TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
BURNS STORAGE
JULY 14, 2008
#08-38

Public Hearing for Burns Storage located off St. Hwy. 160 in the Swan Township, Sec. 20 Twp. 24 Rng. 20.

The applicants, Dan and Mary Burns request approval to construct storage units and move in sea crates for storage.

History: Approved for Concept June 16, 2008.

General Description: The subject property contains .67 acres and is located at 13839 St. Hwy. 160. The adjoining properties to the request consist of commercial and residential.

Review: The proposed site will consist of one building 100 x 20 housing ten 10 x 20 storage units, and six 8 x 40 sea crates. Access will be from St. Hwy. 160. There will be no water, sewer, or electricity needed on the property.

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. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
    d. Utility easements and building line setbacks (Table 12)
    e. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
    f. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)

2. Compliance letters from the Fire District.

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. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire.