



TANEY COUNTY PLANNING COMMISSION

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AGENDA
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, JUNE 10, 2013, 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 Hearing:

Veterans Victory Village

Old and New Business:

Tentative

Adjournment.



TANEY COUNTY PLANNING COMMISSION

DIVISION III PERMIT STAFF REPORT

HEARING DATE: June 10, 2013

CASE NUMBER: 2013-0011

PROJECT: Veterans Victory Village

APPLICANT: Marie Fulkerson

REPRESENTATIVES: Nick & Jo Byma

LOCATION: The subject property is located at 2657 Sunset Inn Road, Branson, MO, Scott Township; Sections 15 & 22 Township 23, Range 21.

REQUEST: The representatives, Nick & Jo Byma are requesting approval of a Division III Permit authorizing the development of the Veterans Victory Village, an approximately 245 unit residential housing complex, held in a condominium style of ownership, providing housing for disabled veterans and their families, via a total of seven (7) monolithic dome structures. A number of multi-purpose domes will also be constructed providing year-round activities and services primarily for the disabled veterans and their families.

BACKGROUND and SITE HISTORY:

The representatives have indicated that the Veterans Victory Village will be located upon four (4) adjoining parcels of land, with a total acreage of approximately 139.39 acres (per the Assessor's information). The first parcel of land (08-5.0-22-000-000-003.000) is an approximately 32.4 acres (per the Assessor's information) agricultural parcel of land, containing an existing residence. The second parcel of property (08-5.0-22-000-000-002.000) is an approximately 17 acre agricultural parcel of property (per the Assessor's information). The third parcel of property (08-5.0-15-000-000-034.000) is an approximately 78.42 acre agricultural parcel of property, containing an existing residence and two barn structures (per the Assessor's information). The fourth parcel of property (08-5.0-15-000-000-034.001) is an approximately 11.57 acre agricultural parcel of property (per the Assessor's information).

GENERAL DESCRIPTION:

The proposed Veterans Victory Village will be located on a total of +/- 139.39 acres. This proposed phased development project will be designed specifically to provide housing for Disabled Veterans and their families. Upon completion, the development will include a total of seven (7) residential monolithic dome structures (including one dome which will provide housing to retired veterans), each with a diameter of 220', containing approximately 35 units each (depending on the types of units); for a total of approximately 245 residential units. The representatives have indicated that the retirement dome will be built for retired veterans, who will be employed to assist the veterans and their families as mentors, tutors, therapists, coaches, teachers and counselors. This development will be held in a condominium style of ownership, in which the grounds and infrastructure will be owned and maintained via either a property owners association or a corporation, as common elements. The representatives have indicated that the residential units will be 1, 2 and 3 bedroom units that tenants will be able to lease or purchase. The representatives have indicated that the development will be a multi-functional residential and recreational park. The representatives plan to utilize the vast amount of open space for multiple outdoor activities for both resident and non-resident disabled veterans and their families, allowing for participation in a wide variety of sports, games, competitions and tournaments. The site plan indicates areas for such uses as: baseball fields, lawn bowling, croquet, badminton, paddle tennis, volleyball, handball, tennis courts, field events, RV camping, and a nature trail area for hiking, biking and horseback riding. The development will also include a number of multi-purpose dome structures that will be interspersed throughout the site for year round activities, as enumerated below:

- **Welcome Dome** – This will be a dome that is utilized to make introductions to the families of the disabled veterans, explaining the purpose of the Veterans Victory Village. Informational and educational material will be displayed, PowerPoint presentations will be made to small and large group gatherings and guided tours will be taken of the site. The Welcome Dome may house a restaurant which would cater primarily to the village residents and visitors. The restaurant would employ primarily residents of the village.
- **Grow Dome** – The dome will be adjacent to and function in conjunction with the restaurant within the Welcome Dome. The representatives have indicated that the Grow Dome will function as an ultra-green indoor environment, specifically designed as a walk-through educational garden, with hydroponic, aquaponic and vertical farming systems; operated and maintained by resident gardeners, with the assistance of college students. The representatives have indicated that this area will also include a market for the sales of the fruits and vegetables grown on site.
- **Social Activity Dome** – Designed for family activities and celebrations for residents and their visitors, with several small shops and dining facilities. The dome will include a deck overlooking a pond, featuring a roof top garden for private and social parties with neighbors.

- **Aquatic Dome** – This dome structure will provide a number of aquatic activities for the residents including a competitive pool, YMCA pool, water polo pool and a children’s play pool.
- **Therapy Domes** – Two domes will be designed and made available to accommodate the needs of the disabled veterans for their therapy and treatment.
- **Ladybug and Caterpillar Dome** – Two domes containing a multitude of equipment, play things and activities for disabled and non-disabled children.

REVIEW:

The Veterans Victory Village is a large scale development proposal that will be developed in phases over a number of years, with the submitted Site Plan indicating the development upon completion.

The primary use of the property would be viewed via the parking requirements of the Development Guidance Code as being high-density residential. However, since mixed uses are proposed, the on-site parking space requirements will be required to be determined on a proportional basis, based upon the proposed uses. The parking area will have to be designed based upon these specific uses. Table J-1 of the Development Guidance Code requires 1.5 spaces per two-bedroom dwelling unit with ½ spaces added for a lockout bedroom and ½ spaces added for each additional bedroom. A restaurant use will require 1 space for every 3 fixed seats and/or 30 square feet of floor area used for seating. However, the representatives will have adequate property area to ensure adequate parking. The issuance of each Division II (Commercial Construction) Permit will require the provision of a specific number of parking spaces for that specific use or set of uses being issued a construction permit.

The area in question is not currently served by sewer so as the representatives develop the Veterans Victory Village the wastewater flows will rapidly exceed 3,000 gallons per day wastewater flow, requiring the approval of a wastewater treatment system via the Missouri Department of Natural Resources (MoDNR). The representatives are proposing to utilize a non-discharging wastewater treatment system, in which the gardens, grassland and athletic fields will be irrigated with the treated water from the treatment system.

The area in question is also not currently served by a public water supply. The development will require the construction of a well(s) via the MoDNR permitting process.

The representatives have indicated that the Veterans Victory Village will be created as a *green park*, utilizing a number of very environmentally friendly technologies, including permeable paving in parking and roadway areas; basins for sub-surface water detention, retention and pollution filtration and treatment, water reuse and recycling; non-discharging wastewater treatment system and energy efficient monolithic domes.

The representatives have indicated that they are committed to the completion of the necessary upgrades to Sunset Inn Road. The County Commission does not wish to garner an opinion regarding the project at this time. However, the County Commission has indicated that they will meet with the representatives regarding upgrades to Sunset Inn Road and also the possible acquisition of additional rights-of-way along this corridor, upon the culmination of the Planning Commission Division III Permitting process.

The representatives have indicated that the Veterans Victory Village will be LEED (Leadership in Energy and Environmental Design) certified. Developed by the U.S. Green Building Council, LEED consists of a suite of rating systems utilized for the design, construction and operation of high performance green buildings, homes and neighborhoods. The monolithic domes will be extremely energy efficient.

The adjoining property to the north and west is vacant property owned by the Empire District Electric Company and also Lake Taneycomo. The adjoining property to the south is the National Institute of Marriage. The adjoining property to the east is vacant property owned by the Empire District Electric Company and the College of the Ozarks.

