>     | <b>6</b>      | <b>6</b>   |                 |              |
| soil limitations               |               |            |                 |              |
| building bulk/scale            |               |            |                 |              |
| waste containers screening     |               |            |                 |              |
| outdoor equip storage          |               |            |                 |              |
| industrial buffer / screening  |               |            |                 |              |
| right to farm                  |               |            |                 |              |
| right to operate               |               |            |                 |              |
| mixed-use developments         |               |            |                 |              |
| development patterns           |               |            |                 |              |
| development buffering          |               |            |                 |              |
| water system service           | 6             | 6          |                 |              |
| <b>Importance Factor 2</b>     | <b>4</b>      | <b>4</b>   |                 |              |
| wildlife habitat and fisheries |               |            |                 |              |
| air quality                    |               |            |                 |              |
| building materials             |               |            |                 |              |
| residential buffer / screening | 4             | 4          |                 |              |
| residential privacy            |               |            |                 |              |
| traffic                        | 0             | 0          |                 |              |
| pedestrian safety              |               |            |                 |              |
| usable open space              |               |            |                 |              |
| <b>Importance Factor 1</b>     |               |            |                 |              |
| lot coverage                   |               |            |                 |              |
| rooftop vents / equipment      |               |            |                 |              |
| bicycle circulation            |               |            |                 |              |

Scoring by: *Bob Atchley & Bonita Kisse-Soutee*  
 Date: *October 28, 2015*











# NOTICE OF PUBLIC HEARING

## THE TANEY COUNTY PLANNING COMMISSION

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

Applicant: Valerie Whiteman  
Proposed Development: Nightly Rental

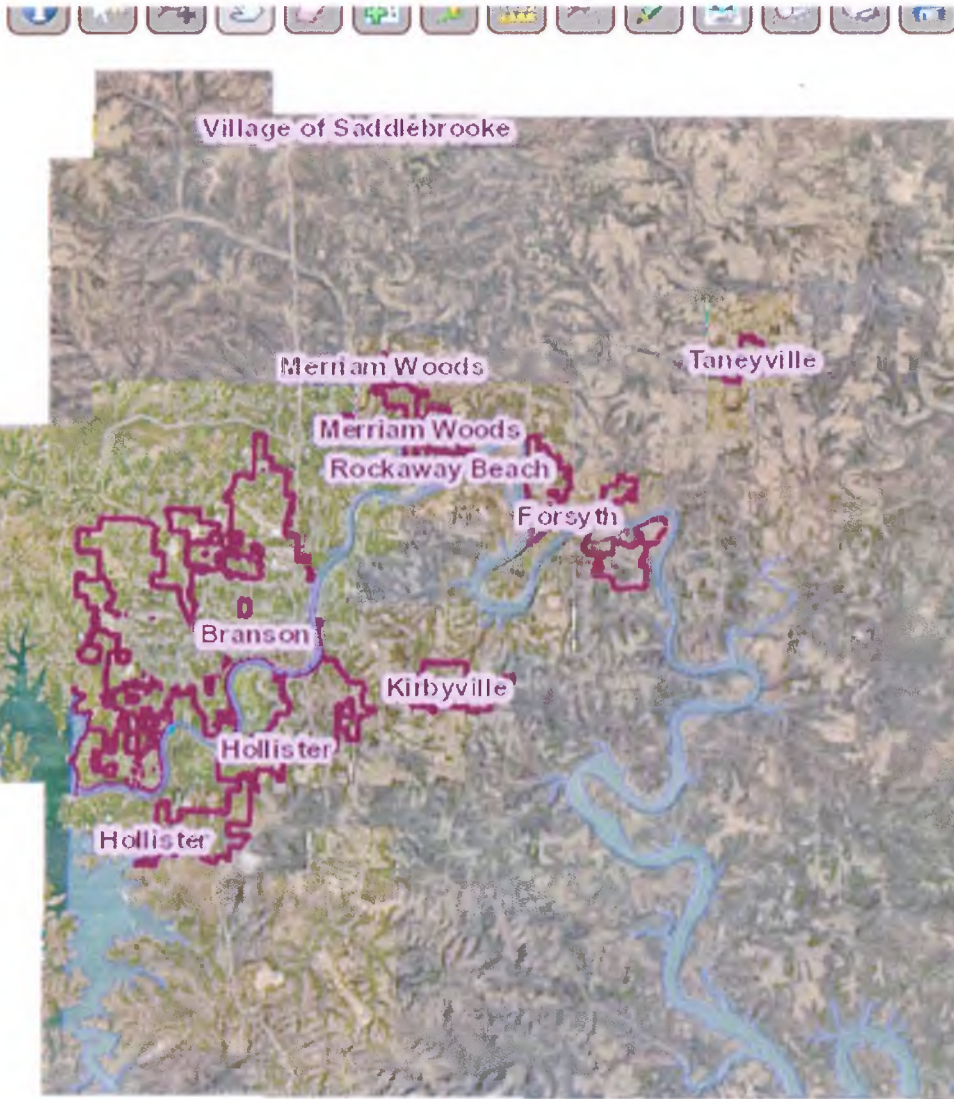
Property Location: 274 Foggy River Rd.

Hearing Location: Taney County Courthouse  
Time: 6:00 PM Date: 11-9-15  
Phone: 417-546-7325

