



TANEY COUNTY PLANNING COMMISSION

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AGENDA
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, APRIL 9, 2012, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Establishment of Quorum
Explanation of Meeting Procedures
Presentation of Exhibits

Public Hearings:

Robert and Valerie Budd
Country Park/Branson Hills Realty
Bass Pro Shops Outdoor Academy at Big Cedar
Triple-G ATV Rides
248 Take and Bake

Old and New Business:

Tentative

Adjournment.



**TANEY COUNTY
PLANNING COMMISSION
DIVISION III STAFF REPORT**

HEARING DATE: April 9, 2012

CASE NUMBER: 2012-0003

APPLICANT: Robert & Valerie Budd

PROJECT: Nightly Rental

LOCATION: The subject property is located at 150 Walnut Drive, Ridgedale, MO (Lots 3 and 4, Block 63 of Ozarks Paradise Village South Addition); Oliver Township; Section 24, Township 21, Range 22.

REQUEST: The applicants, Robert & Valerie Budd are requesting approval of a Special Use Permit in order to utilize an existing, cabin for nightly rental.

BACKGROUND and SITE HISTORY:

According to the Assessor's information, the home was constructed on Lots 3 and 4 of the Ozarks Paradise Village in 2003. The Ozarks Paradise Village was platted in the 1960's. The property in question was purchased by Robert & Valerie Budd in 2010.

On July 11, 2011, the Planning Department received a complaint, indicating that the property at 150 Walnut Drive was being utilized for "nightly rental" without a Special Use Permit. On August 10, 2011 a Notice of Violation was sent to property owners, informing them that they would have to obtain the approval of a Special Use Permit for "nightly rental". On January 24, 2012 the Special Use Permit application was submitted to the Planning Department seeking approval of a Special Use Permit for "nightly rental".

The current application was approved for Concept on March 19, 2012.

GENERAL DESCRIPTION:

The approximately 11,375 square foot (.26 acre) site contains an approximately 1,610 square foot single-family residence (per the Assessor's information) located at 150 Walnut Drive, Ridgedale, MO, (Lots 3 and 4 of the Ozarks Paradise Village Subdivision).

REVIEW:

The exterior appearance of the three bedroom, 2 bathroom cabin is the same as the neighboring single-family homes.

The Taney County Development Guidance Code defines nightly rental as "A residential building, structure, or part thereof that may be rented for any period of time less than thirty (30) days." Currently, the applicant would have the ability to rent the residence for a period of thirty (30) days or greater, without the issuance of a Special Use Permit.

The applicants are proposing to rent the home on a weekly basis and are currently advertising the rental for the accommodation of up to 10 guests.

The property is currently served by a community well and a central wastewater system. The residence is in compliance with the setback requirements.

The nightly rental section of the Development Guidance Code requires that on-site parking be provided per the provisions of Table K-1 (High Density Residential). Table K-1 requires 1.5 spaces per two-bedroom dwelling unit with ½ spaces added for each additional bedroom. The existing parking area meets these minimum requirements.

The adjoining property immediately to the north and east is single-family residential. The adjoining property to the south and west is owned by American Sportsman Holdings Company and is a part of the current Bass Pro Shops Outdoor Academy Division III proposal.

The project received a score of -10 on the Policy Checklist, out of a maximum possible score of 43. The relative policies receiving a negative score consist of off-site nuisances, emergency water supply, solid waste disposal service, use compatibility and residential buffering / 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.
2. Compliance letters from the Western Taney County Fire Protection District, the Taney County Health Department, the Taney County Assessor's Office and the Missouri Department of Revenue shall be provided to the Planning Department office.
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. A privacy fence shall be provided upon both the northern and western property boundaries, between the property in question and the adjacent single family residences.
6. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).

Robert & Valerie Budd - Nightly Rental

Permit#:

12-03

**Division III Relative Policy Scoring Sheet:
Western Taney County**

Performance Value	Importance Factor	Score	Section Score
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Water Quality

SEWAGE DISPOSAL	n/a=				
centralized system	2	5	1	5	
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

SOIL LIMITATIONS	n/a=	x			
no known limitations	0	3			
potential limitations but mitigation acceptable	-1				
mitigation inadequate	-2				

SLOPES	n/a=	x			
NOTE: if residential, mark "x" in box.....					
development on slope under 30%	0	4			
slope exceeds 30% but is engineered and certified	-1				
slope exceeds 30% and not engineered	-2				

WILDLIFE HABITAT AND FISHERIES	n/a=	x			
no impact on critical wildlife habitat or fisheries issues	0	2			
critical wildlife present but not threatened	-1				
potential impact on critical wildlife habitat or fisheries	-2				

AIR QUALITY	n/a=	x			
cannot cause impact	0	2			
could impact but appropriate abatement installed	-1				
could impact, no abatement or unknown impact	-2				

Land Use Compatibility

OFF-SITE NUISANCES	n/a=				
no issues or nuisance(s) can be fully mitigated	0	5	-1	-5	
buffered and minimally mitigated	-1				
cannot be mitigated	-2				

Compatibility Factors

USE COMPATIBILITY	n/a=				
no conflicts / isolated property	0	4	-1	-4	
transparent change / change not readily noticeable	-1				
impact readily apparent / out of place	-2				

Division III Relative Policy Scoring Sheet:
Western Taney County

	Performance Value	Importance Factor	Score	Section Score
LOT COVERAGE	n/a= x			
lot coverage compatible with surrounding areas	0	1		
lot coverage exceeds surrounding areas by less than 50%	-1			
lot coverage exceeds surrounding areas by more than 50%	-2			
BUILDING BULK AND SCALE	n/a= x			
bulk / scale less than or equivalent to surrounding areas	0	3		
bulk / scale differs from surrounding areas but not obtrusive	-1			
bulk / scale significantly different from surrounding areas / obtrusive	-2			
BUILDING MATERIALS	n/a= x			
proposed materials equivalent to existing surrounding structures	0	2		
proposed materials similar and should blend with existing structures	-1			
materials differ from surrounding structures and would be noticeable	-2			
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS	n/a= x			
no rooftop equipment or vents	2	1		
blocked from view by structure design	1			
blocked from view using screening	0			
partially blocked from view	-1			
exposed / not blocked from view	-2			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS	n/a= x			
no on-site waste containers	2	3		
blocked from view by structure design	1			
blocked from view using screening	0			
partially blocked from view	-1			
exposed / not blocked from view	-2			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.	n/a= x			
no outdoor storage of equipment, materials, etc., or outdoor work areas	2	3		
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	n/a=			
approved landscaped buffer between homes and all streets / roads / highways	2	2	-1	-2
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			

Robert & Valerie Budd - Nightly Rental

Permit#:

12-03

**Division III Relative Policy Scoring Sheet:
Western Taney County**

Performance Value
Importance Factor
Score
Section Score

LANDSCAPED BUFFERS - INDUSTRIAL	n/a=	x			
approved landscaped buffer from public roads		0	3		
minimal landscaped buffer, but compensates with expanse of land		-1			
no landscaped buffer from public roads		-2			

Local Economic Development

RIGHT TO FARM	n/a=	x			
does not limit existing agricultural uses / does not cause nuisance, predation		0	3		
does not limit existing agricultural uses, but may result in minor nuisance		-1			
potential impact(s) on existing agricultural land		-2			

RIGHT TO OPERATE	n/a=	x			
no viable impact on existing industrial uses by residential development		0	3		
potential impact but can be mitigated		-1			
potential impact on existing industrial uses with no mitigation		-2			

DIVERSIFICATION	n/a=				
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	5	0	0
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			

Site Planning, Design, Occupancy

RESIDENTIAL PRIVACY	n/a=	x			
privacy provided by structural design, or not applicable		2	2		
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0			
privacy provided by open space		-1			
no acceptable or effective privacy buffering		-2			

MIXED-USE DEVELOPMENTS	n/a=	x			
uses / functions are compatible or not applicable		2	3		
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0			
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatibility factors		-2			

Commercial Development

DEVELOPMENT PATTERNS	n/a=	x			
clustered development / sharing of parking, signs, ingress, egress, or not applicable		2	3		
some clustering and sharing patterns with good separation of facilities		1			
some clustering and sharing patterns with minimal separation of facilities		0			
clustered development with no appreciable sharing of facilities		-1			
unclustered development with no sharing or ability to share facilities		-2			