The project received a score of 11 on the Policy Checklist, out of a maximum possible score of 93. The relative policies receiving a negative score consist of road right-of-way, emergency water supply, solid waste disposal service, use compatibility, underground utilities, right to farm, traffic and agricultural lands.

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. Sediment and erosion control (Section 4.1.1)
 - b. Stormwater management (Appendix B Item 3)
 - c. Land Grading Permit for all disturbances of over one acre (Appendix F)
 - d. Utility easements and building line setbacks (Table 12)
 - e. Improvements with scale of buildings, streets, onsite parking and utilities.(Table 6)
 - f. A complete landscape and buffering plan showing the location, size and planting materials for all buffer yards, both adjacent to public rights-of-way and residential properties.
 - g. A lighting plan showing the location, height and other specifications on the lighting to be provided for the development.
 - h. A traffic impact study shall be submitted to the Taney County Road and Bridge Department.
 - i. An engineering public improvement plan shall be submitted to and approved by the Taney County Road and Bridge Department prior to the completion of road improvements to Sunset Inn Road.
2. Compliance letters from the Taney County Road & Bridge Department, the Western Taney County Fire Protection District, the Missouri Department of Natural Resources (MoDNR) and the Missouri Department of Transportation (MoDOT) shall be submitted to the Planning Department Office, including all other entities which have requirements governing a development of this nature (Chapter VI-VII).
3. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
4. A valid MoDNR Construction Permit for the wastewater treatment system, providing for the applicable wastewater flows within the Veterans Victory Village shall be submitted to the Planning Department Office prior to the issuance of applicable Division II Permits.
5. The installation of sewer service lines shall be inspected by the Onsite Wastewater Permitting Division of the Taney County Planning Department in conjunction with the Missouri Department of Health and Senior Services.
6. Prior to the issuance of Division II Permits, the representatives shall submit a MoDNR Construction Permit for a well(s), providing service to the Veterans Victory Village, to the Planning Department Office.

7. Prior to the issuance of Division II Certificates of Conformance (C of Cs), the developer shall make the necessary upgrades to Sunset Inn Road, including the possible acquisition of additional rights-of-way along this corridor, as required by the Taney County Commission.
8. Prior to the issuance of Division II Certificates of Conformance (C of Cs), the developer shall first present a Certificate of Occupancy (C of O) from the Western Taney County Fire Protection District to the Taney County Planning Department Office.
9. Stormwater containment shall be managed via permeable paving and sub-surface water detention as proposed within the submitted project description.
10. Waste water treatment shall be managed via a non-discharging waste water treatment system as proposed within the submitted project description.
11. All light sources within the facility shall be arranged so that no direct illumination leaves the site toward adjacent residential areas or any roadways
12. No outside storage of equipment or solid waste materials.
13. This decision is subject to all existing easements.
14. 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).

Veterans Victory Village		Permit#:	13-11		
Division III Relative Policy Scoring Sheet: Eastern 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					
STORM DRAINAGE	n/a=				
on-site stormwater retention and absorption with engineered plans		2	4	2	8
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	1	3
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	0	0
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	-1	-4
transparent change / change not readily noticeable		-1			
impact readily apparent / out of place		-2			

Division III Relative Policy Scoring Sheet:
Eastern Taney County

	Performance Value	Importance Factor	Score	Section Score
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS n/a=				
no rooftop equipment / vents or blocked from view by structure design or screening	0	3	0	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 or blocked from view by structure design or screening	0	3	0	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	2	6
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	0	0
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	-2	-2
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	-2	-6
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	2	0	0
potential impact but can be mitigated	-1			
potential impact on existing industrial uses with no mitigation	-2			

Veterans Victory Village		Permit#:	13-11		
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	2	8
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	-2	-4
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	3	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			

**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	-2	-10
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=				
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	-1	-5
fire hydrant system with limited coverage	-1			
no fire hydrant system	-2			
PEDESTRIAN CIRCULATION n/a=				
paved and dedicated walkways (no bicycles) provided throughout development	2	4	0	0
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=				
separation of pedestrian walkways from roadways by landscape or structural buffer	2	2	1	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			

Division III Relative Policy Scoring Sheet:
Eastern Taney County

Performance Value	Importance Factor	Score	Section Score
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Open-Space Density

USABLE OPEN SPACE	n/a=			
residential developments (>25 units) include more than 25% open recreational space	2	2	2	4
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=			
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= 11
Maximum Possible Score= 93
Actual Score as Percent of Maximum= 11.8%
Number of Negative Scores= 8
Negative Scores as % of Total Score= 22.9%

Scoring Performed by:

Bob Atchley / Bonita Kisse

Date:

May 24, 2013

Project: **Veterans Victory Village**

Permit#: **13-11**

Policies Receiving a Negative Score	
Importance Factor 5:	right-of-way / roads emergency water supply waste disposal service
Importance Factor 4:	use compatibility utilities
Importance Factor 3:	right to farm
Importance Factor 2:	traffic
Importance Factor 1:	agricultural lands

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *May 24, 2013*

Eastern District Relative Policies: Division III Permit

Project: **Veterans Victory Village**

Permit: **13-11**

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	93	11	11.8%	8	30.8%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	15	-10	3	75.0%
sewage disposal	10	10		
right-of-way / roads	5	-10		
emergency water supply	0	-5		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	48	12	2	22.2%
stormwater drainage	8	8		
air quality	0	0		
off-site nuisances	8	0		
use compatibility	0	-4		
diversification	8	8		
development buffering	8	4		
utilities	0	-4		
pedestrian circulation	8	0		
underground utilities	8	0		
Importance Factor 3	18	9	1	14.3%
preservation of critical areas	6	3		
screening of rooftop equip	0	0		
screening / waste containers	0	0		
screening of outdoor equip	6	6		
industrial landscape buffers				
right to farm	0	-6		
mixed-use developments				
emergency services	0	0		
water systems	6	6		
Importance Factor 2	12	2	1	20.0%
residential landscape buffers	4	0		
right to operate	0	0		
residential privacy				
traffic	0	-4		
pedestrian safety	4	2		
usable open space	4	4		
Importance Factor 1	0	-2	1	100.0%
agricultural lands	0	-2		
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kisse*

Date: *May 24, 2013*

VETERANS VICTORY VILLAGE

2657 Sunset Inn Road, Branson, MO 65616-9766

PROJECT DESCRIPTION

Introduction:

For many Disabled Veterans, *and their families*, returning to their normal life or lifestyle, will be an enormous challenge and a nearly impossible task when rebuilding their futures.

Each member of a Disabled Veteran's family needs *new inspiration*, and the *elimination* of the incredible stress that tears at the fabric of the relationship between parents and the children.

To ultimately become victorious when facing their overwhelming challenges and tasks, focus must be put on *creating an environment* that stimulates their need to become self-reliant.

The Victory Village is an environment created to *minimize* hurt and *maximize* opportunity; consisting of residential domes, where each dome is designed as a 'Community Village', in a unique setting, complete with a myriad of activities for the entire family, while functioning as 'neighborhoods' where the children can play safely and parents can socialize with each other.

The Project:

The Victory Village is situated on 139.4 acres, and has been specifically designed for families of Disabled Veterans, where they can enjoy a luxurious, creative, and independent lifestyle, in unique 1-, 2-, and 3- bedroom apartments, on a lease basis, and with an option to purchase.

Six 220' diameter residential domes, with approximately 35 apartments each – depending on the types of the apartments – will be placed 250' apart from dome structure to dome structure. Each dome will be surrounded by a greenbelt of planters, gardens, and solariums or terraces.