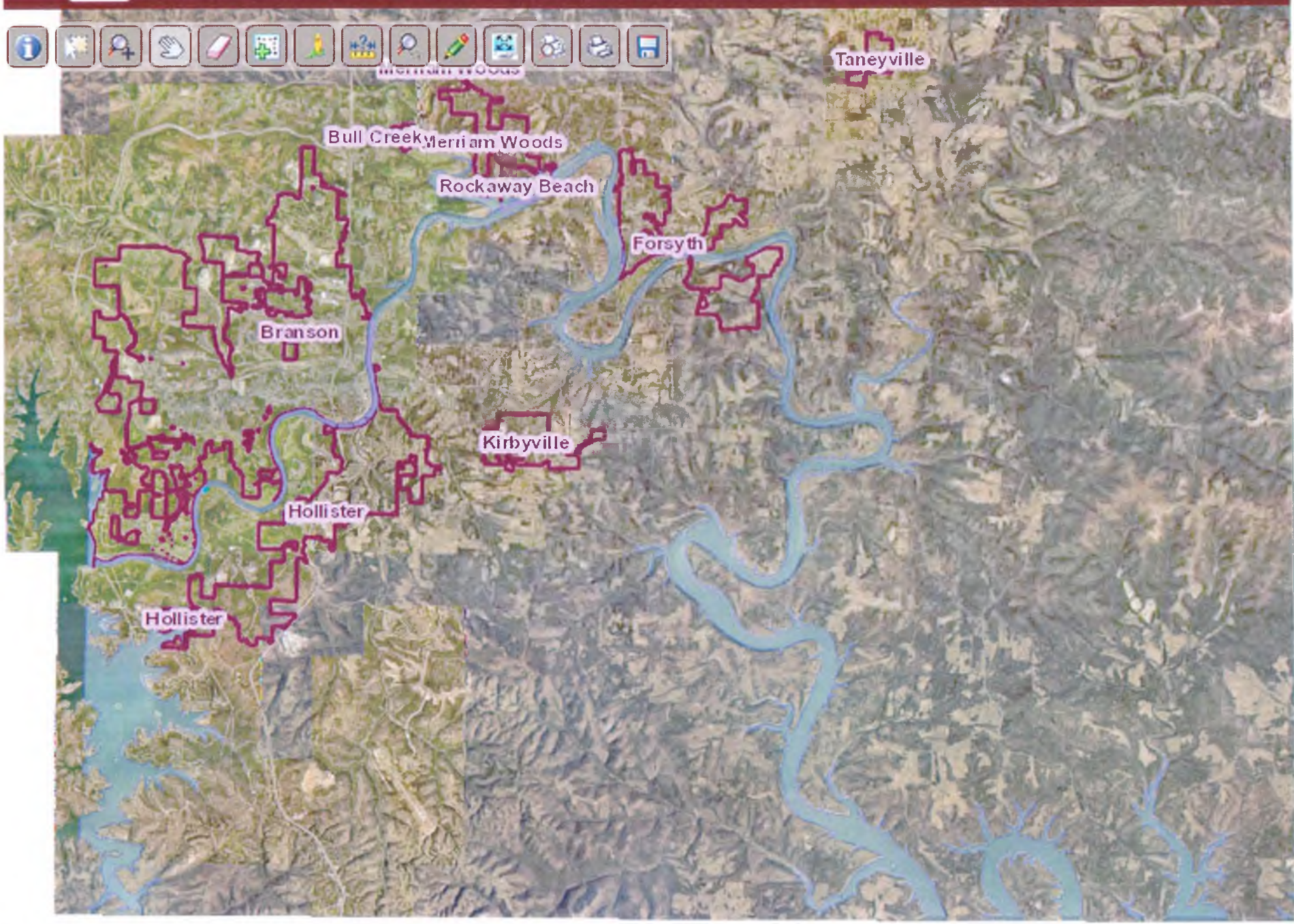


# 274 Foggy River Road Rentals





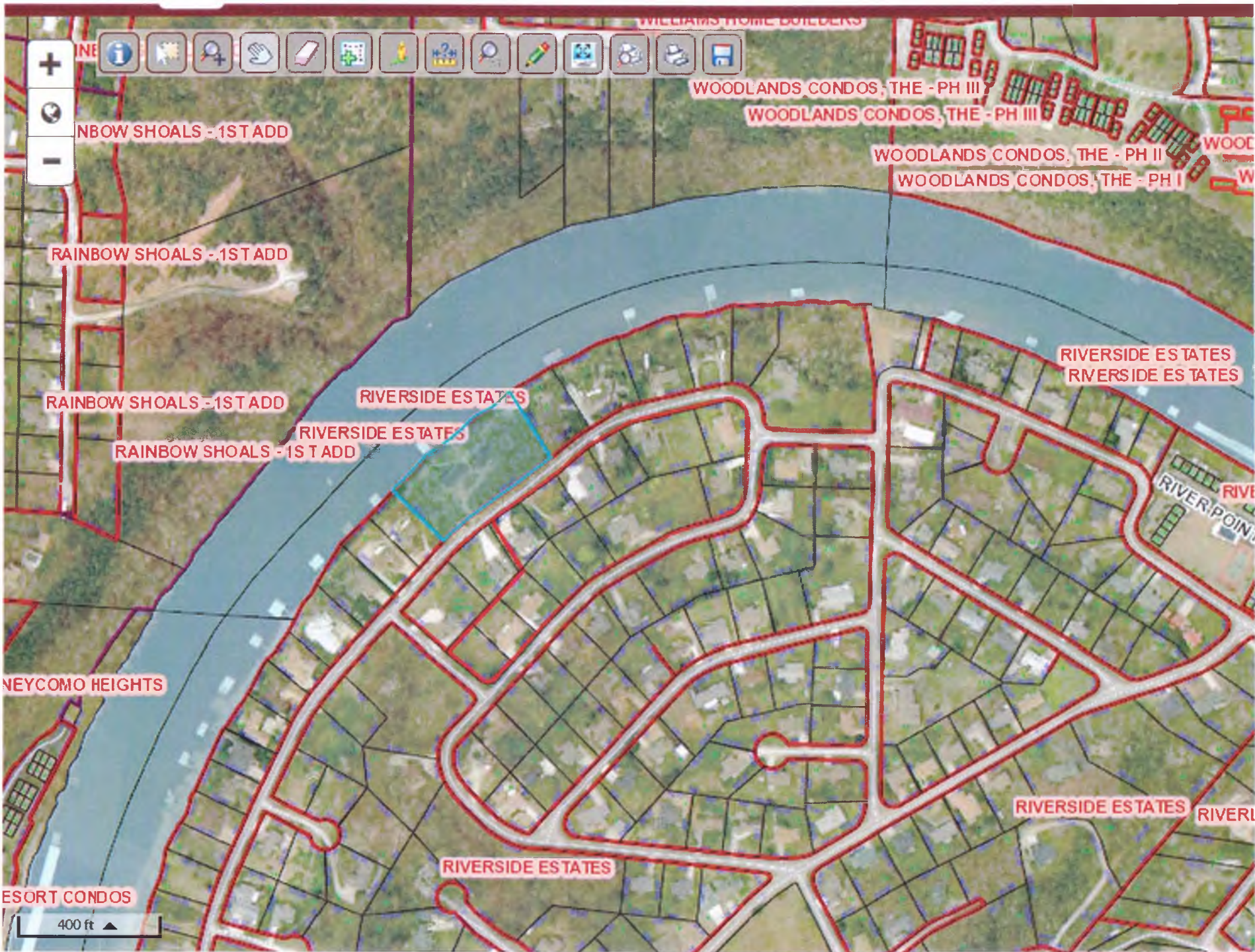
**274 Foggy River Road Nightly Rental  
274 Foggy River Road, Hollister, MO  
Division III Permit Case # 2015-0023  
Taney County GIS - Beacon**