Robert & Valerie Budd - Nightly Rental		Permit#:	12-03		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
DEVELOPMENT BUFFERING		n/a=	x		
approved and effectively designed landscaped buffers between structures and all roads		2	3		
minimal landscaped buffering, but compensates with expanse of land		1			
minimal landscaped buffering		0			
no landscaped buffering, but utilizes expanse of land		-1			
no or inadequate buffering or separation by land		-2			
Services - Capacity and Access					
TRAFFIC		n/a=			
no impact or insignificant impact on current traffic flows		0	2	0	0
traffic flow increases expected but manageable using existing roads and road accesses		-1			
traffic flow increases exceed current road capacities		-2			
EMERGENCY SERVICES		n/a=			
structure size and/or access can be serviced by emergency equipment		0	5	0	0
structure size and/or access may impede but not hinder serviceability		-1			
structure size and/or access could be problematic or non-serviceable		-2			
RIGHT-OF-WAY OF EXISTING ROADS		n/a=			
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 SYSTEM SERVICE		n/a=			
central water system meeting DNR requirements for capacity, storage, design, etc.		2	3	1	3
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		n/a=			
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 INFRASTRUCTURE		n/a=	x		
paved and dedicated walkways (no bicycles) provided throughout development		2	4		
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			

Robert & Valerie Budd - Nightly Rental

Permit#:

12-03

**Division III Relative Policy Scoring Sheet:
Western Taney County**

Performance Value	Importance Factor	Score	Section Score
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PEDESTRIAN SAFETY	n/a=	x			
separation of pedestrian walkways from roadways by landscape or structural buffer		2	2		
separation of pedestrian walkways from roadways by open land buffer		1			
pedestrian walkways abut roadways with no buffering / protection		0			
BICYCLE CIRCULATION	n/a=	x			
dedicated / separate bike-ways with signage, bike racks, trails		2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs		1			
no designated bike-ways		0			
UNDERGROUND UTILITIES	n/a=				
all utilities are provided underground up to each building / structure		2	4	2	8
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			
Open-Space Density					
USABLE OPEN SPACE	n/a=	x			
residential developments (>25 units) include more than 25% open recreational space		2	2		
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	n/a=				
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	n/a=	x			
restrictive covenants provide for weekly disposal for each occupied structure		0	5		
services available but not a requirement documented in covenants		-1			
not applicable / no pick-up service provided		-2			

Total Weighted Score= -10

Maximum Possible Score= 43

Actual Score as Percent of Maximum= -23.3%

Number of Negative Scores= 5

Negative Scores as % of All Applicable Scores= 41.7%

Scoring Performed by:

Bob Atchley / Bonita Kisse

Date:

March 22, 2012

Project: Robert & Valerie Budd - Nightly Rental

Permit: 12-03

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	43	-10	-23.3%	5	41.7%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	25	-15	3	42.9%
sewage disposal	10	5		
off-site nuisances	0	-5		
diversification	10	0		
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	8	4		
slopes				
use compatibility	0	-4		
pedestrian circulation				
underground utilities	8	8		
Importance Factor 3	6	3		
soil limitations				
building bulk/scale				
waste containers screening				
outdoor equip storage				
industrial buffer / screening				
right to farm				
right to operate				
mixed-use developments				
development patterns				
development buffering				
water system service	6	3		
Importance Factor 2	4	-2	1	50.0%
wildlife habitat and fisheries				
air quality				
building materials				
residential buffer / screening	4	-2		
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
lot coverage				
rooftop vents / equipment				
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kisse*
 Date: *March 22, 2012*

Project: Robert & Valerie Budd - Nightly Rental

Permit#: 12-03

Policies Receiving a Negative Score	
Importance Factor 5:	off-site nuisances emergency water supply waste disposal service
Importance Factor 4:	use compatibility
Importance Factor 3:	none
Importance Factor 2:	residential buffer / screening
Importance Factor 1:	none

Scoring by: Bob Atchley / Bonita Kisse

Date: March 22, 2012



**TANEY COUNTY
PLANNING COMMISSION
DIVISION III STAFF REPORT**

HEARING DATE: April 9, 2012

CASE NUMBER: 2012-0004

APPLICANT: Lianne Milton – Branson Hills Realty

LOCATION: The subject property is located at 121 Yale Street, Branson, MO, Branson Township; Section 17, Township 23, Range 21.

REQUEST: The applicant Lianne Milton is requesting approval of a Division III Permit allowing for Branson Hills Realty to relocate their existing real estate office to the residence, located at 121 Yale Street.

BACKGROUND and SITE HISTORY:

The subject property consists of Lot 8 of the Country Park Subdivision. The approximately .38 acre site (16,553 Square feet - per the Assessor's information) contains an existing residence and an existing off-premise (billboard) sign.

On December 21, 2011 the Taney County Board of Adjustment heard a variance request from Lianne Milton seeking a variance from Section 6.1.3 and Table J-2 of the Taney County Development Guidance Code from the natural vegetative buffer requirements of the Development Guidance Code in order to allow for the provision of a 6 foot tall opaque (privacy) fence in lieu of the natural vegetative buffer between the property in question and the adjoining residence to the north. With all five Board members present, the Board of Adjustment voted unanimously to approve the variance request.

On January 17, 2012 the Taney County Planning Commission denied the previous Division III Application concerning this same parcel of land by a vote of four to two, based upon the limited parking area and the listing of uses which were believed to be incompatible with the surrounding area.

On March 15, 2012 the Taney County Commission approved a series of amendments to the Development Guidance Code including a provision which allows for, "A privacy fence, wall, landscaped earthen berm or other screening device found to be appropriate by the Planning Commission may be utilized in lieu of the required twenty-five (25) wide landscaped buffer."

The applicant has re-applied for a Division III Permit, narrowing the scope of the request, by seeking approval strictly for a real estate office, with a total of three (3) employees.

The current application was approved for Concept on March 19, 2012.

GENERAL DESCRIPTION:

The applicant is seeking Division III Permit approval in order to allow Branson Hills Realty to relocate from an existing location in Branson to the existing residential structure located at 121 Yale Street, Branson, MO.

REVIEW:

The representatives are proposing to utilize the existing circle driveway which accesses both Yale Street and Sunrise Drive.

Parking will be provided along the existing circle drive with a small parking area also being established via a small, contiguous lot which was a former community well lot. The representative has stated that the well lot is being deeded back to the property in question by the home owners association. Per the on-site parking provisions of the Taney County Development Guidance Code, 1 space is required for every 300 square feet of real estate office space. The approximate square footage of the building is not indicated via the Assessor's information; however the representative has indicated that the real estate office currently consists of a single agent and two administrative staff.

The representative has indicated that the community well was properly capped, upon connection to the Central Water District # 3. However, upon inspection of the site, it appears that abandoned well has not been plugged per MoDNR specifications, with the plumbing and electrical connections still being in place.

The applicant is proposing to erect a 6 foot tall opaque (privacy) fence in lieu of the natural vegetative buffer between the property in question and the adjoining residence to the north.

The existing residence is currently served by Public Water Supply District #3 and a wastewater system which appears to serve the three existing homes located on Yale Street. It appears that the current wastewater system serving the three homes may be surfacing. The representative has indicated that the existing wastewater system will be repaired / replaced.

The adjoining property immediately to the north is a single-family residence. U.S. Highway 65 is adjoining to the east. To the south and west is an approved expansion of the Branson Hills Development within the City limits of Branson.

The project received a score of 2 on the Policy Checklist, out of a maximum possible score of 43. The relative policies receiving a negative score consist of emergency water supply, solid waste disposal service and use compatibility.

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.
 2. Compliance letters from the Fire District and the Missouri Department of Health and Senior Services / Taney County On-site Wastewater Inspector regarding the repair/replacement of the wastewater system.
 3. Compliance letter from the Missouri Department of Natural Resources indicating that the community well has been properly plugged.
 4. A 6 foot tall opaque (privacy) fence shall be erected between the property in question and the adjoining residence to the north.
 5. No outside storage of equipment or solid waste materials.
 6. This decision is subject to all existing easements.
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7. 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).