Taking extra care not to disturb the natural character and qualities of the site any more than is absolutely necessary, the Village will be created as a *green park*, with an emphasis on *Nature*:

- **Storm Water Containment** – Parking lots and aisles have GrassPave™ and GravelPave™ permeable paving, including Rainstore™ basins for sub-surface water detention, retention, pollution filtration and treatment, water reuse, and recycling (see Invisible Structures.com).
- **Waste Water Management** – Additional storm water retention will be provided with the creation of one or more deep and aerated ponds – landscaped and maintained like a park. Gardens, grassland, and athletic fields will be irrigated with the clean, recycled water from the Sheaffer System™, where it percolates into the ground and recharges the groundwater.
- **Dome Structures** – Enhanced and integrated with the landscaping of their surroundings, and architecturally and aesthetically pleasing, the Monolithic Domes™ render themselves as *the* ultimate energy-saving, safe, and eco-friendly structures suitable for the Village:
 - ✓ Alternative and Renewable Energy Technology
 - ✓ FEMA compliant community shelters with "Near absolute protection"
 - ✓ Leadership in Energy and Environmental Design (LEEDS®) accredited
 - ✓ Tornado proof, Hurricane proof, Earthquake proof, Fire resistant, and Bomb resistant

The Site:

The Victory Village will be developed as a multi-functional residential and recreational park. First and foremost, it is for the enjoyment and wellbeing of the Disabled Veterans' families, but also for their extended circle of families, relatives, friends, and fellow-veterans' families.

Utilizing the vast amount of open space, and presenting multiple outdoor activities as part of the healing process, opportunities have been created for non-resident Disabled Veterans and their families to participate in a wide variety of sports, games, competitions, and tournaments.

Approximately 17 acres will be cultivated as a camping and picnic area, including RV parking, for family reunions and get-togethers, with a sectioned-off and guarded play area for children. An additional 11 acres of wilderness area will be preserved for the disabled and non-disabled, who enjoy hiking, biking, and horseback riding, on natural and wheelchair-accessible trails.

To optimize the enjoyment of the residents, and accommodate the patronage of their visitors, various multi-purpose domes will be interspersed throughout the site for year-round activities:

- **Social Activity Dome** – Designed for family activities and celebrations for residents and their visitors, with several small shops and dining facilities with a deck overlooking a pond; featuring a roof garden for private and social parties with neighbors, and nightly stargazing.
- **Aquatic Dome:** – An abundance of aquatic activities will play a major role in the process of healing and stimulating the physical and psychological challenges of disabled veterans, as well as in the efforts of reinforcing a healthy relationship between parents and children. Along with a competitive pool, YMCA pool, water polo pool, and a children's play pool, the aquatic activities will include Endless Pools™ for therapy, exercise, and water aerobics.
- **Welcome Dome:** – Prior to the development of the site, introductions need to be made to the families of the Disabled Veterans about the potentiality of becoming residents of the Victory Village, with an explanation of the process of making wounded families whole. Information and educational material will be displayed; PowerPoint presentations will be made to small and large group gatherings; and guided tours will provide a 'feel' of the site.
- **Grow Dome:** – Adjacent to, and in conjunction with a restaurant in the Welcome Dome, the Grow Dome will function as an ultra-green indoor environment, specifically designed as a walk-through educational garden, with hydroponic, aquaponic, and vertical farming systems, operated and maintained by resident gardeners, and assisted by college students.
- **Ladybug and Caterpillar Dome** – A multitude of equipment, play things, and activities for disabled and non-disabled children will add to the wellbeing of the veterans' families.
- **Therapy Dome** – To provide the best environment for the therapy and treatment of the Disabled Veterans, two domes will be specifically designed and made available at all times to accommodate the need for their private and group sessions with professional assistance.
- **Retirement Dome** – In addition to the 6 residential domes for Disabled Veterans' families, one residential dome will be built for Retired Veterans, who will be employed to assist the veterans and their families as mentors, tutors, therapists, coaches, teachers, and counselors.

Why Domes?

*“There is NO structure in the world that is stronger and safer
Than the Monolithic Dome...Except, maybe, a rock!”*

- Unequaled in its simplicity, unparalleled in its versatility, the Monolithic Dome™ can be built in virtually any shape and size imaginable.
- The Monolithic Dome is able to withstand the forces of nature as well as the force of an explosion, with NO structural damage.
- The roof will not blow off in a hurricane or tornado, nor slide off in a major earthquake; and the all-concrete shell will make the dome fireproof.
- There are no structural support elements other than the dome shell itself, and no columns, trusses and girders to obstruct the interior view.
- The dome interior is completely independent from the shell, rendering design possibilities virtually without limitations.
- Dome shells will be “sprayed in place” quickly and efficiently, by expert certified crews.
- Dome construction will be performed inside an inflated fabric form, from start to finish, regardless of weather conditions outside.
- Dome shells can be erected sequentially and continually, in rapid succession, and can be ready for the finishing contractors within weeks.
- Monolithic Dome™ construction will not disturb or interrupt any surrounding activities, thereby allowing for simultaneous site preparation, cleaning and landscaping, immediately.
- Dome design, engineering, site development, storm- and waste water management, and construction management will be performed with associated professionals and specialists.
- The dome’s impressive energy-saving, thermal-efficient values allow for the dome to be paid for with the money saved on the energy bill.
- The thermal conductivity of the shell allows the heat generated inside the dome by normal activities to be absorbed and stored in the shell during the day, and slowly released at night
- The inside temperature can be kept extraordinarily stable, cutting the heating and cooling bill by 50% to 75%.
- There will be NO condensation with sub-zero temperatures outside and high humidity inside, such as in the pool dome.

“A Building that can be heated with a candle and cooled with an ice cube...”

LAKE TANEYCOMO

BOATING
CANOEING
KAYAKING
FISHING
LAKE CRUISING



THREAT & AQUATIC DOMES
TENNIS
LAWN BOWLING
HANDBALL
VOLLEYBALL
PADDLE TENNIS
CROQUET
BADMINTON

EXIST. HOUSE
WELCOME DOME & RESTAURANT
GROW DOME

160 CARS
ELECTRIC SHUTTLE
60 CARS

FIELD EVENTS

HOUSE
MOVE BARN

LADYBUGS PLAY DOMES
PLAY GROUND
CATERPILLAR PLAY DOMES

CAMPING
FAMILY REUNIONS
PICNIC AREA

SUNSET INN ROAD

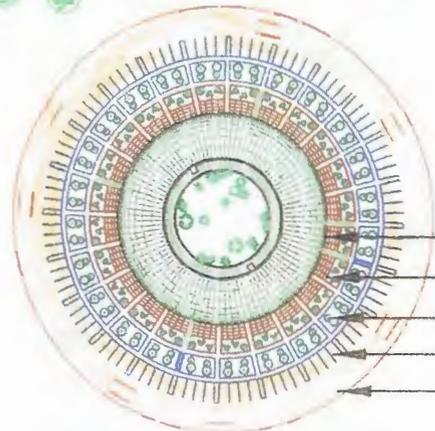
VETERANS VICTORY VILLAGE
SCALE: 1"=50'