WILLIAMS HOME BUILDERS

WOODLANDS CONDOS, THE - PH III

WOODLANDS CONDOS, THE - PH III

WOODLANDS CONDOS, THE - PH II

WOODLANDS CONDOS, THE - PH I

RIVERSIDE ESTATES  
RIVERSIDE ESTATES

RIVERSIDE ESTATES

RIVERSIDE ESTATES

RAINBOW SHOALS - 1ST ADD

RAINBOW SHOALS - 1ST ADD

RAINBOW SHOALS - 1ST ADD

NEYCOMO HEIGHTS

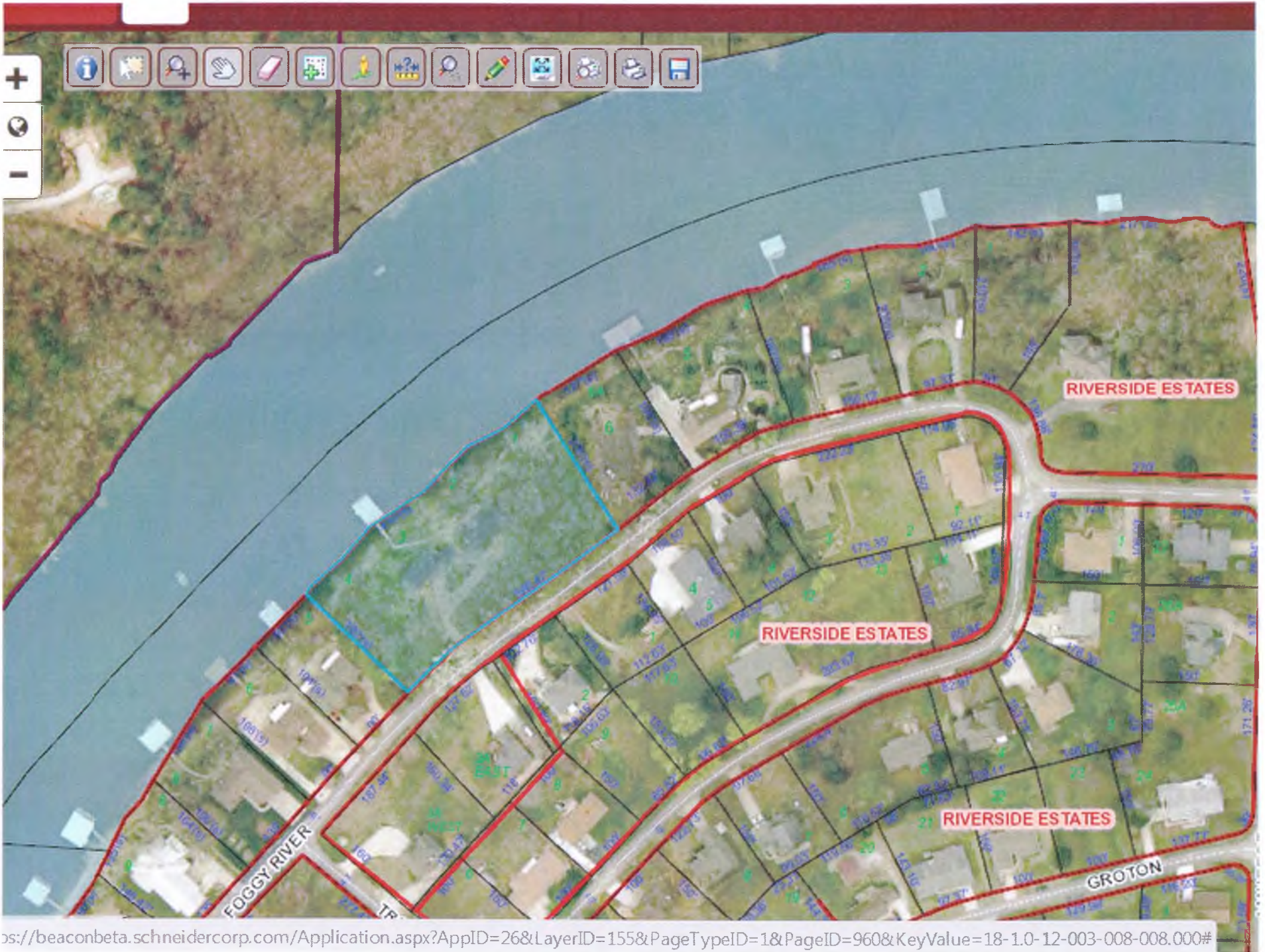
RIVER POINT

RIVERSIDE ESTATES RIVERI

RIVERSIDE ESTATES

ESORT CONDOS

400 ft











**274 Foggy River Road Nightly Rental  
274 Foggy River Road, Hollister, MO  
Division III Permit Case # 2015-0023  
Pictometry – View from the South**





**274 Foggy River Road Nightly Rental  
274 Foggy River Road, Hollister, MO  
Division III Permit Case # 2015-0023  
Pictometry – View from the East**



**274 Foggy River Road Nightly Rental**  
**274 Foggy River Road, Hollister, MO**  
**Division III Permit Case # 2015-0023**  
**Pictometry – View from the West**



# TANEY COUNTY PLANNING COMMISSION

## DIVISION III SPECIAL-USE PERMIT STAFF REPORT

**HEARING DATE:** November 9, 2015

**CASE NUMBER:** 2015-0024

**PROJECT:** Martino Nightly Rental

**APPLICANT:** Patti Martino

**REPRESENTATIVE:** Barbara Edwards

**LOCATION:** The subject property is located at 615 State Highway P, Hollister, MO; Oliver Township; Section 36, Township 22, Range 22.

**REQUEST:** The representative, Barbara Edwards is seeking Planning approval for a Division III Special-Use Permit allowing for the nightly rental of the existing, three (3) bedroom, single-family residence.

### **BACKGROUND and SITE HISTORY:**

Per the Assessor's information the single-family residence was constructed in 1992. However, the staff has been unable to locate a Division I Permit authorizing the construction of this single-family residence or a Septic Permit authorizing the construction of the on-site wastewater treatment system. Per the Assessor's information the single-family residence is 1,651 square feet in size.

The representative, Barbara Edwards (realtor) is now seeking the Planning Commission approval of a Division III Special-Use Permit authorizing the nightly rental of the property in question. The applicant has applied for the Special-Use Permit with the understanding that the new owner will be required to once again seek the Planning Commission approval of a new Division III Special-Use Permit.

The current application was approved for Concept on October 19, 2015.

### **GENERAL DESCRIPTION:**

The subject property is an approximately 1.59 acre (per the Assessor's information) meets and bounds described tract of land. The property in question contains an approximately 1,651 square foot, three (3) bedroom, single-family residence, located at, 615 State Highway P, Hollister, MO.

## REVIEW:

The Taney County Development Guidance Code defines nightly rental as “A residential building, structure, or part thereof that may be rented for any period of time less than thirty (30) calendar days, counting portions of days as full days.” Therefore, the applicant would have the ability to rent the residence for a period of thirty (30) days or greater.

The representative has indicated that she is receiving inquiries concerning the zoning of the property, in which possible buyers have been interested in utilizing the property for nightly rental. The current applicant is applying for the Division III Special-Use Permit with the understanding that if the property sells, that the new owner will be required to again seek Planning Commission approval.

The exterior appearance of the single-family home will remain the same. Per the nightly rental provisions of the Development Guidance Code, “The maximum occupancy for a Nightly Rental shall be two (2) persons per dwelling unit, plus two (2) persons per bedroom.” Therefore, the three (3) bedroom home would have a maximum occupancy of eight (8) people.

