



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
RED ROCK HOLLOW
JANUARY 12, 2009
#08-68

Public Hearing for Red Rock Hollow off Tate Road in the Oliver Township, Sec. 14 Twp. 21 Rng. 22.

The applicant, Frank Turner requests approval to develop a single family residential subdivision.

History: Approved for Concept December 17, 2008.

General Description: The subject property contains approximately 18.86 acres. The adjoining properties to the request consist of residential, and agriculture.

Review: The proposed site will consist of two residential lots for single family homes. The property is serviced by individual septic and well. The project received a -28 score on the policy checklist .

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, Health Department, and MoDot, if applicable.
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. Division I Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
6. This 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).

Project: Red Rock Hollow

Permit: 08-68

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	55	-28	-50.9%	6	35.3%

	Max. Possible	As Scored	Negative Scores			
			Number of	Percent		
Importance Factor 5	15	-15	2	33.3%		
sewage disposal	10	0				
off-site nuisances	0	0				
diversification						
emergency services	0	0				
right-of-way/roads	5	-5				
emergency water supply	0	-10				
waste disposal service	0	0				
waste disposal commitment						
Importance Factor 4	16	-8	1	50.0%		
slopes						
use compatibility						
pedestrian circulation	8	-8				
underground utilities	8	0				
Importance Factor 3	12	3				
soil limitations	0	0				
building bulk/scale						
waste containers screening						
outdoor equip storage						
industrial buffer / screening						
right to farm	0	0				
right to operate						
mixed-use developments						
development patterns						
development buffering	6	3				
water system service	6	0				
Importance Factor 2	12	-8			3	75.0%
wildlife habitat and fisheries						
air quality						
building materials						
residential buffer / screening	4	0				
residential privacy	4	0				
traffic	0	-2				
pedestrian safety						
usable open space	4	-4				
Importance Factor 1						
lot coverage	0	0				
rooftop vents / equipment						
bicycle circulation						

Scoring by: Jonathan coxie / Bonita Kissee
 Date: December 19, 2008

Project: Red Rock Hollow

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Policies Receiving a Negative Score	
Importance Factor 5:	right-of-way/roads emergency water supply
Importance Factor 4:	pedestrian circulation
Importance Factor 3:	none
Importance Factor 2:	traffic usable open space
Importance Factor 1:	none

Scoring by: Jonathan coxie / Bonita Kissee

Date: December 19, 2008