RETIRED VETERANS
POWER LINE

POND

SOCIAL ACTIVITY & THERAPY

NATURE TRAILS
HIKING
BIKING
HORSEBACK RIDING



139 ACRES
2657 SUNSET INN ROAD
BRANSON, MISSOURI
SITE PLAN - APRIL 2013

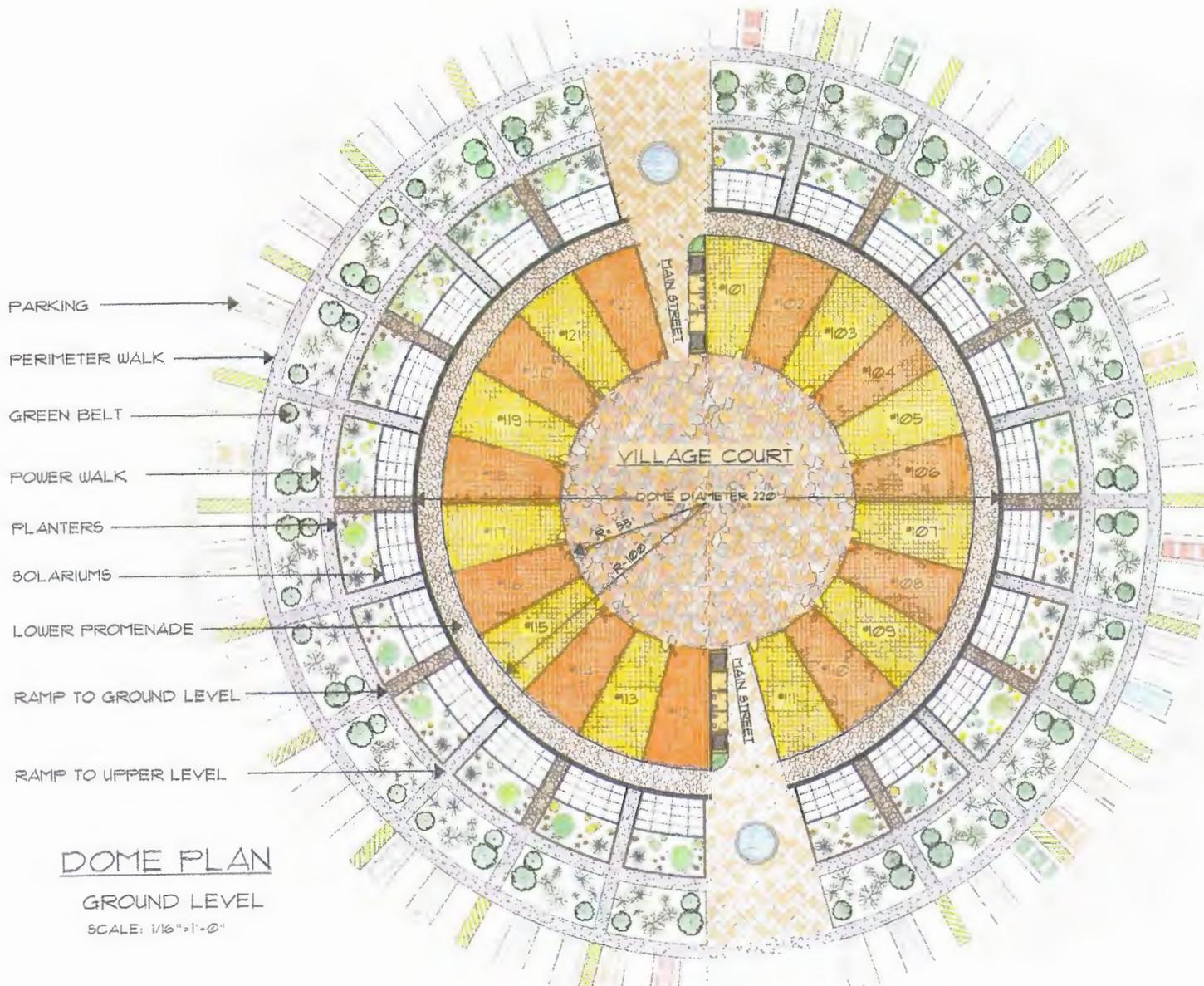




Veterans Victory Village Residential "Dream Dome" #1



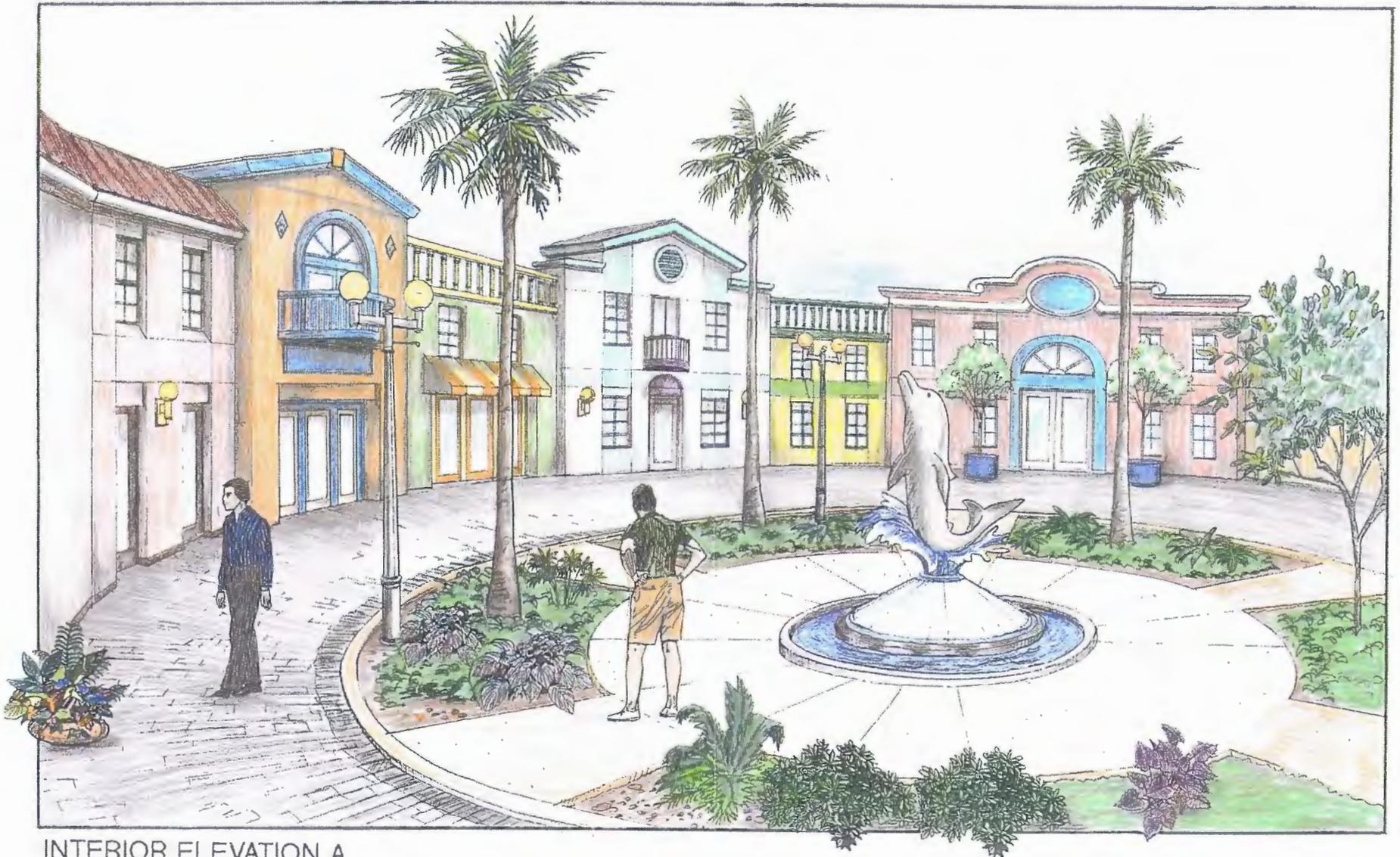
Veterans Victory Village Residential "Dream Dome" #2