Division III Relative Policy Scoring Sheet:
Western Taney County

Performance Value	Importance Factor	Score	Section Score
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Water Quality

SEWAGE DISPOSAL	n/a=				
centralized system		2	5	0	0
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

SOIL LIMITATIONS	n/a=	x			
no known limitations		0	3		
potential limitations but mitigation acceptable		-1			
mitigation inadequate		-2			

SLOPES	n/a=	x			
NOTE: if residential, mark "x" in box.....			4		
development on slope under 30%		0			
slope exceeds 30% but is engineered and certified		-1			
slope exceeds 30% and not engineered		-2			

WILDLIFE HABITAT AND FISHERIES	n/a=	x			
no impact on critical wildlife habitat or fisheries issues		0	2		
critical wildlife present but not threatened		-1			
potential impact on critical wildlife habitat or fisheries		-2			

AIR QUALITY	n/a=				
cannot cause impact		0	2	0	0
could impact but appropriate abatement installed		-1			
could impact, no abatement or unknown impact		-2			

Land Use Compatibility

OFF-SITE NUISANCES	n/a=				
no issues or nuisance(s) can be fully mitigated		0	5	0	0
buffered and minimally mitigated		-1			
cannot be mitigated		-2			

Compatibility Factors

USE COMPATIBILITY	n/a=				
no conflicts / isolated property		0	4	-1	-4
transparent change / change not readily noticeable		-1			
impact readily apparent / out of place		-2			

**Division III Relative Policy Scoring Sheet:
Western Taney County**

		Performance Value	Importance Factor	Score	Section Score
LOT COVERAGE	n/a=	x			
lot coverage compatible with surrounding areas		0	1		
lot coverage exceeds surrounding areas by less than 50%		-1			
lot coverage exceeds surrounding areas by more than 50%		-2			
BUILDING BULK AND SCALE	n/a=	x			
bulk / scale less than or equivalent to surrounding areas		0	3		
bulk / scale differs from surrounding areas but not obtrusive		-1			
bulk / scale significantly different from surrounding areas / obtrusive		-2			
BUILDING MATERIALS	n/a=	x			
proposed materials equivalent to existing surrounding structures		0	2		
proposed materials similar and should blend with existing structures		-1			
materials differ from surrounding structures and would be noticeable		-2			
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS	n/a=	x			
no rooftop equipment or vents		2	1		
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS	n/a=	x			
no on-site waste containers		2	3		
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.	n/a=	x			
no outdoor storage of equipment, materials, etc., or outdoor work areas		2	3		
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	n/a=				
approved landscaped buffer between homes and all streets / roads / highways		2	2	2	4
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			

Branson Hills Realty - Lot 8, Country Park		Permit#:	12-04		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
LANDSCAPED BUFFERS - INDUSTRIAL		n/a=	x		
approved landscaped buffer from public roads		0	3		
minimal landscaped buffer, but compensates with expanse of land		-1			
no landscaped buffer from public roads		-2			
Local Economic Development					
RIGHT TO FARM		n/a=	x		
does not limit existing agricultural uses / does not cause nuisance, predation		0	3		
does not limit existing agricultural uses, but may result in minor nuisance		-1			
potential impact(s) on existing agricultural land		-2			
RIGHT TO OPERATE		n/a=	x		
no viable impact on existing industrial uses by residential development		0	3		
potential impact but can be mitigated		-1			
potential impact on existing industrial uses with no mitigation		-2			
DIVERSIFICATION		n/a=			
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	5	1	5
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY		n/a=	x		
privacy provided by structural design, or not applicable		2	2		
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0			
privacy provided by open space		-1			
no acceptable or effective privacy buffering		-2			
MIXED-USE DEVELOPMENTS		n/a=	x		
uses / functions are compatible or not applicable		2	3		
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0			
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatibility factors		-2			
Commercial Development					
DEVELOPMENT PATTERNS		n/a=	x		
clustered development / sharing of parking, signs, ingress, egress, or not applicable		2	3		
some clustering and sharing patterns with good separation of facilities		1			
some clustering and sharing patterns with minimal separation of facilities		0			
clustered development with no appreciable sharing of facilities		-1			
unclustered development with no sharing or ability to share facilities		-2			

Branson Hills Realty - Lot 8, Country Park		Permit#:	12-04		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
DEVELOPMENT BUFFERING		n/a=	x		
approved and effectively designed landscaped buffers between structures and all roads		2	3		
minimal landscaped buffering, but compensates with expanse of land		1			
minimal landscaped buffering		0			
no landscaped buffering, but utilizes expanse of land		-1			
no or inadequate buffering or separation by land		-2			
Services - Capacity and Access					
TRAFFIC		n/a=			
no impact or insignificant impact on current traffic flows		0	2	-1	-2
traffic flow increases expected but manageable using existing roads and road accesses		-1			
traffic flow increases exceed current road capacities		-2			
EMERGENCY SERVICES		n/a=			
structure size and/or access can be serviced by emergency equipment		0	5	0	0
structure size and/or access may impede but not hinder serviceability		-1			
structure size and/or access could be problematic or non-serviceable		-2			
RIGHT-OF-WAY OF EXISTING ROADS		n/a=			
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 SYSTEM SERVICE		n/a=			
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		n/a=			
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 INFRASTRUCTURE		n/a=	x		
paved and dedicated walkways (no bicycles) provided throughout development		2	4		
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			

**Division III Relative Policy Scoring Sheet:
Western Taney County**

		Performance Value	Importance Factor	Score	Section Score
PEDESTRIAN SAFETY	n/a=	x			
separation of pedestrian walkways from roadways by landscape or structural buffer		2	2		
separation of pedestrian walkways from roadways by open land buffer		1			
pedestrian walkways abut roadways with no buffering / protection		0			
BICYCLE CIRCULATION	n/a=	x			
dedicated / separate bike-ways with signage, bike racks, trails		2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs		1			
no designated bike-ways		0			
UNDERGROUND UTILITIES	n/a=				
all utilities are provided underground up to each building / structure		2	4	2	8
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			
Open-Space Density					
USABLE OPEN SPACE	n/a=	x			
residential developments (>25 units) include more than 25% open recreational space		2	2		
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	n/a=				
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	n/a=	x			
restrictive covenants provide for weekly disposal for each occupied structure		0	5		
services available but not a requirement documented in covenants		-1			
not applicable / no pick-up service provided		-2			

Total Weighted Score= 2

Maximum Possible Score= 43

Actual Score as Percent of Maximum= 4.7%

Number of Negative Scores= 4

Negative Scores as % of All Applicable Scores= 30.8%

Scoring Performed by:

Bob Atchley / Bonita Kisse

Date:

March 22, 2012

Project: Branson Hills Realty - Lot 8, Country Park

Permit#: 12-04

Policies Receiving a Negative Score	
Importance Factor 5:	emergency water supply waste disposal service
Importance Factor 4:	use compatibility
Importance Factor 3:	none
Importance Factor 2:	traffic
Importance Factor 1:	none

Scoring by: Bob Atchley / Bonita Kissee

Date: March 22, 2012

Project: Branson Hills Realty - Lot 8, Country Park Permit: 12-04

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	43	2	4.7%	4	30.8%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	25	-10	2	28.6%
sewage disposal	10	0		
off-site nuisances	0	0		
diversification	10	5		
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	8	4	1	50.0%
slopes				
use compatibility	0	-4		
pedestrian circulation				
underground utilities	8	8		
Importance Factor 3	6	6		
soil limitations				
building bulk/scale				
waste containers screening				
outdoor equip storage				
industrial buffer / screening				
right to farm				
right to operate				
mixed-use developments				
development patterns				
development buffering				
water system service	6	6		
Importance Factor 2	4	2	1	33.3%
wildlife habitat and fisheries				
air quality	0	0		
building materials				
residential buffer / screening	4	4		
residential privacy				
traffic	0	-2		
pedestrian safety				
usable open space				
Importance Factor 1				
lot coverage				
rooftop vents / equipment				
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kissee*
 Date: *March 22, 2012*



TANEY COUNTY PLANNING COMMISSION DIVISION III STAFF REPORT

HEARING DATE: April 9, 2012

CASE NUMBER: 2011-0005

APPLICANT: American Sportsman Holdings Company

PROJECT: Bass Pro Shops Outdoor Academy at Big Cedar

LOCATION: The subject property is bounded by Tate Road to the West, Jones Road to the East and State Highway 86 to the North, Oliver Township; Sections 13, 14, 23 and 24 Township 21, Range 22.

REQUEST: The applicant, American Sportsman Holdings Company is requesting approval of a Division III Permit allowing for the development of the Bass Pro Shops Outdoor Academy at Big Cedar.

