



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
HOLIDAY HILLS CONDO ASSOCIATION
MAY 12, 2008
#08-24

Public Hearing for Holiday Hills Condo Association in the Oliver Township Sec. 3 Twp. 22 Rng. 21.

The applicant, Holiday Hills Condo Association requests approval to construct an office/shop building.

History: Approved for Concept April 21, 2008.

General Description: The subject property contains approximately 1.49 acres and is located off Rockford Drive. The adjoining properties to the request consist of commercial.

Review: The proposed site will consist of a 30' x 60' building with a bathroom, meeting room, kitchen and shop. The property is serviced by Taney County Sewer and public 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 B Item 3)
 - c. Land grading permit (Appendix B)
 - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60,3b Sec. A)
 - e. Utility easements and building line setbacks (Table 12)
 - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts (Chapter VI-VII).
3. No outside storage of equipment or solid waste materials.
4. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. 1 Item B)
5. This decision is subject to all existing easements.
6. The Decision of Record shall be filed in the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).