DOME PLAN
 GROUND LEVEL
 SCALE: 1/16"=1'-0"

A "Dome Neighborhood"

Where families can help each other, have fun, and socialize, under "one roof"



INTERIOR ELEVATION A

Village Court - Mediterranean Style



INTERIOR ELEVATION B

Village Court - South-West Style



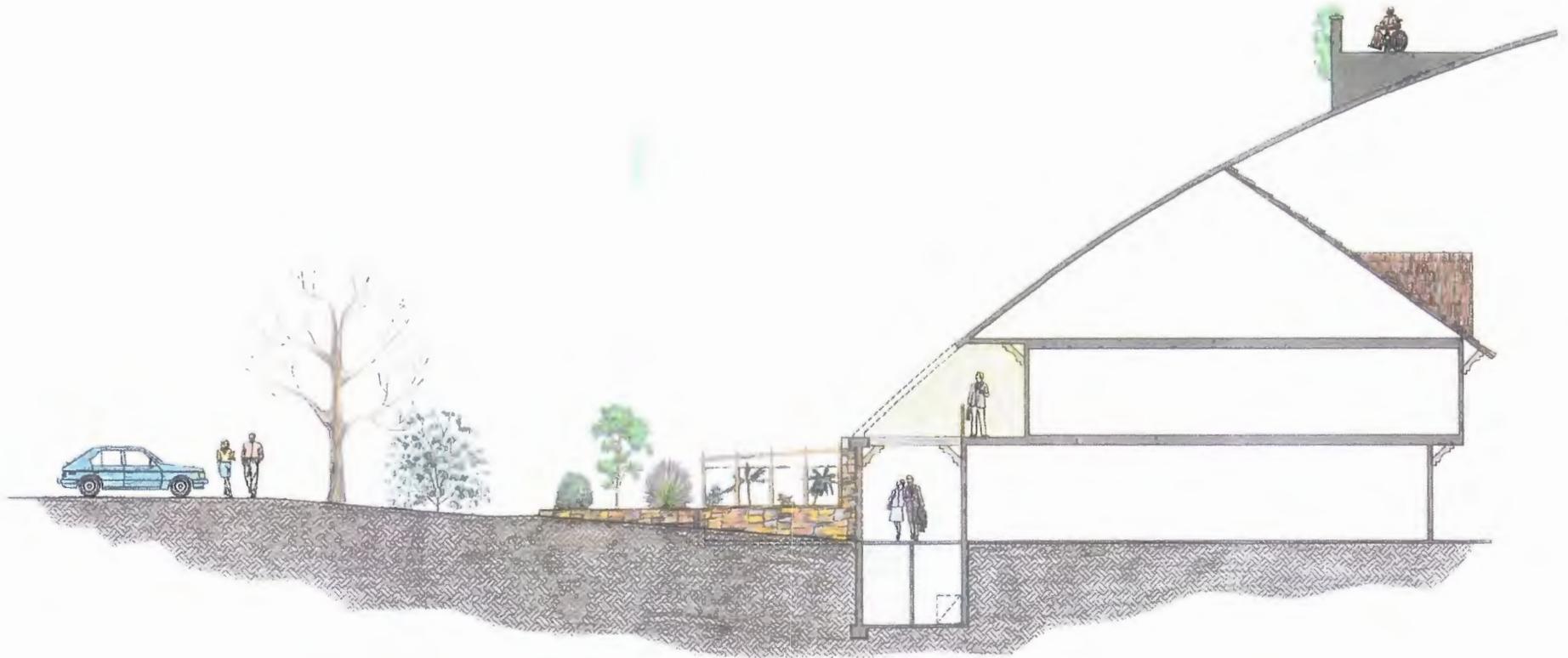
INTERIOR ELEVATION C

Village Court - Dutch Style



TYPICAL SECTION
(THROUGH SOLARIUM) 
SCALE: 3/8" = 1'-0"

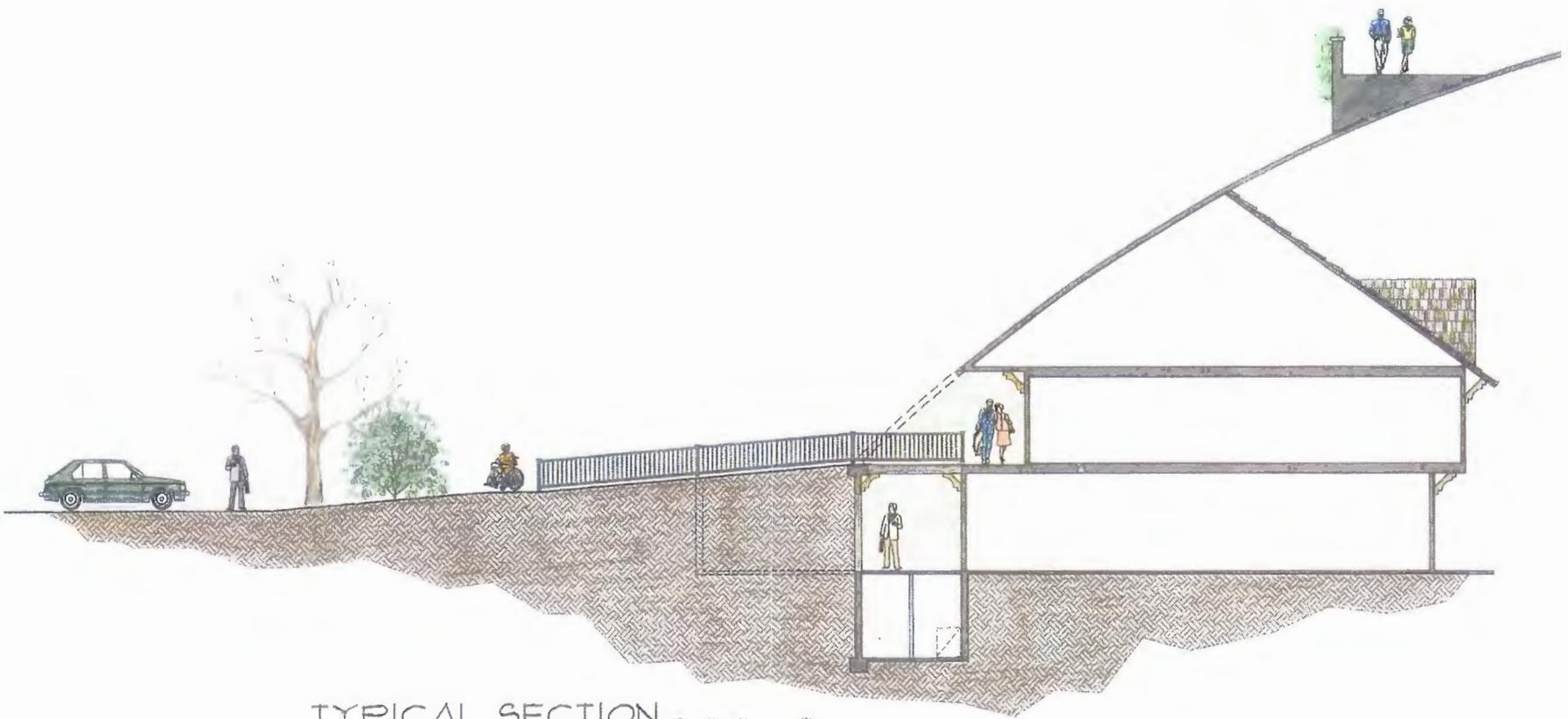
Section through Solarium



TYPICAL SECTION
THROUGH LOWER RAMP

SCALE: 3/16" = 1'-0"