BACKGROUND and SITE HISTORY:

During the concept hearing this development was presented encompassing a total of approximately +/- 1048.68 acres. However, the applicant has requested to remove the +/- 103 acre parcel (Parcel # 19-6.0-13-001-005-001.000) that is located north of State Highway 86 from this Division III application. Therefore the subject property consists of a total of +/- 945.68 acres. The approximately 945.68 acre site is comprised primarily of large parcels but also contains approximately half of the Ozarks Paradise Village Subdivision and a +/- 124.37 acre parcel that was approved as Little Cedar Hollow Estates under Division III Permit #06-47. The Ozarks Paradise Village is a residential subdivision which was platted in the 1960's. The Little Cedar Hollow Estates was approved by the Planning Commission on September 18, 2006 with 102 single-family residential lots, a clubhouse, walking trails and boat dock access.

On April 2, 2012 the County Commission voted to approve a petition seeking to vacate the road rights-of-way within the portion of the Ozarks Paradise Village owned by the American Sportsman Holdings Company.

On May 5, 2010 Land Disturbance Permit # 10-07 was issued allowing for the disturbance of 36 acres, with Land Disturbance Permit # 10-09 being issued on July 8, 2010 allowing for the disturbance of 300 acres.

Eddie Wolfe has indicated that should the Division III Application be approved that a new property description will be provided. The staff is recommending that an amended

plat of the property in question be submitted to the Planning Department, including that portion of the property currently platted as the Ozarks Paradise Village.

The current application was approved for Concept on March 19, 2012. Initially the applicant was also requesting approval for a 100 slot RV Park. The applicant has requested to remove the RV Park use from this application. The applicant will be utilizing the recently purchased Gauges Mariana as an RV and Campground Area.

GENERAL DESCRIPTION:

The proposed Bass Pro Shops Outdoor Academy at Big Cedar will be located on a total of +/- 945.68 acres. The proposed development will feature a Visitor's Center & Horse Stables Area, the Main Lodge & Shooting Ranges, the Outpost Pavilion, Wedding Chapel and a Lakefront Kid's Camp. The applicant has stated that this proposed project will include the following uses:

- Hiking / Nature Trails (including Night Hikes)
- Archery / Sporting Clays / Trap and Skeet / Target Shooting / Air Guns
- ATV Tours
- Chuck Wagons
- Weddings
- Family Reunions
- Corporate Events – Board Meetings / Retreats/ Teambuilding Events (Fishing Tournaments, Scavenger Hunts)
- Annual Events to include a 5K Run, 10K Run and a Tie in with the Bass Pro Shops Outdoor Fitness Festival
- Field Trips
- Canoeing
- Boat Rentals
- Horseback Riding
- Repelling / Rock Climbing
- Overnight Camping
- Kayaking Instruction
- Fishing Instruction
- Night Bow Fishing
- Mountain Biking
- Paint Ball
- Ropes Course
- Instructional Courses on Cooking Wild Game (Cook What You Shoot)
- Corn Maze
- Backpacking
- Stargazing
- Interpretive Tours
- Central Lodge
- Outpost Cabin by the Lake
- Kids Camp Area
- Quail and Pheasant Hunting
- Release Bird Shooting Area

REVIEW:

The applicant is proposing to utilize the existing entrance off of State Highway 86 as the primary entrance to the Outdoor Academy. The applicant has indicated that Jones Road will only be utilized to provide access to the proposed boat docks that will be developed in the area that was previously approved as the Little Cedar Hollow Estates. The applicant has stated that every effort will be made to ensure that guests access the boat docks via trail or by boat.

Paved parking lots will be provided in close proximity to the Visitor's Center & Horse Stables Area, as indicated on the submitted conceptual site plan, directly west of the main entrance off of State Highway 86. The applicant has indicated that a total of 363 parking spaces (with 9 handicapped accessible spaces) will be provided. The number of proposed parking spaces was based upon the on-site parking provisions of the Taney County Development Guidance Code for restaurants, bars, clubs, bowling alleys and similar uses. This minimum on-site parking requirement is for 1 space for every 30 square feet of floor area used for assembly, dancing, recreation etc. Per the conceptual site plan the total square footage of the floor area of all of the buildings within the Outdoor Academy will be approximately 10,000 square feet. The parking provisions within the Development Guidance Code for restaurants, bars, clubs, bowling alleys and similar uses actually require the largest number of spaces per square footage floor area of any commercial use.

Guests will park their automobiles at the parking lots near the Visitor's Center & Horse Stables Area. The only vehicles which will utilize the main road into the Lodge and other areas will be delivery vehicles. Guest access to the rest of the property will be provided via a series of hiking, horseback riding, ATV and mountain bike trails, many of which have already been established on the property. The horses and ATVs utilized on the trail systems will be provided by the applicant. Mountain bikes will be available for rent but riders will also have the ability to ride their personal mountain bikes on the trails as well. The ATVs will be equipped with technologies which will be designed to ensure that drivers do not leave secure areas.

All of the shooting ranges will be located near the Main Lodge approximately at the center of the +/- 945.68 acre property. These ranges will include the following: trap & skeet, archery, a clay course and wing shoot. A steel shot recovery system will be devised in order to ensure that the shot is recovered from the natural environment. The applicant has indicated that the closest adjoining property will be approximately 2,500 feet from the center of the shooting range area. The applicant submitted a sound study to the Planning Department office which indicates that the off-site noise generated from the shooting range will be no louder than the sound currently generated from other existing sources.

The applicant has received Missouri Department of Conservation approval of a Game Bird Hunting Preserve Permit for quail and pheasant, which has been held for the past three years. The applicant has cleared trees along the ridge tops and grubbed existing vegetation in order to replant native grasses to promote upland game wildlife habitat.

The Main Lodge will serve as a hunting retreat and will include approximately 15–20 guest rooms, a restaurant and eating area and bowling alley. The applicant has indicated that the Lodge will be constructed largely from an existing, off-site historic (150 year old) barn; which will be transported to the site and reassembled.

On February 21, 2012 the applicant applied for a MoDNR construction permit seeking to complete the central waste water treatment plant that was previously approved by the MoDNR to serve the 102 single-family residential lots within the Little Cedar Hollow Estates. This construction of the waste water plant is approximately 80% complete. The MoDNR is in the process of reviewing the construction permit. The applicant is proposing to utilize the existing waste water treatment plant to serve the Outdoor Academy.

The applicant has indicated that the Outdoor Academy will create a number of year-round and part-time jobs. A number of jobs will also be created by the planning, design and construction of the project.

There are two large overhead electric transmission lines that currently bisect the property. However, all electric utilities serving the development will be placed underground.

The adjoining property immediately to the north is State Highway 86, agricultural and residential. The adjoining property to the west, east and south is primarily agricultural and light residential.

The project received a score of 53 on the Policy Checklist, out of a maximum possible score of 71. The relative policies receiving a negative score consist of solid waste disposal service, use compatibility and traffic.

STAFF RECOMMENDATIONS:

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 and the Taney County Road Standards that include plans for the following:
 - a. Stormwater management (Appendix B Item 3)
 - b. Utility easements and building line setbacks (Table 12)
 - c. Improvements with scale of buildings, streets, onsite parking and utilities.(Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts, Missouri Department of Transportation (MoDOT), Missouri Department of Natural Resources (MoDNR), including all other entities which have requirements governing a development of this nature.(Chapter VI-VII)
3. No outside storage of equipment or 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 (Chapter 3 Sec. I Item B).
6. Prior to issuing Certificates of Compliance (C of Cs) a copy of the MoDNR operating permit for the central waste water treatment plant shall be presented to the Taney County Planning Department.
7. The installation of sewer service lines shall be inspected by the Taney County Wastewater Inspector in conjunction with the Missouri Department of Health and Senior Services.
8. A new property description shall be provided for the entire property via an Amended Plat, including that portion of the property currently platted as the Ozarks Paradise Village.
9. The amended plat shall reflect that any road right-of-way within the Ozarks Paradise Village which continues to serve a property owned by a party not affiliated with the American Sportsman Holding shall terminate in either a cul-de-sac or hammerhead in compliance with the provisions of the Taney County Road Standards.
10. 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).