The property is currently served by a private well and an individual, onsite wastewater (septic) system. On October 29, 2015, the Onsite Wastewater Permitting Staff conducted an onsite evaluation of the septic system. The onsite observation proved to be inconclusive, as to what or where the septic system is located and what size and specifications were utilized. There were no obvious signs of failure. However this is expected with the home being vacant for some time. After a follow up call to Ms. Martino, she indicated that the septic tank was to the south of the home with the leach field being behind the garage in a clear flat area. The Onsite Wastewater Staff could not confirm this but it would be possible to be in these locations. The Onsite Wastewater Staff has recommended that a riser to the tank would be helpful in locating the tank to be pumped as needed.

The property is currently served by an existing drive off of State Highway P.

Per the nightly rental provisions of the Development Guidance Code, “One (1) off-street parking space shall be provided for each two (2) persons of occupancy in a Nightly Rental.” Therefore a total of four (4) parking spaces will be required. The residence is currently served by a 2 car garage, a one car carport and a large driveway, exceeding the minimum requirements of the Development Guidance Code for parking.

The adjoining property immediately to the north and west is State Highway P, with the Branson Canyon Condominium development being located further to the north and west. The adjoining property immediately to the south is light residential, with storage being located further to the south. The adjoining property immediately to the east is vacant.

The project received a total score of -12 on the Policy Checklist, out of a maximum possible score of 29. The relative policies receiving a negative score consist of sewage disposal, emergency services, emergency water supply and solid waste disposal service.

## 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 Western Taney County Fire Protection District, the Missouri Department of Revenue and the Environmental Division of the Planning Department; including all other entities which have requirements governing a development of this nature shall be provided to the Planning Department office.(Chapter VI-VII)
3. A valid Missouri Department of Revenue Sales Tax License shall be provided to the Planning Department prior to the issuance of a Certificate of Compliance.
4. In the event that the on-site wastewater treatment system begins to surface, showing signs of failure, the property owner shall either repair or replace said system ensuring capacity for the total number of people that may be accommodated via nightly rental.
5. No outside storage of equipment or solid waste materials.
6. This decision is subject to all existing easements.
7. This residence shall accommodate (sleep) no more than eight (8) persons per night. The total occupancy may be further limited based upon the provisions of the Western Taney County Fire Protection District requirements and regulations.
8. The Martino Nightly Rental has been approved as a Special-Use Permit. Therefore the permit is specific to the applicant to whom the permit is issued and cannot be transferred without Planning Commission approval. The Special-Use Permit shall not be used to establish commercial compatibility for or with any future land-use change applications.
9. This 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).



## TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: [www.taneycounty.org](http://www.taneycounty.org)

11/04/2015

Patti Martino

2100 Mediterranean Ave.

Virginia Beach, VA 23451

Patti Martino,


In reference to the Div III application for nightly rental for parcel 18-7.0-36-000-000-023.001, 615 State Hwy P Hollister, MO Mike Cole and I did an onsite evaluation of the septic system for this property on 10/28/2015. I did not find any Planning or septic permits which is expected from 1992. We did do an onsite observation but it proved inconclusive as to what or where the septic system is located and how big or what kind of system it might be. After a follow up call to Patti she indicated the septic tank was to the south of the home with the leach field being behind the garage in a clear flat area. I could not confirm this but it would be possible to be in these locations. There was no obvious sign of failure which is expected with the home being vacant for some time. We did have concerns over the lack of space and visual clues of a septic system. A riser to the tank would be helpful in locating the tank to be pumped as needed. If you have future questions or concerns please feel free to contact me.

SCOTT STARRETT  
TANEY COUNTY PLANNING  
417-546-7225- OFFICE  
417-546-0764-MOBILE  
417-546-6861-FAX  
[scotts@co.taney.mo.us](mailto:scotts@co.taney.mo.us)

## Customer Only Report

615 State Hwy P Hollister, MO 65672

\$199,500

|  |  |   |
|--|--|---|
|  | <b>60031251</b> <b>Residential For Sale</b> <b>Single Family</b> <b>Active</b>   |   |
|  | <b>Agreement Type:</b> Exclusive Right To Sell<br><b>County:</b> Taney<br><b>Subdivision:</b> N/A<br><b>Split Bedroom:</b> No<br><b>Total Bedrooms:</b> 3<br><b>Baths - Total:</b> 2<br><b>Baths - Full:</b> 2<br><b>Baths - Half:</b> 0<br><b>Sign on Property:</b> Yes<br><b>Aprx Year Built:</b> 1992 | <b>List Price:</b> \$199,500<br><b>Begin Date:</b> 07/20/2015<br><b>Total SqFt:</b> 2,323<br><b>List Price Sqft:</b> 85.88<br><b>Total Finished Sq Ft (All Levels):</b> 2,323<br><b>Above Grade Fin SqFt:</b> 2,323<br><b>Above Grade UnFin SqFt:</b> 0<br><b>Below Grade Fin SqFt:</b> 0<br><b>Below Grade UnFin SqFt:</b> 0<br><b>SqFt Provided By:</b> assessor<br><b>Aprx Lot Size (Acres):</b> 1.59<br><b>Lot Size Provided By:</b> assessor<br><b>Entry:</b> Walk Up<br><b>Lake/River:</b> Table Rock<br><b>View:</b> Yes<br><b>Waterfront/View:</b> View |
|  | <b>Elementary School:</b> Hollister<br><b>Middle School:</b> Hollister<br><b>High School:</b> Hollister  | <b>Inside City Limits:</b> No<br><b>New or Under Const/Alt:</b> No<br><b>Foreclosure/Short Sale:</b> No   |

**Directions:** From Branson-65 South through Hollister to Hwy 265. Turn right, around curve keep right PAST 265 turn to Hwy P-Turn right down hill about 1/2 mile. House on Left-SIY (two white poles mark the driveway in)

**Legal Description:** Pt SWSE4, E of MSH P, Taney County, MO

**Marketing Remarks:** You'll be "Wow ed" when you enter the living room of this two-story, 3b/2b home, plus a beautiful view of Clevenger Cove-Table Rock Lake from the two large decks. You'll enjoy the new kitchen with brand-new stainless steel appliances. Also, brand new carpet and paint throughout home. Laundry room with washer/dryer. Separate 24" x 36" workshop/garage with floored attic for extra storage and adjacent carport. On 1.59 acres of peaceful, tree-filled Ozark land, partially fenced. Less than one mile to Table Rock Lake and public boat landing, eight miles to Branson, MO. Great for year-round living or your lake home. Call for appointment.