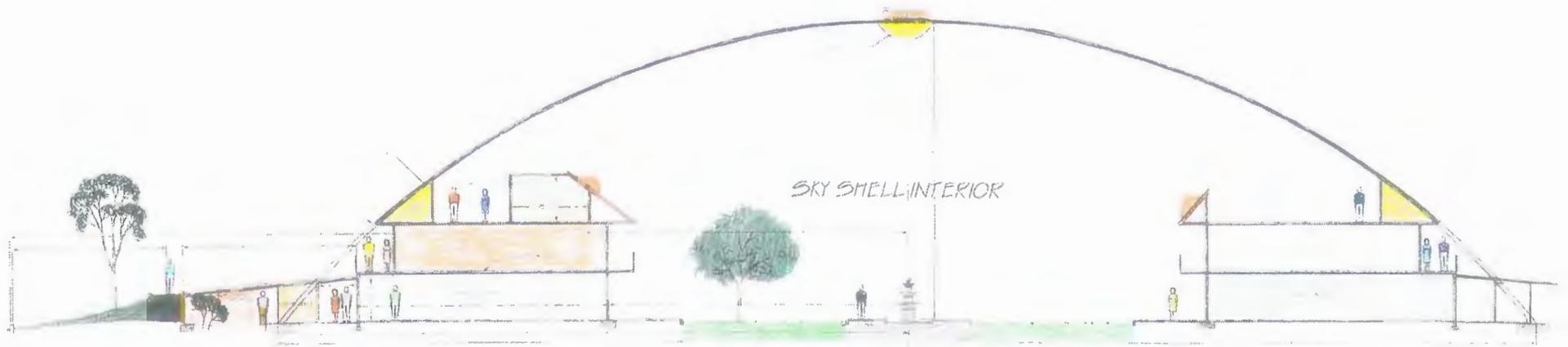
Section through Lower Ramp



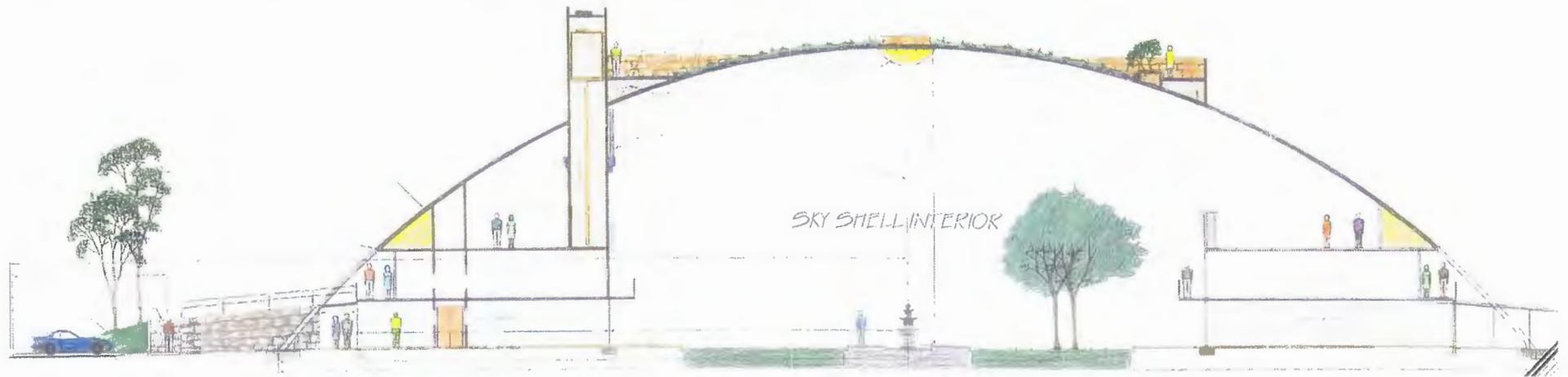
TYPICAL SECTION
THROUGH UPPER RAMP

0 3' 6' 12'
SCALE: 3/16" = 1'-0"