Bass Pro Shops Outdoor Academy		Permit#:	12-05		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
Water Quality					
SEWAGE DISPOSAL		n/a=			
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					
SOIL LIMITATIONS		n/a=			
no known limitations		0	3	0	0
potential limitations but mitigation acceptable		-1			
mitigation inadequate		-2			
SLOPES		n/a=			
NOTE: if residential, mark "x" in box.....					
development on slope under 30%		0	4	0	0
slope exceeds 30% but is engineered and certified		-1			
slope exceeds 30% and not engineered		-2			
WILDLIFE HABITAT AND FISHERIES		n/a=			
no impact on critical wildlife habitat or fisheries issues		0	2	0	0
critical wildlife present but not threatened		-1			
potential impact on critical wildlife habitat or fisheries		-2			
AIR QUALITY		n/a=			
cannot cause impact		0	2	0	0
could impact but appropriate abatement installed		-1			
could impact, no abatement or unknown impact		-2			
Land Use Compatibility					
OFF-SITE NUISANCES		n/a=			
no issues or nuisance(s) can be fully mitigated		0	5	0	0
buffered and minimally mitigated		-1			
cannot be mitigated		-2			
Compatibility Factors					
USE COMPATIBILITY		n/a=			
no conflicts / isolated property		0	4	-1	-4
transparent change / change not readily noticeable		-1			
impact readily apparent / out of place		-2			

Bass Pro Shops Outdoor Academy		Permit#:	12-05		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
LOT COVERAGE		n/a=			
lot coverage compatible with surrounding areas		0	1	0	0
lot coverage exceeds surrounding areas by less than 50%		-1			
lot coverage exceeds surrounding areas by more than 50%		-2			
BUILDING BULK AND SCALE		n/a=			
bulk / scale less than or equivalent to surrounding areas		0	3	0	0
bulk / scale differs from surrounding areas but not obtrusive		-1			
bulk / scale significantly different from surrounding areas / obtrusive		-2			
BUILDING MATERIALS		n/a=			
proposed materials equivalent to existing surrounding structures		0	2	0	0
proposed materials similar and should blend with existing structures		-1			
materials differ from surrounding structures and would be noticeable		-2			
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS		n/a=			
no rooftop equipment or vents		2	1	1	1
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS		n/a=			
no on-site waste containers		2	3	1	3
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.		n/a=			
no outdoor storage of equipment, materials, etc., or outdoor work areas		2	3	1	3
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		n/a=	x		
approved landscaped buffer between homes and all streets / roads / highways		2	2		
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			

Bass Pro Shops Outdoor Academy		Permit#:	12-05		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
LANDSCAPED BUFFERS - INDUSTRIAL		n/a=	x		
approved landscaped buffer from public roads		0	3		
minimal landscaped buffer, but compensates with expanse of land		-1			
no landscaped buffer from public roads		-2			
Local Economic Development					
RIGHT TO FARM		n/a=			
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		n/a=			
no viable impact on existing industrial uses by residential development		0	3	0	0
potential impact but can be mitigated		-1			
potential impact on existing industrial uses with no mitigation		-2			
DIVERSIFICATION		n/a=			
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	5	2	10
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY		n/a=	x		
privacy provided by structural design, or not applicable		2	2		
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0			
privacy provided by open space		-1			
no acceptable or effective privacy buffering		-2			
MIXED-USE DEVELOPMENTS		n/a=			
uses / functions are compatible or not applicable		2	3	2	6
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0			
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatibility factors		-2			
Commercial Development					
DEVELOPMENT PATTERNS		n/a=			
clustered development / sharing of parking, signs, ingress, egress, or not applicable		2	3	2	6
some clustering and sharing patterns with good separation of facilities		1			
some clustering and sharing patterns with minimal separation of facilities		0			
clustered development with no appreciable sharing of facilities		-1			
unclustered development with no sharing or ability to share facilities		-2			

Bass Pro Shops Outdoor Academy		Permit#:	12-05		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
DEVELOPMENT BUFFERING		n/a=			
approved and effectively designed landscaped buffers between structures and all roads		2	3	2	6
minimal landscaped buffering, but compensates with expanse of land		1			
minimal landscaped buffering		0			
no landscaped buffering, but utilizes expanse of land		-1			
no or inadequate buffering or separation by land		-2			
Services - Capacity and Access					
TRAFFIC		n/a=			
no impact or insignificant impact on current traffic flows		0	2	-1	-2
traffic flow increases expected but manageable using existing roads and road accesses		-1			
traffic flow increases exceed current road capacities		-2			
EMERGENCY SERVICES		n/a=			
structure size and/or access can be serviced by emergency equipment		0	5	0	0
structure size and/or access may impede but not hinder serviceability		-1			
structure size and/or access could be problematic or non-serviceable		-2			
RIGHT-OF-WAY OF EXISTING ROADS		n/a=			
greater than 50 ft. right-of-way		1	5	1	5
50 ft. right-of-way		0			
40 ft. right-of-way		-1			
less than 40 ft. right-of-way		-2			
Internal Improvements					
WATER SYSTEM SERVICE		n/a=			
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		n/a=			
fire hydrant system throughout development with adequate pressure and flow		0	5	0	0
fire hydrant system with limited coverage		-1			
no fire hydrant system		-2			
PEDESTRIAN CIRCULATION INFRASTRUCTURE		n/a=	x		
paved and dedicated walkways (no bicycles) provided throughout development		2	4		
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			

Bass Pro Shops Outdoor Academy		Permit#:	12-05		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
PEDESTRIAN SAFETY		n/a=	x		
separation of pedestrian walkways from roadways by landscape or structural buffer			2		
separation of pedestrian walkways from roadways by open land buffer			1	2	
pedestrian walkways abut roadways with no buffering / protection			0		
BICYCLE CIRCULATION		n/a=	x		
dedicated / separate bike-ways with signage, bike racks, trails			2	1	
bicycle lanes shared with pedestrian walkways but separated by markings / signs			1		
no designated bike-ways			0		
UNDERGROUND UTILITIES		n/a=			
all utilities are provided underground up to each building / structure			2		
all utilities traverse development underground but may be above ground from easement			1		
utilities above ground but / over designated easements			0	4	2
utilities above ground and not within specific easements			-1		8
no specific management of utilities			-2		
Open-Space Density					
USABLE OPEN SPACE		n/a=	x		
residential developments (>25 units) include more than 25% open recreational space			2	2	
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		n/a=			
weekly service is available and documentation of availability provided			0		
weekly service reportedly available but not documented			-1	5	-1
centralized, on-site trash collection receptacles available			-2		-5
SOLID WASTE DISPOSAL SERVICE COMMITMENT		n/a=	x		
restrictive covenants provide for weekly disposal for each occupied structure			0	5	
services available but not a requirement documented in covenants			-1		
not applicable / no pick-up service provided			-2		

Total Weighted Score= 53

Maximum Possible Score= 71

Actual Score as Percent of Maximum= 74.6%

Number of Negative Scores= 3

Negative Scores as % of All Applicable Scores= 11.5%

Scoring Performed by:

Bob Atchley / Bonita Kissee

Date:

March 22, 2012

Project: Bass Pro Shops Outdoor Academy

Permit#: 12-05

Policies Receiving a Negative Score	
Importance Factor 5:	waste disposal service
Importance Factor 4:	use compatibility
Importance Factor 3:	none
Importance Factor 2:	traffic
Importance Factor 1:	none

Scoring by: Bob Atchley / Bonita Kissee

Date: March 22, 2012

Project: Bass Pro Shops Outdoor Academy

Permit: 12-05

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	71	53	74.6%	3	11.5%

	Max. Possible	As Scored	Negative Scores			
			Number of	Percent		
Importance Factor 5	25	20	1	14.3%		
sewage disposal	10	10				
off-site nuisances	0	0				
diversification	10	10				
emergency services	0	0				
right-of-way/roads	5	5				
emergency water supply	0	0				
waste disposal service	0	-5				
waste disposal commitment						
Importance Factor 4	8	4			1	33.3%
slopes	0	0				
use compatibility	0	-4				
pedestrian circulation						
underground utilities	8	8				
Importance Factor 3	36	30				
soil limitations	0	0				
building bulk/scale	0	0				
waste containers screening	6	3				
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	6				
development buffering	6	6				
water system service	6	6				
Importance Factor 2	0	-2			1	25.0%
wildlife habitat and fisheries	0	0				
air quality	0	0				
building materials	0	0				
residential buffer / screening						
residential privacy						
traffic	0	-2				
pedestrian safety						
usable open space						
Importance Factor 1	2	1				
lot coverage	0	0				
rooftop vents / equipment	2	1				
bicycle circulation						

Scoring by: Bob Atchley / Bonita Kissee
Date: March 22, 2012

Bonita Kisse

From: Scott Saylor [svsaylor@gmail.com]
Sent: Tuesday, April 03, 2012 2:37 PM
To: P&Z
Subject: Comments regarding the Bass Pro Outdoor Academy Project at Big Cedar- Meeting Date Monday April 9

Our Concerns regarding the Bass Pro Shops Outdoor Academy At Big Cedar:

We purchased our home on Jones Road this past September. We will be retiring and moving into this home soon. We cannot attend the meeting in person as we still work full time in Des Moines. We are planning on this property to be our retirement home. Many of the other owners are retirees as well. Jones Road is the only entrance and exit to this neighborhood. It is a narrow road in many places with a blind curve. We were drawn to this area because of it being a quiet, lake side, rural and natural area. The plans listed by this project do not fall under any of those descriptions. We have many of the same concerns as the other neighbors and have listed several of them below. Please consider carefully how this project will impact the many residents of the area! It will most definitely change our quiet, lake neighborhood and NOT for the better! (Such things as Heavy traffic, RV parks, sewage lagoons, and shooting ranges were not something we were looking to retire next too!) Thank you for taking the time to consider all of our concerns, and the concerns of our neighbors.

