



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
FOUNTAINS ON FALL CREEK
APRIL 13, 2009
#09-3

Public Hearing for Fountains on Fall Creek located at Fall Creek Road and Country Bluff Road in the Branson Township Sec. 12 Twp. 22 Rng. 22.

The applicant, Fountains on Fall Creek request approval to develop a mixed use development on 58.02 acres more or less.

History: Approved for Concept March 16, 2009.

General Description: The subject property is located off Fall Creek and Country Bluff Road. The adjoining properties to the request consist of commercial, residential, and agricultural.

Review: The proposed site will consist of a mixed-use development containing traditional commercial, condominiums, duplex, and cabins. Nightly rental and timeshares are requested on all of the residential and multi-family. The project scored a -6 out of a possible 93. Policies receiving a negative score are as follows: emergency water supply, waste disposal service, use compatibility, pedestrian circulation, underground utilities, building bulk/scale, outdoor equipment storage, building materials, traffic, lot coverage.

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 (Section 4.1.1))
 - b. Stormwater management (Section 5.1)
 - c. Land grading permit (Appendix F)
 - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - e. Utility easements and buildings line setbacks (9.1)
 - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Section 11.1.3)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Appendix K-1)
2. Compliance letters from the Fire, Sewer and Water Districts (Section 4.6 Appendix S).
3. No outside storage of equipment or solid waste materials.
4. Division II Permits will be required for all applicable structures in the development (Section 14.4.1.2)
5. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Appendix D Step 6).

Project: Fountains on Fall Creek

Permit: 09-03

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	93	-6	-6.5%	10	32.3%

	Max. Possible	As Scored	Negative Scores			
			Number of	Percent		
Importance Factor 5			2	28.6%		
sewage disposal	10	5				
off-site nuisances	0	0				
diversification	10	10				
emergency services	0	0				
right-of-way/roads	5	0				
emergency water supply	0	-10				
waste disposal service	0	-5				
waste disposal commitment						
Importance Factor 4	16	-16	3	75.0%		
slopes	0	0				
use compatibility	0	-4				
pedestrian circulation	8	-4				
underground utilities	8	-8				
Importance Factor 3	36	9	2	20.0%		
soil limitations	0	0				
building bulk/scale	0	-3				
waste containers screening	6	0				
outdoor equip storage	6	-3				
industrial buffer / screening						
right to farm	0	0				
right to operate	0	0				
mixed-use developments	6	6				
development patterns	6	3				
development buffering	6	3				
water system service	6	3				
Importance Factor 2	12	2			2	28.6%
wildlife habitat and fisheries	0	0				
air quality	0	0				
building materials	0	-2				
residential buffer / screening	4	4				
residential privacy	4	0				
traffic	0	-2				
pedestrian safety						
usable open space	4	2				
Importance Factor 1	4	-1	1	33.3%		
lot coverage	0	-1				
rooftop vents / equipment	2	0				
bicycle circulation	2	0				

Scoring by: Jonathan Coxie / Bonita Kissee
 Date: March 24, 2009

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Policies Receiving a Negative Score	
Importance Factor 5:	emergency water supply waste disposal service
Importance Factor 4:	use compatibility pedestrian circulation underground utilities
Importance Factor 3:	building bulk/scale outdoor equip storage
Importance Factor 2:	building materials traffic
Importance Factor 1:	lot coverage

Scoring by: *Jonathan Coxie / Bonita Kisse*

Date: *March 24, 2009*