



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION

DIVISION III STAFF REPORT

FIRST SECURITY AUTO SALES/MT. BRANSON STORAGE

JULY 13, 2009

#09-11

Public Hearing for First Security Auto Sales/Mt. Branson Storage in the Scott Township Sec. 33 Twp 23 Rng. 21.

The applicant, Douglas Kowalski requests approval to operate a used car sales lot at the Mt. Branson Storage facility.

History: Approved for Concept June 15, 2009.

General Description: The subject property is located at 889 East Hwy. 76. The adjoining properties to the request consist of commercial.

Review: The proposed site will consist of the utilization of parking spaces in front of the existing business. A score of 0 out of a possible 49 was received on the policy checklist. Policies receiving a negative score are as follows: use compatibility, outdoor equipment storage, and industrial buffer/screening.

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. Utility easements and building line setbacks (9.1)
 - b. Onsite parking (Appendix K-1)
2. Compliance letters from the Fire, MoDot. (Section 4.6 Appendix S)
3. No outside storage of solid waste materials.
4. This decision is subject to all existing easements.
5. Division II Permits will be required for all applicable structures in the development. (Sec. 14.4.1.2)
6. 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: 1st Security Auto Sales

Permit: 09-11

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	49	0	0.0%	3	27.3%

	Max. Possible	As Scored	Negative Scores			
			Number of	Percent		
Importance Factor 5	15	10				
sewage disposal						
off-site nuisances						
diversification	10	5				
emergency services	0	0				
right-of-way/roads	5	5				
emergency water supply						
waste disposal service						
waste disposal commitment						
Importance Factor 4	0	-4			1	100.0%
slopes						
use compatibility	0	-4				
pedestrian circulation						
underground utilities						
Importance Factor 3	24	-6	2	40.0%		
soil limitations						
building bulk/scale						
waste containers screening						
outdoor equip storage	6	-6				
industrial buffer / screening	0	-6				
right to farm						
right to operate						
mixed-use developments	6	0				
development patterns	6	0				
development buffering						
water system service	6	6				
Importance Factor 2						
wildlife habitat and fisheries						
air quality						
building materials						
residential buffer / screening						
residential privacy						
traffic	0	0				
pedestrian safety						
usable open space						
Importance Factor 1						
lot coverage	0	0				
rooftop vents / equipment						
bicycle circulation						

Scoring by: *Jonathan Coxie*
 Date: *June 24, 2009*

Project: 1st Security Auto Sales

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Policies Receiving a Negative Score	
Importance Factor 5:	none
Importance Factor 4:	use compatibility
Importance Factor 3:	outdoor equip storage industrial buffer / screening
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: *Jonathan Coxie*

Date: *June 24, 2009*