



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
REPLAT OF SOUTHERN OAKS
APRIL 13, 2009
#09-2

Public Hearing for the Replat of Southern Oaks Subdivision located off Powell Road in the Swan Township Sec. 21 Twp. 23 Rng. 20.

The applicant, Bay Tom Corporation requests approval to replat 4 lots on 22.58 acres.

History: Approved for Concept March 16, 2009.

General Description: The subject property is located off Powell Road, Southern Oaks Subdivision Part of Lot 28. The adjoining properties to the request consist of commercial, residential, and agricultural.

Review: The request to make one residential lot, a lot for a park for the Smoke Tree Hills Subdivision owners, a lot for parking of boats, RV's, cars and pickups, and the last lot being left for green space. A score of +17 out of 63, with one negative point was achieved 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 (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 I 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).

Eastern District Relative Policies: Division III Permit

Project: Replat of Southern Oaks

Permit: 09/02

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	63	17	27.0%	1	5.9%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	15	5		
sewage disposal	10	5		
right-of-way / roads	5	0		
emergency water supply				
waste disposal service				
waste disposal commitment				
Importance Factor 4			1	16.7%
stormwater drainage	8	0		
air quality	0	0		
off-site nuisances	8	0		
use compatibility	0	0		
diversification				
development buffering				
utilities	0	-4		
pedestrian circulation				
underground utilities	8	4		
Importance Factor 3	12	6		
preservation of critical areas	6	3		
screening of rooftop equip				
screening / waste containers				
screening of outdoor equip				
industrial landscape buffers				
right to farm	0	0		
mixed-use developments	6	3		
emergency services	0	0		
water systems				
Importance Factor 2	12	6		
residential landscape buffers	4	2		
right to operate	0	0		
residential privacy	4	0		
traffic	0	0		
pedestrian safety				
usable open space	4	4		
Importance Factor 1				
agricultural lands				
bicycle circulation				

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

Project: Replat of Southern Oaks

Permit#: 09/02

Policies Receiving a Negative Score	
Importance Factor 5:	none
Importance Factor 4:	utilities
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: Jonathan Coxie / Bonita Kissee

Date: March 24, 2009