



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
LAKESHORE RESORT
MARCH 10, 2008
#08-16

Public Hearing for Lakeshore Resort in the Branson Township, Sec. 28 Twp. 23 Rng. 21.

The applicant, Dwight and Dawn Fandel request approval to develop 20 existing units as condominiums.

History: Approved for Concept February 19, 2008.

General Description: The subject property contains 3.54 acres and is located off Lakeshore Drive. The adjoining properties to the request consist of commercial, residential, multi-family, and **agricultural**.

Review: The proposed request is to utilize the existing structures on the property as additional condominiums. The property is to be serviced by Taney County Sewer and a community well.

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

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
 - a. Sediment and erosion control (Appendix B Sec. VI Item 2)
 - b. Stormwater management (Appendix 8 Item 3)
 - c. Land grading permit (Appendix B)
 - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - e. Utility easements and building line set backs (Table 12)
 - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts (Chapter VI-VII).
3. No outside storage of equipment or solid waste materials.
4. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
5. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).