| Room Name           | Room Level | Aprx Room Sizes | Room Name | Room Level | Aprx Room Sizes |
|---------------------|------------|-----------------|-----------|------------|-----------------|
| Living Room         | 1          | 14.5 x 10.10    | Bedroom 1 | 1          | 11.6 x 11.5     |
| Kitchen             | 1          | 11 x 8          | Full Bath | 2          | 8.5 x 5         |
| Kitchen/Dining Area | 1          | 12 x 8.5        | Full Bath | 1          | 8.7 x 5.2       |
| Utility Room        | 1          | 8.8 x 5.9       | Bedroom 3 | 2          | 12.1 x 10.7     |
| Deck                | 2          | 16.7 x 10       | Bedroom 2 | 2          | 10.5 x 10.7     |
| Deck                | 1          | 16.7 x 10       |           |            |                 |

| Features   | Construction & Utilities  | Other   | Fees and HOA Info |
|--|---|---|-------------------|
| <b>Appliances:</b> Cooktop-Electric; Dishwasher; Disposal; Dryer; Free Standing Stove; Electric; Refrigerator; Washer<br><b>Basement Type:</b> Basement: No; Crawlspace<br><b>Dining:</b> Living/Dining Combo<br><b>Exterior Extras:</b> Deck/Covered<br><b>Fencing:</b> Chain Link<br><b>Garage/Parking:</b> 3+ Car<br>Detached Garage; 1 Car Carport<br>Detached<br><b>Interior Amenities:</b> Ceiling - Open Beam; Ceiling - Raised<br><b>Road Frontage:</b> State Highway<br><b>Section/Township/Range:</b> Section: 36; Township: 22; Range: 22<br><b>Utility Room:</b> Main Floor<br><b>View:</b> Lake; Panoramic<br><b>Windows:</b> Double Pane | <b>Architecture:</b> 2 Story<br><b>Exterior Material:</b> Vinyl<br><b>Flooring:</b> Carpet; Tile - Ceramic<br><b>Cooling:</b> Heat Pump<br><b>Cooling Source:</b> Electric<br><b>Heating Source:</b> Electric<br><b>Heating:</b> Central; Floor Furnace; Pellet Stove<br><b>Lot:</b> Hilly; Lake View; Mature Timber; Water View; Wooded<br><b>Roofing Material:</b> Composition<br><b>Road Surface:</b> Street - Asphalt; Drive - Gravel/Stone<br><b>Foundation:</b> Crawlspace; Poured Concrete<br><b>Sewer:</b> Septic<br><b>Water Heater:</b> Water Heater - Electric<br><b>Water:</b> Well; Well - Private | <b>Documents:</b> Disclosure<br><b>Flood Insurance:</b> Not Required<br><b>Lock box:</b> Lockbox Location: front door<br><b>Possession:</b> At Closing<br><b>Will Sell:</b> Cash; Conventional; FHA; USDA/Rural Dev; VA<br><b>Warranty Type:</b> Furnished By Seller<br><b>Tax Year:</b> 2014<br><b>Tax ID:</b> 18-7.0-36-000-000-023.001<br><b>Real Estate Tax:</b> 784.73 |                   |

|  |  |
|--|--|
| <b>Faye Schubert</b><br><b>Keller Williams (Branson)</b><br>714 State Hwy 248, Suite 10<br>Branson, MO 65616<br>417-336-4999<br><a href="mailto:fhschubert@gmail.com">fhschubert@gmail.com</a> | <b>Lockbox Location:</b> front door<br><b>Property Sub-Type:</b> Single Family<br><b>Sign on Property:</b> Yes<br><b>Begin Date:</b> 07/20/2015<br><b>Cumulative DOM:</b> 21 |
|--|--|

Information is deemed to be reliable, but is not guaranteed. © 2015 MLS and FBS. Prepared by Faye Schubert on Monday, August 10, 2015 6:39 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



DSC00210



Front of Home  
View to Lake



20150726\_145359



DSC00206



Beautiful Lakeview of Clevenger Cove

DSC00196



Front Entry

DSC00197



Stairway

20150726\_145644



DSC00198



Living Room/Kitchen-behind

20150726\_145639



DSC00203



Living Room-View from 2nd Floor

DSC00199



Kitchen

DSC00200



Down stairs Bedroom

20150726 150424



DSC00209

Utility/Laundry



DSC07495



Front View of Home

DSC00211



Side View of Home

DSC00195



Side View of Home



Front Porch-w with Lakeview

DSC00202



Hallway upstairs

20150726\_145915



20150726\_145540



ATT\_1438027217792\_20150726\_145552



DSC00194



Garage and carport-view from home

DSC00212



Garage

20150726\_144718



DSC07499



Garage-newly painted

DSC00208



Inside Garage

Carport-attached to garage



20150726\_145432



20150726\_145741



20150726\_151011



DSC00204



Fenced Yard-1.59 acres total

DSC00205



Driveway

DSC00213



Driveway

DSC00201



Driveway

## Division III Relative Policy Scoring Sheet: Western Taney County

|  | Performance Value | Importance Factor | Score | Section Score |
|--|-------------------|-------------------|-------|---------------|
| <b>Water Quality</b>   |                   |                   |       |               |
| SEWAGE DISPOSAL  | n/a=              |                   |       |               |
| centralized system   | 2                 | 5                 | -1    | -5            |
| 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                |                   |       |               |
| <b>Environmental Policies</b>  |                   |                   |       |               |
| SOIL LIMITATIONS   | n/a=              | x                 |       |               |
| no known limitations   | 0                 | 3                 |       |               |
| potential limitations but mitigation acceptable                            | -1                |                   |       |               |
| mitigation inadequate  | -2                |                   |       |               |
| SLOPES   | n/a=              | x                 |       |               |
| <b>NOTE: if residential, mark "x" in box.....</b>                          |                   |                   |       |               |
| development on slope under 30%   | 0                 | 4                 |       |               |
| slope exceeds 30% but is engineered and certified                          | -1                |                   |       |               |
| slope exceeds 30% and not engineered                                       | -2                |                   |       |               |
| WILDLIFE HABITAT AND FISHERIES   | n/a=              | x                 |       |               |
| no impact on critical wildlife habitat or fisheries issues                 | 0                 | 2                 |       |               |
| critical wildlife present but not threatened                               | -1                |                   |       |               |
| potential impact on critical wildlife habitat or fisheries                 | -2                |                   |       |               |
| AIR QUALITY  | n/a=              | x                 |       |               |
| cannot cause impact  | 0                 | 2                 |       |               |
| could impact but appropriate abatement installed                           | -1                |                   |       |               |
| could impact, no abatement or unknown impact                               | -2                |                   |       |               |
| <b>Land Use Compatibility</b>  |                   |                   |       |               |
| OFF-SITE NUISANCES   | n/a=              |                   |       |               |
| no issues or nuisance(s) can be fully mitigated                            | 0                 | 5                 | 0     | 0             |
| buffered and minimally mitigated   | -1                |                   |       |               |
| cannot be mitigated  | -2                |                   |       |               |
| <b>Compatibility Factors</b>   |                   |                   |       |               |
| USE COMPATIBILITY  | n/a=              |                   |       |               |
| no conflicts / isolated property   | 0                 | 4                 | 0     | 0             |
| transparent change / change not readily noticeable                         | -1                |                   |       |               |
| impact readily apparent / out of place                                     | -2                |                   |       |               |

