



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
VEDO HAIR SALON
OCTOBER 14, 2008
#08-59

Public Hearing for VEDO Hair Salon located at 129 Thomas Eugene St. in the Oliver Township, Sec. 3 Twp. 22 Rng. 21.

The applicant, Veronica Reyes requests approval to operate a hair salon from an existing residence.

History: Approved for Concept September 15, 2008.

General Description: The subject property is 70' x 125' and is located in the Franklin Estates Subdivision Lot 10. The adjoining properties to the request consist of commercial and residential.

Review: The proposed site consists of a single family dwelling. Access is from Thomas Eugene St. which accesses 2nd Auburn St. from St. Hwy. 76. The property is serviced by central sewer and Public Water Supply District #2.

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. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
 - b. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer, and Health Departments, and a copy of the cosmetology license from the State. (Chapter VI-VII).
3. No outside storage of equipment or solid waste materials.
4. A certificate of conformance will be required before business opens (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).

VEDO HAIR SALON		Permit#:		08-59	
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
Water Quality					
SEWAGE DISPOSAL					
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					
on-site stormwater retention and absorption with engineered plans	2	4	0	0	
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					
cannot cause impact	0	4	0	0	
could impact but appropriate abatement installed	-1				
could impact, no abatement or unknown impact	-2				
Critical Areas					
PRESERVATION OF CRITICAL AREAS					
no adverse impact to any designated critical area	2	3	2	6	
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					
no issues	2	4	1	4	
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					
no conflicts / isolated property	0	4	-1	-4	
transparent change / change not readily noticeable	-1				
impact readily apparent / out of place	-2				

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STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS					
no rooftop equipment / vents or blocked from view by structure design or screening		0	3	0	0
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS					
no on-site waste containers or blocked from view by structure design or screening		0	3	0	0
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.					
no outdoor storage of equipment, materials, etc., or outdoor work areas		2	3	2	6
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					
approved landscaped buffer between homes and all streets / roads / highways		2	2	0	0
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			
LANDSCAPED BUFFERS - INDUSTRIAL					
approved landscaped buffer from public roads		0	3	0	0
minimal landscaped buffer, but compensates with expanse of land		-1			
no landscaped buffer from public roads		-2			
Local Economic Development					
AGRICULTURAL LANDS					
no conversion of Class I-IV agricultural land to other use(s)		0	1	0	0
development requires reclassification of Class I-IV agricultural land to other use(s)		-2			
RIGHT TO FARM					
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					
no viable impact on existing industrial uses by residential development		0	2	0	0
potential impact but can be mitigated		-1			
potential impact on existing industrial uses with no mitigation		-2			

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DIVERSIFICATION					
creates >=5 full-time, year-round jobs outside of recreation / resort sector	2				
creates full-time, year-round and seasonal jobs	1	4	1	4	
creates seasonal jobs only	0				
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY					
privacy provided by structural design, or not applicable	2				
privacy provided by structural screening	1				
privacy provided by landscaped buffers	0	2	-2	-4	
privacy provided by open space	-1				
no acceptable or effective privacy buffering	-2				
MIXED-USE DEVELOPMENTS					
uses / functions are compatible or not applicable	2				
uses / functions are integrated and separated based on compatibility	1				
uses / functions differ minimally and are not readily apparent	0	3	2	6	
uses / functions poorly integrated or separated	-1				
uses / functions mixed without regard to compatibility factors	-2				
Commercial Development					
DEVELOPMENT PATTERN / BUFFERING					
approved and effectively designed landscaped buffers between structures and all roads	2				
minimal landscaped buffering, but compensates with expanse of land	1				
minimal landscaped buffering	0	4	0	0	
no landscaped buffering, but utilizes expanse of land	-1				
no or inadequate buffering or separation by land	-2				
Services - Capacity and Access					
UTILITIES					
adequate utilities capacity as evidenced by letter from each utility	0				
adequate utilities capacity without formal letter from each utility or not from all utilities	-1	4	-1	-4	
inadequate information to determine adequacy of utilities	-2				
TRAFFIC					
no impact or insignificant impact on current traffic flows	0				
traffic flow increases expected but manageable using existing roads and road accesses	-1	2	0	0	
traffic flow increases exceed current road capacities	-2				
EMERGENCY SERVICES					
structure size and/or access can be serviced by emergency equipment	0				
structure size and/or access may impede but not hinder serviceability	-1	3	0	0	
structure size and/or access could be problematic or non-serviceable	-2				

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RIGHT-OF-WAY OF EXISTING ROADS					
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				
Internal Improvements					
WATER SYSTEMS					
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				
EMERGENCY WATER SUPPLY					
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					
paved and dedicated walkways (no bicycles) provided throughout development	2	4	0	0	
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				
PEDESTRIAN SAFETY					
separation of pedestrian walkways from roadways by landscape or structural buffer	2	2	1	2	
separation of pedestrian walkways from roadways by open land buffer	1				
pedestrian walkways abut roadways with no buffering / protection	0				
BICYCLE CIRCULATION					
dedicated / separate bike-ways with signage, bike racks, trails	2	1	0	0	
bicycle lanes shared with pedestrian walkways but separated by markings / signs	1				
no designated bike-ways	0				
UNDERGROUND UTILITIES					
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				

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Open-Space Density					
USABLE OPEN SPACE					
residential developments (>25 units) include more than 25% open recreational space	2	2	0	0	0
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				
Solid Waste Disposal					
SOLID WASTE DISPOSAL SERVICE AVAILABILITY					
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					
restrictive covenants provide for weekly disposal for each occupied structure	0	5	-1	-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= 105

Actual Score as Percent of Maximum= 11.4%

Number of Negative Scores= 6

Negative Scores as % of Total Score= 17.1%

Scoring Performed by:

JONATHAN COXIE

Date:

October 8, 2008

Eastern District Relative Policies: Division III Permit

Project: VEDO HAIR SALON

Permit: 08-59

	Max. Possible	As Scored			
Scoring	105	12	Total Negative Scores	6	5.7%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	15	-10	3	60.0%
sewage disposal	10	10		
right-of-way / roads	5	0		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment	0	-5		
Importance Factor 4	48	0	2	22.2%
stormwater drainage	8	0		
air quality	0	0		
off-site nuisances	8	4		
use compatibility	0	-4		
diversification	8	4		
development buffering	8	0		
utilities	0	-4		
pedestrian circulation	8	0		
underground utilities	8	0		
Importance Factor 3	24	24	0	0.0%
preservation of critical areas	6	6		
screening of rooftop equip	0	0		
screening / waste containers	0	0		
screening of outdoor equip	6	6		
industrial landscape buffers	0	0		
right to farm	0	0		
mixed-use developments	6	6		
emergency services	0	0		
water systems	6	6		
Importance Factor 2	16	-2	1	16.7%
residential landscape buffers	4	0		
right to operate	0	0		
residential privacy	4	-4		
traffic	0	0		
pedestrian safety	4	2		
usable open space	4	0		
Importance Factor 1	2	0	0	0.0%
agricultural lands	0	0		
bicycle circulation	2	0		

Scoring by: JONATHAN COXIE

Date: October 8, 2008