Comments and Questions on Project: Bass Pro Shops Outdoor Academy at Big Cedar

1. Construction noise from the activities on Big Cedar property near Highway 86 is very obvious at my location on Jones Road. Although periodic shooting does occur in the area, it is not sustained for any appreciable period of time. My concern is that use of the proposed Trap, Skeet, Five Stand, and Sporting Clays course venues will result in an increased and undesirable amount of shooting noise. Periodic shooting noise may be acceptable, but sustained periods of shooting, such as during competitions, could result in impacting our enjoyment of the natural aspects of the area.
 - a. What assurances are we being given that competitions will not be held at the proposed venues?
 - b. What steps is the developer taking to mitigate the noise from the shooting venues?
 - c. What studies of the impact of the shooting noise on the surrounding properties has been performed and what are the results of those studies?
2. What will be the access road for the proposed deluxe RV campground?
Jones Road is extremely narrow in several places and has a blind corner. Persons unfamiliar with the road could present a safety hazard to themselves and local residents. I would invite members of the Planning Commission to take a drive along Jones Road to the proposed location for the RV campground to view the road width and blind corner. If Jones Road will be used to access the proposed RV campground, what steps will be taken by the developer to improve Jones Road for public safety?
3. There would appear to be a number of environmental issues, in addition to the noise and safety issues above.
 - a. What environmental studies have been performed concerning the use of lead shot at the shooting venues and its effect on the lake and local wildlife?
 - b. What studies have been performed to determine the effect of the proposed activities on wildlife movement through the area?
 - c. What studies have been performed to evaluate the effect of an increase in traffic on Jones Road and its effect on the local residents?

d. What studies have been performed to determine the effect of the proposed RV campground on the values of homes and property in the area - specifically along Jones Road in both Taney County and Boone County, AR?

Scott and Vicky Saylor
5610 SW 7th Street
Des Moines, Iowa 50315
515-287-3420

Lake Property located at:
2762 Jones Road
Ridgedale, Mo

Bonita Kissee

From: Clinton Szabo [cwszabo@centurytel.net]
Sent: Tuesday, April 03, 2012 1:44 PM
To: P&Z
Subject: Bass Pro Shops Outdoor Academy at Big Cedar - Comments and Questions

Comments and Questions on Project: Bass Pro Shops Outdoor Academy at Big Cedar

1. Construction noise from the activities on Big Cedar property near Highway 86 is very obvious at my location on Jones Road. Although periodic shooting does occur in the area, it is not sustained for any appreciable period of time. My concern is that use of the proposed Trap, Skeet, Five Stand, and Sporting Clays course venues will result in an increased and undesirable amount of shooting noise. Periodic shooting noise may be acceptable, but sustained periods of shooting, such as during competitions, could result in impacting our enjoyment of the natural aspects of the area.
 - a. What assurances are we being given that competitions will not be held at the proposed shooting venues?
 - b. What steps is the developer taking to mitigate the noise from the shooting venues?
 - c. What studies of the impact of the shooting noise on the surrounding properties has been performed and what are the results of those studies?

2. What will be the access road for the proposed deluxe RV campground? Jones Road is extremely narrow in several places and has a blind corner. Persons unfamiliar with the road could present a safety hazard to themselves and local residents. I would invite members of the Planning Commission to take a drive along Jones Road to the proposed location for the RV campground to view the road width and blind corner. If Jones Road will be used to access the proposed RV campground, what steps will be taken by the developer to improve Jones Road for public safety?

3. There would appear to be a number of environmental issues, in addition to the noise and safety issues above.
 - a. What environmental studies have been performed concerning the use of lead shot at the shooting venues and its effect on the lake and local wildlife?
 - b. What studies have been performed to determine the effect of the proposed activities on wildlife movement through the area?
 - c. What studies have been performed to evaluate the effect of an increase in traffic on Jones Road and its effect on the local residents?
 - d. What studies have been performed to determine the effect of the proposed RV campground on the values of homes and property in the area - specifically along Jones Road in both Taney County and Boone County, AR?

Clinton and Sally Szabo

PO Box 118

2699 Jones Road

Ridgedale, MO



**TANEY COUNTY
PLANNING COMMISSION
DIVISION III STAFF REPORT**

HEARING DATE: April 9, 2012

CASE NUMBER: 2012-0007

APPLICANT: Douglas & Lee Gaar

PROJECT: Triple-G ATV Rides

LOCATION: The subject property is located at 7698 State Highway 176, Walnut Shade, MO; Jasper Township; Section 22, Township 24, Range 21.

REQUEST: The applicants, Douglas & Lee Gaar are requesting approval of a Division III Permit in order to allow for guided All Terrain Vehicle rides at the Triple-G Ranch.

BACKGROUND and SITE HISTORY:

According to the Assessor's information, the existing barn being utilized as the base of operation for the guided ATV rides was constructed in 1989.

The Planning Department received a complaint, indicating that the property at 7698 State Highway 176, Walnut Shade, MO was being utilized for ATV rides without a Division III Permit. The property owners were notified that they would have to seek the approval of a Division III Permit in order to bring their existing guided ATV ride operation into compliance with the provisions of the Development Guidance Code. On February 29, 2012 the Division III Permit application was submitted to the Planning Department seeking approval of a Division III Permit for guided ATV rides at the Triple-G Ranch.

The current application was approved for Concept on March 19, 2012.

GENERAL DESCRIPTION:

The applicants utilize the existing barn located at 7698 State Highway 176 as the base of operation for guided ATV rides on the family's ranch (Triple-G Ranch). The existing barn serves as storage for the ATVs and safety equipment and also serves as the business office. All of the ATVs and the safety equipment are owned by the applicants. No private ATVs are allowed to ride on the property. All riders are given instruction on the operation of their ATV and are required to master a safety course at the barn prior to being given a guided tour of the approximately 500 acre, Triple-G Ranch. If there are more than six riders at any one time then the ride is conducted with two guides. Riders must be 16 year of age and 18 if they will be carrying passengers. The applicants have

indicated that the guided tours are approximately two hour rides. Five guided tours are given per day throughout the summer months. No night time rides are given. The applicants have indicated that the trail does cross the creek; however, riders are not allowed to actually ride in the creek. The trail skirts the perimeter of the property because the applicants continue to also utilize the property for the raising of livestock. The existing barn is located on an approximately 24.5 acre parcel, with the majority of the riding trails being located on the 196.6 +/- acre parcel of land to the east. Currently the business employs 5 contractors, with the majority being members of the family.

REVIEW:

The Triple-G ATV rides are accessed via a MoDOT approved entrance directly off of State Highway 176.

The applicants are proposing to continue to utilize the existing customer parking area, which covers the entire width of the front of the existing barn.

The existing trail is buffered by both natural vegetation and a large expanse of land owned by the applicants.

The applicants utilize a port-a-john facility near the barn.

The adjoining property immediately to the north south, east and west is predominantly agricultural and light residential.

The project received a score of -5 on the Policy Checklist, out of a maximum possible score of 49. The relative policies receiving a negative score consist of emergency water supply, solid waste disposal service, development buffering, utilities and screening of solid waste containers.

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.
2. Compliance letters from the Fire Protection District and the Taney County Health Department shall be provided to the Planning Department office.
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).

Triple-G ATV Rides		Permit#:	12-06		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
Water Quality					
SEWAGE DISPOSAL	n/a=	x			
centralized system		2	5		
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	n/a=	x			
on-site stormwater retention and absorption with engineered plans		2	4		
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	n/a=				
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	n/a=				
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	n/a=				
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	n/a=				
no conflicts / isolated property		0	4	0	0
transparent change / change not readily noticeable		-1			
impact readily apparent / out of place		-2			

Triple-G ATV Rides		Permit#:	12-06		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS		n/a=	x		
no rooftop equipment / vents or blocked from view by structure design or screening			0	3	
partially blocked from view			-1		
exposed / not blocked from view			-2		
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS		n/a=			
no on-site waste containers or blocked from view by structure design or screening			0	3	-1
partially blocked from view			-1		
exposed / not blocked from view			-2		
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.		n/a=			
no outdoor storage of equipment, materials, etc., or outdoor work areas			2	3	2
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		n/a=	x		
approved landscaped buffer between homes and all streets / roads / highways			2	2	
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		n/a=	x		
approved landscaped buffer from public roads			0	3	
minimal landscaped buffer, but compensates with expanse of land			-1		
no landscaped buffer from public roads			-2		
Local Economic Development					
AGRICULTURAL LANDS		n/a=			
no conversion of Class I-IV agricultural land to other use(s)			0	1	0
development requires reclassification of Class I-IV agricultural land to other use(s)			-2		
RIGHT TO FARM		n/a=			
does not limit existing agricultural uses / does not cause nuisance, predation			0	3	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		n/a=	x		
no viable impact on existing industrial uses by residential development			0	2	
potential impact but can be mitigated			-1		
potential impact on existing industrial uses with no mitigation			-2		

Triple-G ATV Rides		Permit#:	12-06		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
DIVERSIFICATION		n/a=			
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	4	0	0
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY		n/a=	x		
privacy provided by structural design, or not applicable		2	2		
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0			
privacy provided by open space		-1			
no acceptable or effective privacy buffering		-2			
MIXED-USE DEVELOPMENTS		n/a=	x		
uses / functions are compatible or not applicable		2	3		
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0			
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatibility factors		-2			
Commercial Development					
DEVELOPMENT PATTERN / BUFFERING		n/a=			
approved and effectively designed landscaped buffers between structures and all roads		2	4	-1	-4
minimal landscaped buffering, but compensates with expanse of land		1			
minimal landscaped buffering		0			
no landscaped buffering, but utilizes expanse of land		-1			
no or inadequate buffering or separation by land		-2			
Services - Capacity and Access					
UTILITIES		n/a=			
adequate utilities capacity as evidenced by letter from each utility		0	4	-1	-4
adequate utilities capacity without formal letter from each utility or not from all utilities		-1			
inadequate information to determine adequacy of utilities		-2			
TRAFFIC		n/a=			
no impact or insignificant impact on current traffic flows		0	2	0	0
traffic flow increases expected but manageable using existing roads and road accesses		-1			
traffic flow increases exceed current road capacities		-2			
EMERGENCY SERVICES		n/a=	x		
structure size and/or access can be serviced by emergency equipment		0	3	0	
structure size and/or access may impede but not hinder serviceability		-1			
structure size and/or access could be problematic or non-serviceable		-2			

Triple-G ATV Rides		Permit#:	12-06		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
RIGHT-OF-WAY OF EXISTING ROADS		n/a=			
greater than 50 ft. right-of-way		1	5	1	5
50 ft. right-of-way		0			
40 ft. right-of-way		-1			
less than 40 ft. right-of-way		-2			
Internal Improvements					
WATER SYSTEMS		n/a=	x		
central water system meeting DNR requirements for capacity, storage, design, etc.		2	3		
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		n/a=			
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		n/a=	x		
paved and dedicated walkways (no bicycles) provided throughout development		2	4		
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		n/a=	x		
separation of pedestrian walkways from roadways by landscape or structural buffer		2	2		
separation of pedestrian walkways from roadways by open land buffer		1			
pedestrian walkways abut roadways with no buffering / protection		0			
BICYCLE CIRCULATION		n/a=	x		
dedicated / separate bike-ways with signage, bike racks, trails		2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs		1			
no designated bike-ways		0			
UNDERGROUND UTILITIES		n/a=			
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			

Triple-G ATV Rides		Permit#:	12-06		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
Open-Space Density					
USABLE OPEN SPACE	n/a=	x			
residential developments (>25 units) include more than 25% open recreational space		2	2		
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	n/a=				
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	n/a=	x			
restrictive covenants provide for weekly disposal for each occupied structure		0	5		
services available but not a requirement documented in covenants		-1			
not applicable / no pick-up service provided		-2			

Total Weighted Score= -5

Maximum Possible Score= 49

Actual Score as Percent of Maximum= -10.2%

Number of Negative Scores= 5

Negative Scores as % of Total Score= 14.3%

Scoring Performed by:

Bob Atchley / Bonita Kissee

Date:

March 22, 2012

Project: Triple-G ATV Rides

Permit#: 12-06

Policies Receiving a Negative Score	
Importance Factor 5:	emergency water supply waste disposal service
Importance Factor 4:	development buffering utilities
Importance Factor 3:	screening / waste containers
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *March 22, 2012*

Eastern District Relative Policies: Division III Permit

Project: Triple-G ATV Rides

Permit: 12-06

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	49	-5	-10.2%	5	31.3%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	5	-10	2	66.7%
sewage disposal				
right-of-way / roads	5	5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	32	-4	2	28.6%
stormwater drainage				
air quality	0	0		
off-site nuisances	8	4		
use compatibility	0	0		
diversification	8	0		
development buffering	8	-4		
utilities	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	12	9	1	25.0%
preservation of critical areas	6	6		
screening of rooftop equip				
screening / waste containers	0	-3		
screening of outdoor equip	6	6		
industrial landscape buffers				
right to farm	0	0		
mixed-use developments				
emergency services				
water systems				
Importance Factor 2				
residential landscape buffers				
right to operate				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands	0	0		
bicycle circulation				

Scoring by: Bob Atchley / Bonita Kissee

Date: March 22, 2012



TANEY COUNTY PLANNING COMMISSION DIVISION III STAFF REPORT

HEARING DATE: April 9, 2012

CASE NUMBER: 2012-0007

APPLICANT: John & Deborah Meyer

PROJECT: 248 Take and Bake Pizza Restaurant

LOCATION: The subject property is located at 2722 State Highway 248, Branson, MO; Branson Township; Section 19, Township 23, Range 21.

REQUEST: The applicants, John & Deborah Meyer are requesting approval of a Division III Permit in order to establish a "take and bake" pizza facility within the existing, single-family residential structure located at 2722 State Highway 248, Branson, MO.

BACKGROUND and SITE HISTORY:

The approximately 21,105 square foot (.48 acre) site contains an existing 1,332 square foot residence which was constructed in 1967 (per the Assessor's information). The applicants have been utilizing the property as a rental home.

The current application was approved for Concept on March 19, 2012.

GENERAL DESCRIPTION:

The applicants are proposing to utilize the existing 1,332 square foot residential structure as a "take and bake" pizza restaurant, with living quarters remaining in the back half of the structure for the applicant's adult son (as indicated on the site plan). The proposed "take and bake" pizza restaurant will make pizzas on site which will be picked up and baked in each of the customer's home ovens. If approved, the applicants have stated that the outside appearance of the existing residential structure will be remodeled to more closely resemble a commercial restaurant. The restaurant will initially employ one or two people outside of the Meyer household. The restaurant will accommodate both walk in and drive through customers, with the majority of the customers being drive-through customers. The proposed hours of operation will be seven days a week 11:00 AM to 10:00 PM.

The applicants are proposing to construct a privacy fence along both the northern and southern boundaries of the property. The applicant's currently reside in the home immediately north of the proposal but plan to construct a privacy fence to act as a buffer in the event that the residential property should sell in the future.

The applicants are proposing to grade the area immediately in front of the existing residential structure and remove a number of trees in order to allow the area to be utilized for parking.

The existing residence is currently served by the Public Water Supply District #3 and an on-site septic system. However, the applicants have expressed a willingness to connect to Branson municipal sewer. A municipal sewer line is currently located directly on the property in question.

The adjoining property immediately to the north and south is single-family residential. The property to the west consists of State Highway 248 and a number of commercial uses. The Property immediately to the east is currently a vacant 1.82 acre tract of land.

REVIEW:

The applicants are proposing to improve the existing access off of State Highway 248 and have been in contact with the Missouri Department of Transportation (MoDOT).

The applicants have stated that they will construct 4–5 parking spaces directly in front of the restaurant meeting the on-site parking requirements of the Development Guidance Code.

The existing residence is currently served by an on-site septic system. The applicants plan to connect to Branson municipal sewer.

The project received a score of 4 on the Policy Checklist, out of a maximum possible score of 45. The relative policies receiving a negative score consist of emergency water supply, solid waste disposal service, use compatibility and waste containers 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.
2. Compliance letters from the Fire District, the Taney County Health Department and the Water District.
3. Compliance letter from the Branson Public Works Department, ensuring connection to municipal sewer.
4. A privacy fence shall be constructed along both the northern and southern property line, between the approved commercial use and the adjoining residences.
5. All light sources within the facility shall be arranged so that no direct illumination leaves the site toward adjacent residences.
6. No outside storage of equipment or solid waste materials.
7. This decision is subject to all existing easements.
8. 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).

248 Take & Bake

Permit#:

12-07

Division III Relative Policy Scoring Sheet:
Western Taney County

Performance Value	Importance Factor	Score	Section Score
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Water Quality

SEWAGE DISPOSAL	n/a=				
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

SOIL LIMITATIONS	n/a=	x			
no known limitations		0	3		
potential limitations but mitigation acceptable		-1			
mitigation inadequate		-2			

SLOPES	n/a=	x			
NOTE: if residential, mark "x" in box.....					
development on slope under 30%		0	4		
slope exceeds 30% but is engineered and certified		-1			
slope exceeds 30% and not engineered		-2			

WILDLIFE HABITAT AND FISHERIES	n/a=				
no impact on critical wildlife habitat or fisheries issues		0	2	0	0
critical wildlife present but not threatened		-1			
potential impact on critical wildlife habitat or fisheries		-2			

AIR QUALITY	n/a=				
cannot cause impact		0	2	0	0
could impact but appropriate abatement installed		-1			
could impact, no abatement or unknown impact		-2			

Land Use Compatibility

OFF-SITE NUISANCES	n/a=				
no issues or nuisance(s) can be fully mitigated		0	5	0	0
buffered and minimally mitigated		-1			
cannot be mitigated		-2			

Compatibility Factors

USE COMPATIBILITY	n/a=				
no conflicts / isolated property		0	4	-1	-4
transparent change / change not readily noticeable		-1			
impact readily apparent / out of place		-2			

248 Take & Bake		Permit#:	12-07		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
LOT COVERAGE		n/a=			
lot coverage compatible with surrounding areas		0	1	0	0
lot coverage exceeds surrounding areas by less than 50%		-1			
lot coverage exceeds surrounding areas by more than 50%		-2			
BUILDING BULK AND SCALE		n/a=			
bulk / scale less than or equivalent to surrounding areas		0	3	0	0
bulk / scale differs from surrounding areas but not obtrusive		-1			
bulk / scale significantly different from surrounding areas / obtrusive		-2			
BUILDING MATERIALS		n/a=	x		
proposed materials equivalent to existing surrounding structures		0	2		
proposed materials similar and should blend with existing structures		-1			
materials differ from surrounding structures and would be noticeable		-2			
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS		n/a=	x		
no rooftop equipment or vents		2	1		
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS		n/a=			
no on-site waste containers		2	3	-1	-3
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.		n/a=	x		
no outdoor storage of equipment, materials, etc., or outdoor work areas		2	3		
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		n/a=	x		
approved landscaped buffer between homes and all streets / roads / highways		2	2		
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			

248 Take & Bake		Permit#:	12-07		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
LANDSCAPED BUFFERS - INDUSTRIAL		n/a=			
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					
RIGHT TO FARM		n/a=	x		
does not limit existing agricultural uses / does not cause nuisance, predation		0	3		
does not limit existing agricultural uses, but may result in minor nuisance		-1			
potential impact(s) on existing agricultural land		-2			
RIGHT TO OPERATE		n/a=	x		
no viable impact on existing industrial uses by residential development		0	3		
potential impact but can be mitigated		-1			
potential impact on existing industrial uses with no mitigation		-2			
DIVERSIFICATION		n/a=			
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	5	1	5
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY		n/a=	x		
privacy provided by structural design, or not applicable		2	2		
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0			
privacy provided by open space		-1			
no acceptable or effective privacy buffering		-2			
MIXED-USE DEVELOPMENTS		n/a=	x		
uses / functions are compatible or not applicable		2	3		
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0			
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatibility factors		-2			
Commercial Development					
DEVELOPMENT PATTERNS		n/a=	x		
clustered development / sharing of parking, signs, ingress, egress, or not applicable		2	3		
some clustering and sharing patterns with good separation of facilities		1			
some clustering and sharing patterns with minimal separation of facilities		0			
clustered development with no appreciable sharing of facilities		-1			
unclustered development with no sharing or ability to share facilities		-2			

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Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
DEVELOPMENT BUFFERING		n/a=	x		
	approved and effectively designed landscaped buffers between structures and all roads		2	3	
	minimal landscaped buffering, but compensates with expanse of land		1		
	minimal landscaped buffering		0		
	no landscaped buffering, but utilizes expanse of land		-1		
	no or inadequate buffering or separation by land		-2		
Services - Capacity and Access					
TRAFFIC		n/a=			
	no impact or insignificant impact on current traffic flows		0	2	0
	traffic flow increases expected but manageable using existing roads and road accesses		-1		
	traffic flow increases exceed current road capacities		-2		
EMERGENCY SERVICES		n/a=			
	structure size and/or access can be serviced by emergency equipment		0	5	0
	structure size and/or access may impede but not hinder serviceability		-1		
	structure size and/or access could be problematic or non-serviceable		-2		
RIGHT-OF-WAY OF EXISTING ROADS		n/a=			
	greater than 50 ft. right-of-way		1	5	1
	50 ft. right-of-way		0		
	40 ft. right-of-way		-1		
	less than 40 ft. right-of-way		-2		
Internal Improvements					
WATER SYSTEM SERVICE		n/a=			
	central water system meeting DNR requirements for capacity, storage, design, etc.		2	3	2
	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		n/a=			
	fire hydrant system throughout development with adequate pressure and flow		0	5	-2
	fire hydrant system with limited coverage		-1		
	no fire hydrant system		-2		
PEDESTRIAN CIRCULATION INFRASTRUCTURE		n/a=	x		
	paved and dedicated walkways (no bicycles) provided throughout development		2	4	
	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		

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Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
PEDESTRIAN SAFETY n/a=		x			
separation of pedestrian walkways from roadways by landscape or structural buffer		2	2		
separation of pedestrian walkways from roadways by open land buffer		1			
pedestrian walkways abut roadways with no buffering / protection		0			
BICYCLE CIRCULATION n/a=		x			
dedicated / separate bike-ways with signage, bike racks, trails		2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs		1			
no designated bike-ways		0			
UNDERGROUND UTILITIES n/a=					
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			
Open-Space Density					
USABLE OPEN SPACE n/a=		x			
residential developments (>25 units) include more than 25% open recreational space		2	2		
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 n/a=					
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 n/a=		x			
restrictive covenants provide for weekly disposal for each occupied structure		0	5		
services available but not a requirement documented in covenants		-1			
not applicable / no pick-up service provided		-2			

Total Weighted Score= 4

Maximum Possible Score= 45

Actual Score as Percent of Maximum= 8.9%

Number of Negative Scores= 4

Negative Scores as % of All Applicable Scores= 23.5%

Scoring Performed by:

Bob Atchley / Bonita Kisse

Date:

March 22, 2012

Project: 248 Take & Bake

Permit#: 12-07

Policies Receiving a Negative Score	
Importance Factor 5:	emergency water supply waste disposal service
Importance Factor 4:	use compatibility
Importance Factor 3:	waste containers screening
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *March 22, 2012*

Project: 248 Take & Bake

Permit: 12-07

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	45	4	8.9%	4	23.5%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	25	5	2	28.6%
sewage disposal	10	10		
off-site nuisances	0	0		
diversification	10	5		
emergency services	0	0		
right-of-way/roads	5	5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	8	-4		
slopes				
use compatibility	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	12	3	1	25.0%
soil limitations				
building bulk/scale	0	0		
waste containers screening	6	-3		
outdoor equip storage				
industrial buffer / screening	0	0		
right to farm				
right to operate				
mixed-use developments				
development patterns				
development buffering				
water system service	6	6		
Importance Factor 2				
wildlife habitat and fisheries	0	0		
air quality	0	0		
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: Bob Atchley / Bonita Kissee
Date: March 22, 2012