| Martino Nightly Rental  |  | Permit#:          | 15-24             |       |               |
|---|--|-------------------|-------------------|-------|---------------|
| Division III Relative Policy Scoring Sheet:<br>Western Taney County         |  | Performance Value | Importance Factor | Score | Section Score |
| LOT COVERAGE  |  | n/a=              | x                 |       |               |
| lot coverage compatible with surrounding areas                              |  | 0                 | 1                 |       |               |
| lot coverage exceeds surrounding areas by less than 50%                     |  | -1                |                   |       |               |
| lot coverage exceeds surrounding areas by more than 50%                     |  | -2                |                   |       |               |
| BUILDING BULK AND SCALE   |  | n/a=              | x                 |       |               |
| bulk / scale less than or equivalent to surrounding areas                   |  | 0                 | 3                 |       |               |
| bulk / scale differs from surrounding areas but not obtrusive               |  | -1                |                   |       |               |
| bulk / scale significantly different from surrounding areas / obtrusive     |  | -2                |                   |       |               |
| BUILDING MATERIALS  |  | n/a=              | x                 |       |               |
| proposed materials equivalent to existing surrounding structures            |  | 0                 | 2                 |       |               |
| proposed materials similar and should blend with existing structures        |  | -1                |                   |       |               |
| materials differ from surrounding structures and would be noticeable        |  | -2                |                   |       |               |
| STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS                           |  | n/a=              | x                 |       |               |
| no rooftop equipment or vents   |  | 2                 | 1                 |       |               |
| blocked from view by structure design                                       |  | 1                 |                   |       |               |
| blocked from view using screening   |  | 0                 |                   |       |               |
| 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   |  | 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                |                   |       |               |
| 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                |                   |       |               |



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

|   | Performance Value | Importance Factor | Score | Section Score |
|---|-------------------|-------------------|-------|---------------|
| <b>LANDSCAPED BUFFERS - INDUSTRIAL</b>  | 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                |                   |       |               |
| <b>Local Economic Development</b>   |                   |                   |       |               |
| <b>RIGHT TO FARM</b>  | 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                |                   |       |               |
| <b>RIGHT TO OPERATE</b>   | n/a= x            |                   |       |               |
| no viable impact on existing industrial uses by residential development               | 0                 | 3                 |       |               |
| potential impact but can be mitigated   | -1                |                   |       |               |
| potential impact on existing industrial uses with no mitigation                       | -2                |                   |       |               |
| <b>DIVERSIFICATION</b>  | n/a= x            |                   |       |               |
| creates >=5 full-time, year-round jobs outside of recreation / resort sector          | 2                 | 5                 |       |               |
| creates full-time, year-round and seasonal jobs                                       | 1                 |                   |       |               |
| creates seasonal jobs only  | 0                 |                   |       |               |
| <b>Site Planning, Design, Occupancy</b>   |                   |                   |       |               |
| <b>RESIDENTIAL PRIVACY</b>  | n/a= x            |                   |       |               |
| privacy provided by structural design, or not applicable                              | 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                |                   |       |               |
| <b>MIXED-USE DEVELOPMENTS</b>   | 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                |                   |       |               |
| <b>Commercial Development</b>   |                   |                   |       |               |
| <b>DEVELOPMENT PATTERNS</b>   | n/a= x            |                   |       |               |
| clustered development / sharing of parking, signs, ingress, egress, or not applicable | 2                 | 3                 |       |               |
| some clustering and sharing patterns with good separation of facilities               | 1                 |                   |       |               |
| some clustering and sharing patterns with minimal separation of facilities            | 0                 |                   |       |               |
| clustered development with no appreciable sharing of facilities                       | -1                |                   |       |               |
| unclustered development with no sharing or ability to share facilities                | -2                |                   |       |               |

| Martino Nightly Rental  |  | Permit#:          | 15-24             |       |               |
|---|--|-------------------|-------------------|-------|---------------|
| Division III Relative Policy Scoring Sheet:<br>Western Taney County                   |  | Performance Value | Importance Factor | Score | Section Score |
| DEVELOPMENT BUFFERING   |  | n/a=              | x                 |       |               |
| approved and effectively designed landscaped buffers between structures and all roads |  |                   | 2                 | 3     |               |
| 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                |       |               |
| <b>Services - Capacity and Access</b>   |  |                   |                   |       |               |
| TRAFFIC   |  | n/a=              |                   |       |               |
| no impact or insignificant impact on current traffic flows                            |  |                   | 0                 | 2     | 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                 | 5     | -1            |
| structure size and/or access may impede but not hinder serviceability                 |  |                   | -1                |       |               |
| structure size and/or access could be problematic or non-serviceable                  |  |                   | -2                |       |               |
| RIGHT-OF-WAY OF EXISTING ROADS  |  | n/a=              |                   |       |               |
| greater than 50 ft. right-of-way  |  |                   | 1                 | 5     | 1             |
| 50 ft. right-of-way   |  |                   | 0                 |       |               |
| 40 ft. right-of-way   |  |                   | -1                |       |               |
| less than 40 ft. right-of-way   |  |                   | -2                |       |               |
| <b>Internal Improvements</b>  |  |                   |                   |       |               |
| WATER SYSTEM SERVICE  |  | n/a=              |                   |       |               |
| central water system meeting DNR requirements for capacity, storage, design, etc.     |  |                   | 2                 | 3     | 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            |
| fire hydrant system with limited coverage   |  |                   | -1                |       |               |
| no fire hydrant system  |  |                   | -2                |       |               |
| PEDESTRIAN CIRCULATION INFRASTRUCTURE   |  | 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                |       |               |

| Division III Relative Policy Scoring Sheet:<br>Western Taney County                  | Performance Value | Importance Factor | Score | Section Score |
|--|-------------------|-------------------|-------|---------------|
| <b>PEDESTRIAN SAFETY</b> 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                 |                   |       |               |
| <b>BICYCLE CIRCULATION</b> 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                 |                   |       |               |
| <b>UNDERGROUND UTILITIES</b> n/a=  |                   |                   |       |               |
| all utilities are provided underground up to each building / structure               | 2                 | 4                 | 2     | 8             |
| 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                |                   |       |               |
| <b>Open-Space Density</b>  |                   |                   |       |               |
| <b>USABLE OPEN SPACE</b> 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                |                   |       |               |
| <b>Solid Waste Disposal</b>  |                   |                   |       |               |
| <b>SOLID WASTE DISPOSAL SERVICE AVAILABILITY</b> 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                |                   |       |               |
| <b>SOLID WASTE DISPOSAL SERVICE COMMITMENT</b> 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= -12**

**Maximum Possible Score= 29**

**Actual Score as Percent of Maximum= -41.4%**

**Number of Negative Scores= 4**

**Negative Scores as % of All Applicable Scores= 40.0%**

Scoring Performed by:

*Bob Atchley & Bonita Kissee-Soutee*

Date:

*October 28, 2015*

**Project:** Martino Nightly Rental

**Permit#:** 15-24

| Policies Receiving a Negative Score |  |
|-------------------------------------|--|
| Importance Factor 5:                | sewage disposal emergency services emergency water supply waste disposal service |
| Importance Factor 4:                | none   |
| Importance Factor 3:                | none   |
| Importance Factor 2:                | none   |
| Importance Factor 1:                | none   |

Scoring by: Bob Atchley & Bonita Kisse-Soutee

Date: October 28, 2015

Project: **Martino Nightly Rental**

Permit: **15-24**

|         | Max. Possible | As Scored | %      | Total Negative Scores |       |
|---------|---------------|-----------|--------|-----------------------|-------|
| Scoring | 29            | -12       | -41.4% | 4                     | 40.0% |

|                                | Max. Possible | As Scored  | Negative Scores |              |
|--------------------------------|---------------|------------|-----------------|--------------|
|                                |               |            | Number of       | Percent      |
| <b>Importance Factor 5</b>     | <b>15</b>     | <b>-20</b> | <b>4</b>        | <b>66.7%</b> |
| sewage disposal                | 10            | -5         |                 |              |
| off-site nuisances             | 0             | 0          |                 |              |
| diversification                |               |            |                 |              |
| emergency services             | 0             | -5         |                 |              |
| right-of-way/roads             | 5             | 5          |                 |              |
| emergency water supply         | 0             | -10        |                 |              |
| waste disposal service         | 0             | -5         |                 |              |
| waste disposal commitment      |               |            |                 |              |
| <b>Importance Factor 4</b>     | <b>8</b>      | <b>8</b>   |                 |              |
| slopes                         |               |            |                 |              |
| use compatibility              | 0             | 0          |                 |              |
| pedestrian circulation         |               |            |                 |              |
| underground utilities          | 8             | 8          |                 |              |
| <b>Importance Factor 3</b>     |               |            |                 |              |
| soil limitations               |               |            |                 |              |
| building bulk/scale            |               |            |                 |              |
| waste containers screening     |               |            |                 |              |
| outdoor equip storage          |               |            |                 |              |
| industrial buffer / screening  |               |            |                 |              |
| right to farm                  |               |            |                 |              |
| right to operate               |               |            |                 |              |
| mixed-use developments         |               |            |                 |              |
| development patterns           |               |            |                 |              |
| development buffering          |               |            |                 |              |
| water system service           | 6             | 0          |                 |              |
| <b>Importance Factor 2</b>     |               |            |                 |              |
| wildlife habitat and fisheries |               |            |                 |              |
| air quality                    |               |            |                 |              |
| building materials             |               |            |                 |              |
| residential buffer / screening |               |            |                 |              |
| residential privacy            |               |            |                 |              |
| traffic                        | 0             | 0          |                 |              |
| pedestrian safety              |               |            |                 |              |
| usable open space              |               |            |                 |              |
| <b>Importance Factor 1</b>     |               |            |                 |              |
| lot coverage                   |               |            |                 |              |
| rooftop vents / equipment      |               |            |                 |              |
| bicycle circulation            |               |            |                 |              |

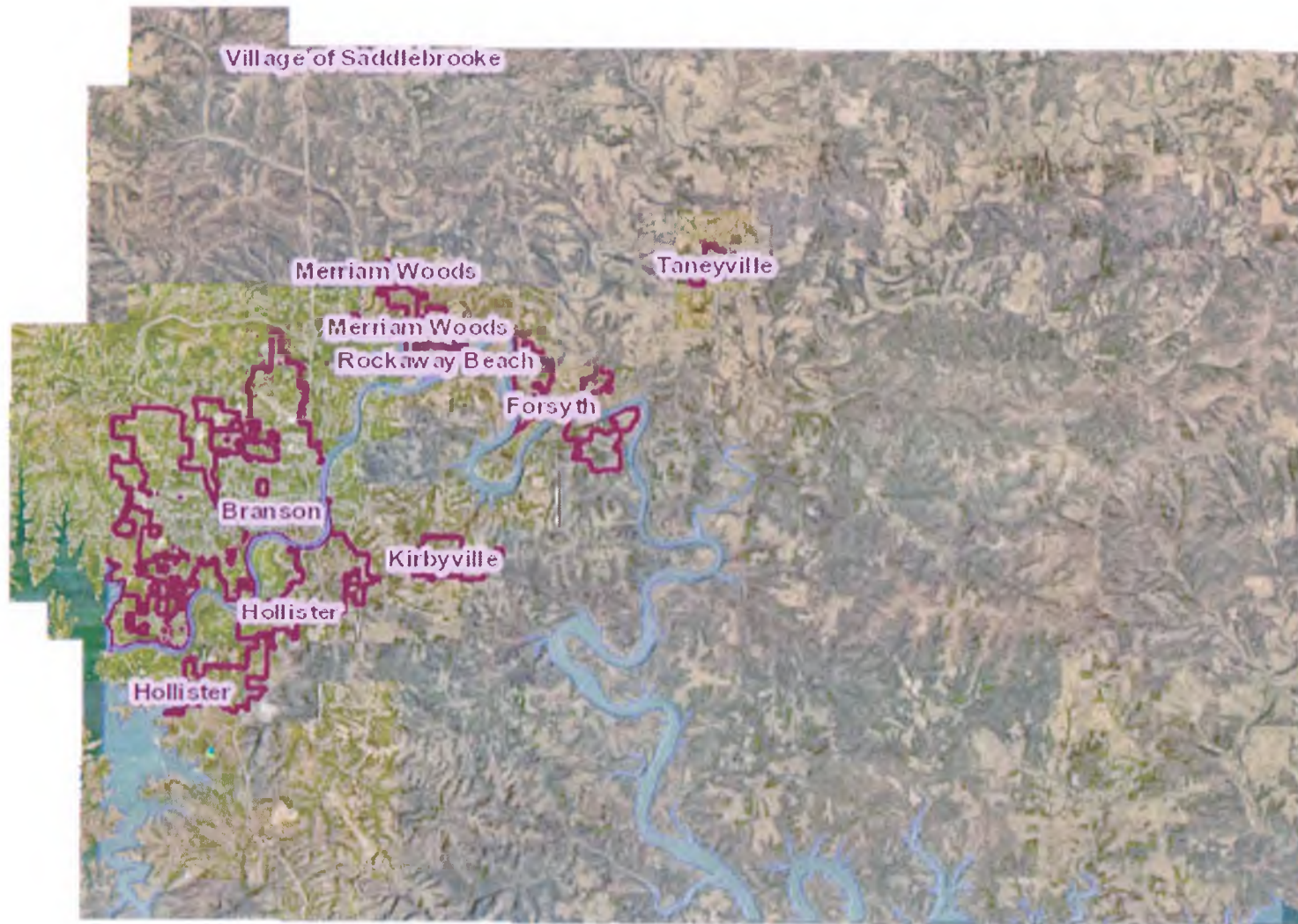
Scoring by: *Bob Atchley & Bonita Kisse-Soutte*