Section through Upper Ramp



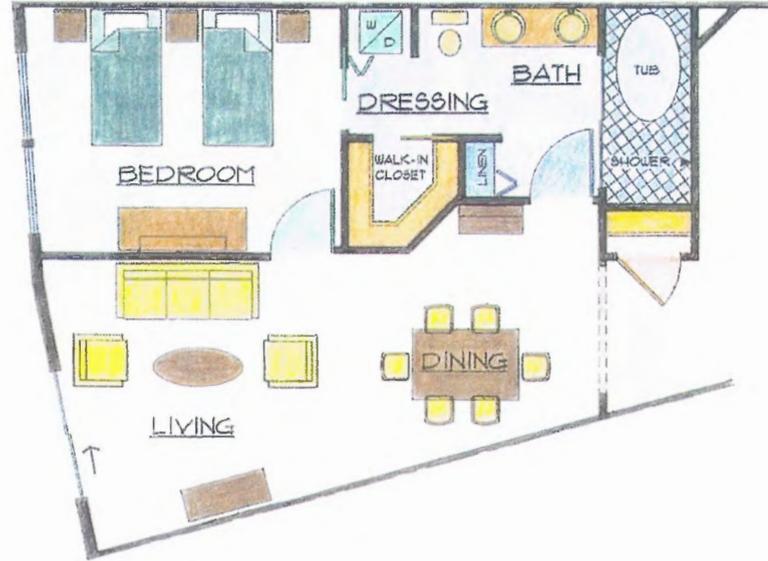
PROFILE STUDY #3 - RETIREMENT DOME



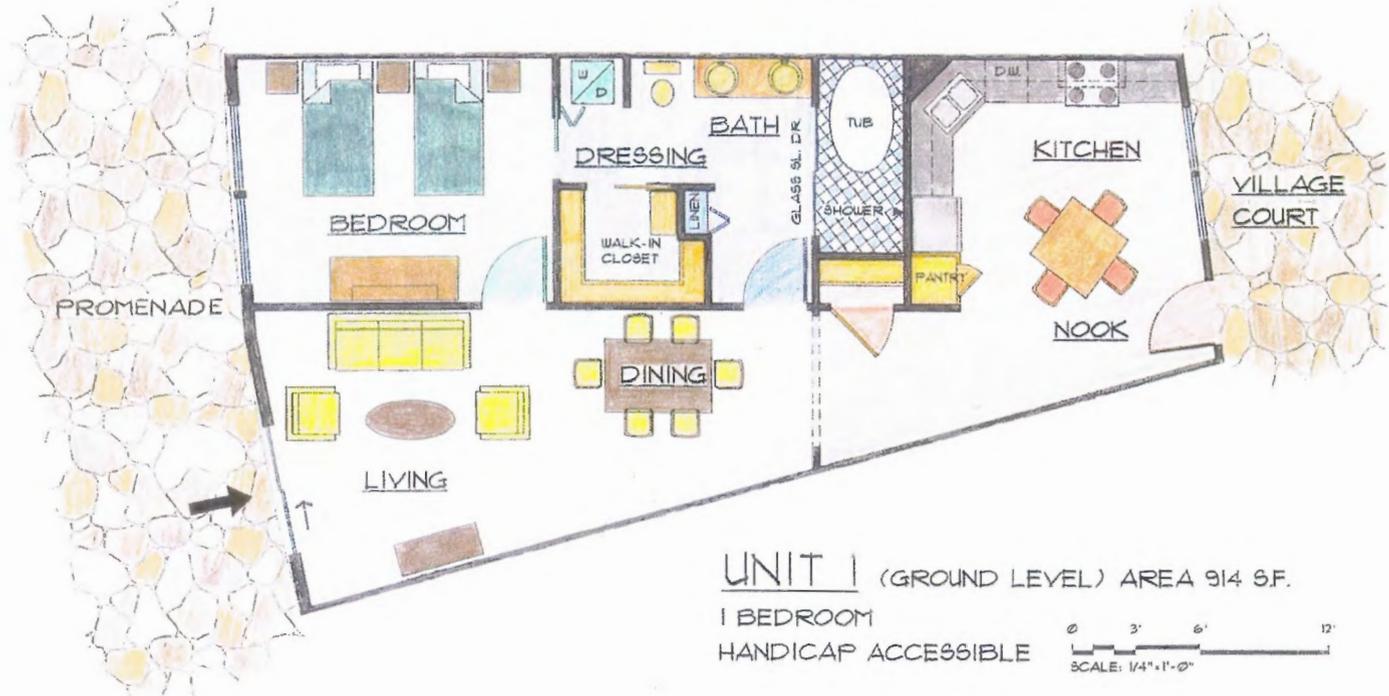
Section through Dome



UNIT 1 (ALTERNATE #1)



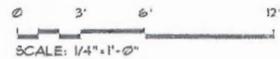
UNIT 1 (ALTERNATE #2)

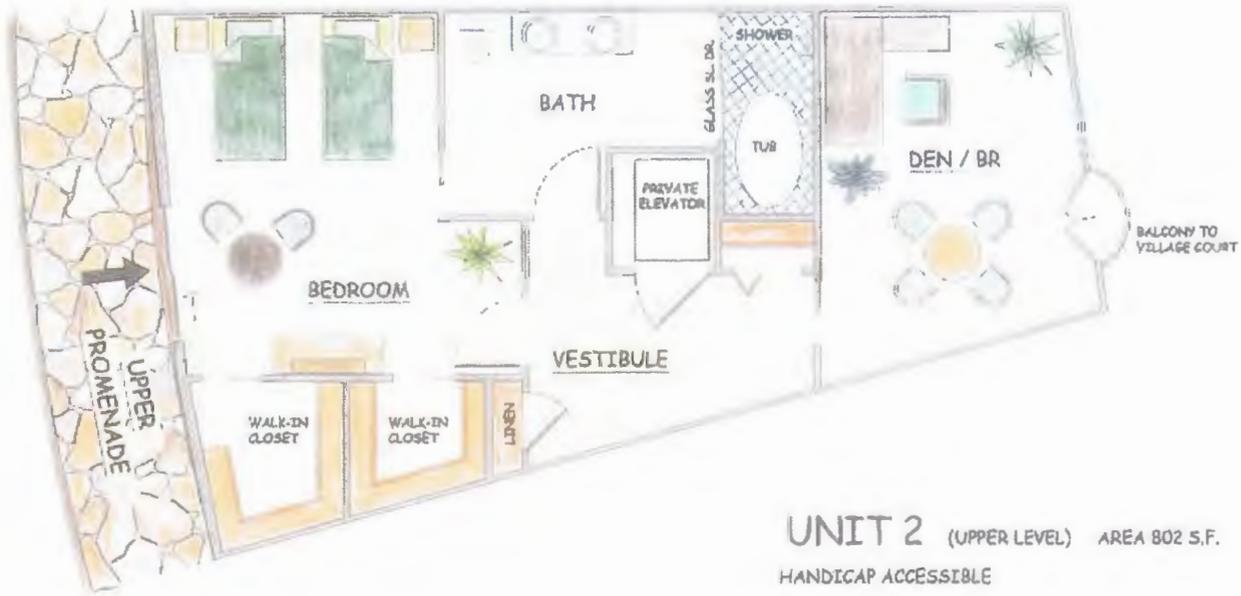


UNIT 1 (GROUND LEVEL) AREA 914 S.F.

1 BEDROOM

HANDICAP ACCESSIBLE



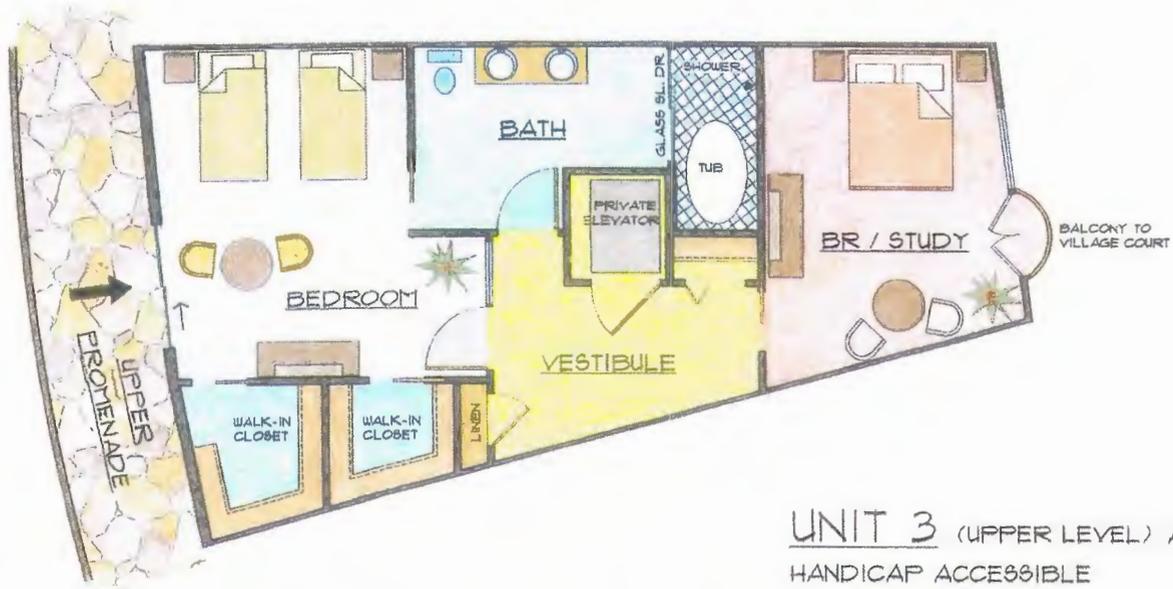


UNIT 2 (UPPER LEVEL) AREA 802 S.F.
HANDICAP ACCESSIBLE



UNIT 2 (GROUND LEVEL) AREA 914 S.F.
TWO-LEVEL 1 BEDROOM + DEN
HANDICAP ACCESSIBLE
TOTAL AREA 1716 S.F.

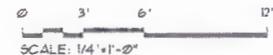




UNIT 3 (UPPER LEVEL) AREA 802 S.F.
HANDICAP ACCESSIBLE



UNIT 3 (GROUND LEVEL) AREA 914 S.F.
TWO-LEVEL 2 BEDROOMS + DEN
HANDICAP ACCESSIBLE
TOTAL AREA 1716 S.F.

