



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY BOARD OF ADJUSTMENT
STAFF REPORT
SECLUDED OAKS SUBDIVISION
AUGUST 27, 2008
#08-02

Public Hearing for Secluded Oaks Subdivision in the Branson Township, Sec. 34 Twp. 24 Rng. 22.

The applicant, Bellco Construction requests approval for a variance from the two acre lot size.

History: Planning Commission Concept Hearing July 21, 2008, the Commission suggested applying to the Board of Adjustment before proceeding through the Division III Process for a single family residential subdivision.

General Description: The subject property contains approximately 6.89 acres and is located off Ruby's Rest Road. The adjoining properties to the request consist of residential.

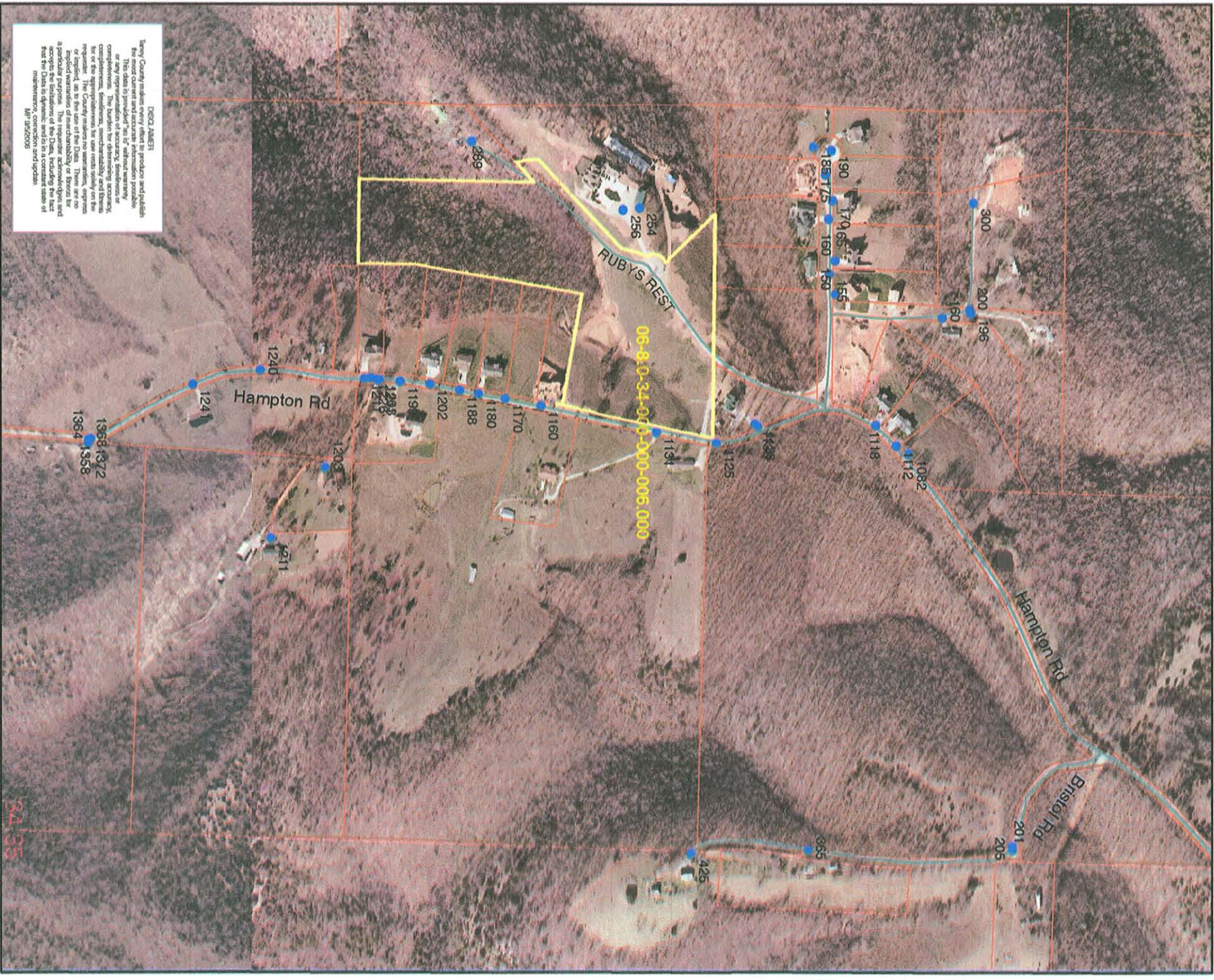
Review: The proposed site will consist of existing lots which are one acre and Bellco has taken ½ of lots 6-7 and part of Lot 5 and reduced the size of these lots to ½ acre.

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 I Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
5. The 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).



Bellco Construction Inc



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MP: 05/20/09

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