Date: *October 28, 2015*

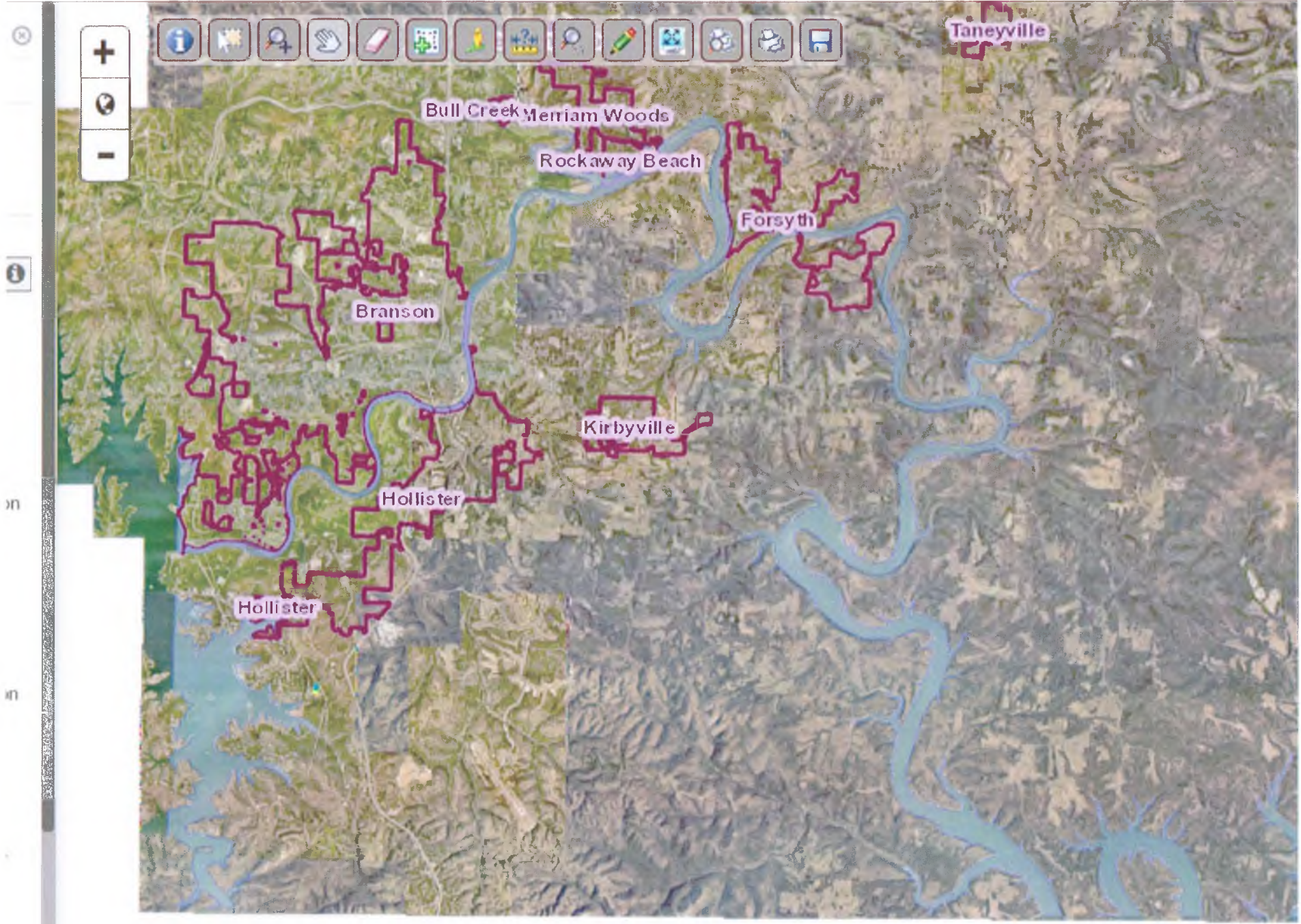


# Martino Vacation Rental





**615 State Highway P Nightly Rental  
615 State Highway P, Hollister, MO  
Division III Permit Case # 2015-0024  
Taney County GIS - Beacon**



Map navigation controls including zoom in (+), zoom out (-), and a home/locate button (0).

Map toolbar containing various icons for information, pan, zoom, and other map functions.

3 mi







Map navigation controls: a white vertical bar containing a plus sign (+) for zooming in, a minus sign (-) for zooming out, and a circular arrow icon for refreshing the map.

Map toolbar: a horizontal row of 14 icons for various map functions including information, pan, pan with mouse, pan with touch, pan with touch, pan with touch, pan with touch, pan with touch, pan with touch, pan with touch, pan with touch, pan with touch, pan with touch, pan with touch, and pan with touch.

Map labels and street names: WINDMILL, LADYBUG, BAY VIEW, COVE VIEW, FLAT ROCK, TIMBER, SERGY, DEEP FOREST, FOGGY BAY, STATE HWY P, MORNING DOVE, BOO BOO, POISON IVY, RABBIT, BEE HIVE, SKUNK, BEAVER, JOANNA'S, YOGI BEAR, FAITHFUL RANGER, SUNNY, CANDY, DORA, ELYSTONE, FLUSH, IDAE MOUNTAIN, ERYL'S, GEYSER, MOUNTAINVIEW, BEAR.

660 ft ▲





Map navigation controls: a plus sign (+) for zooming in, a globe icon for switching map styles, and a vertical line icon for full-screen mode.

Map toolbar containing various icons for navigation and editing, including a location pin, a compass, a hand, a ruler, a grid, a plant, a person, a magnifying glass, a pencil, a selection tool, a lasso tool, and a print icon.

STATE HWY P

REST

100 ft

**615 State  
Highway P  
Nightly Rental**

**615 State  
Highway P,  
Hollister, MO**

**Division III  
Permit Case #  
2015-0024**

**Pictometry –  
View from the  
North**



**615 State  
Highway P  
Nightly Rental**

**615 State  
Highway P,  
Hollister, MO**

**Division III  
Permit Case #  
2015-0024**

**Pictometry –  
View from the  
South**





**615 State Highway P Nightly Rental  
615 State Highway P, Hollister, MO  
Division III Permit Case # 2015-0024  
Pictometry – View from the East**



**615 State Highway P Nightly Rental  
615 State Highway P, Hollister, MO  
Division III Permit Case # 2015-0024  
Pictometry – View from the West**





**NOTICE OF  
PUBLIC HEARING**

**THE TANEY COUNTY  
PLANNING COMMISSION**

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

Applicant: Patti Martino

Proposed Development: Vacation  
Rental

Property Location: 615 St. Hwy. P

Hearing Location: Taney County Courthouse

Time: 6:00 PM Date: 11-9-15

Phone: 417-546-7225