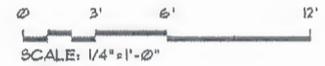




UNIT 4 (UPPER LEVEL) AREA 802 S.F.

1 BEDROOM

HANDICAP ACCESSIBLE



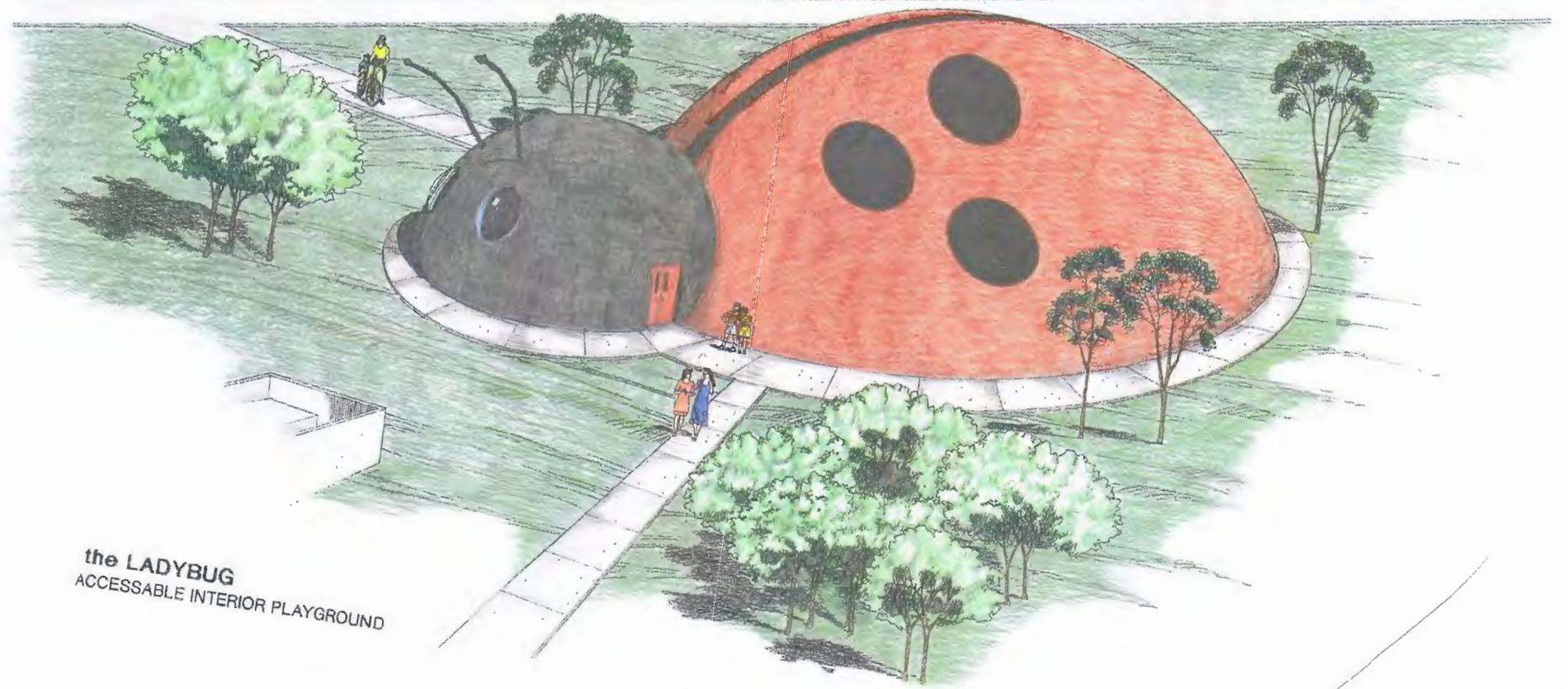


UNIT 5 (UPPER LEVEL) AREA 1607 SF.

2 BEDROOMS

HANDICAP ACCESSIBLE





the LADYBUG
ACCESSIBLE INTERIOR PLAYGROUND

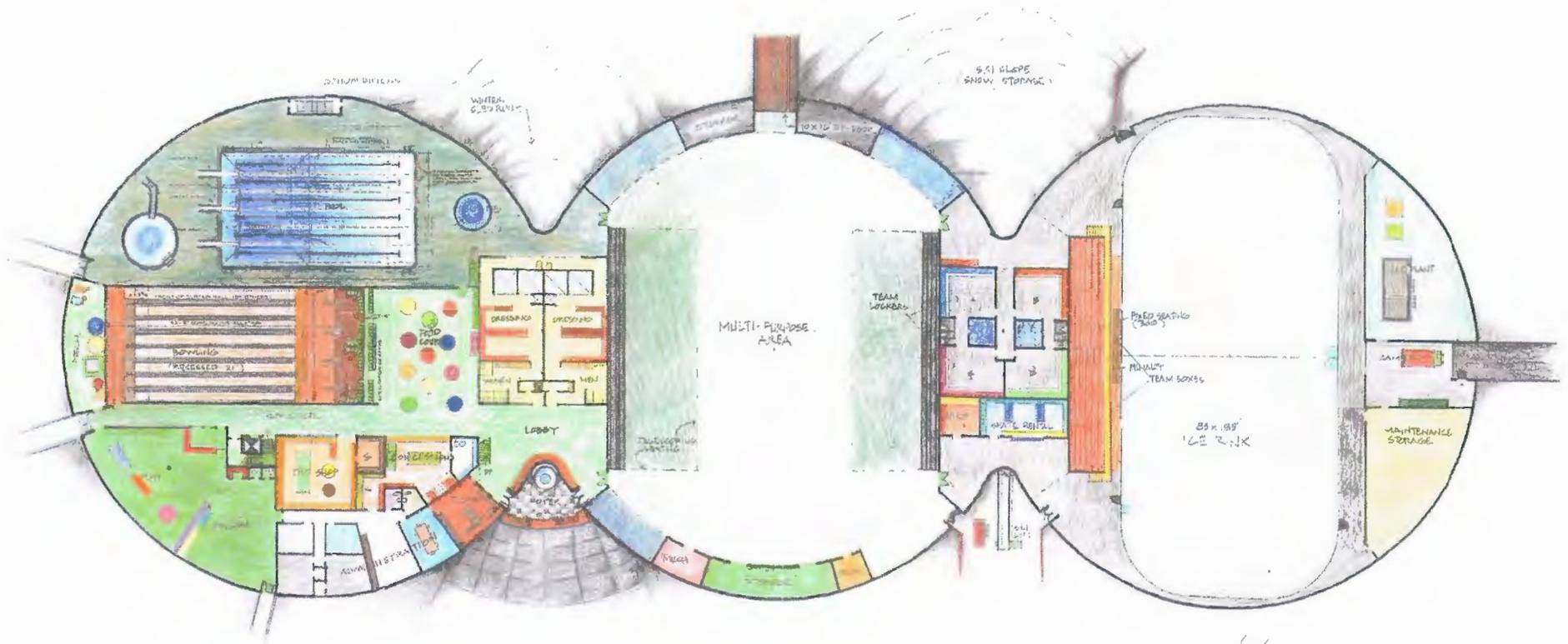
The Ladybug Dome



the LADYBUG
ACCESSIBLE INTERIOR PLAYGROUND

The "Ladybug"

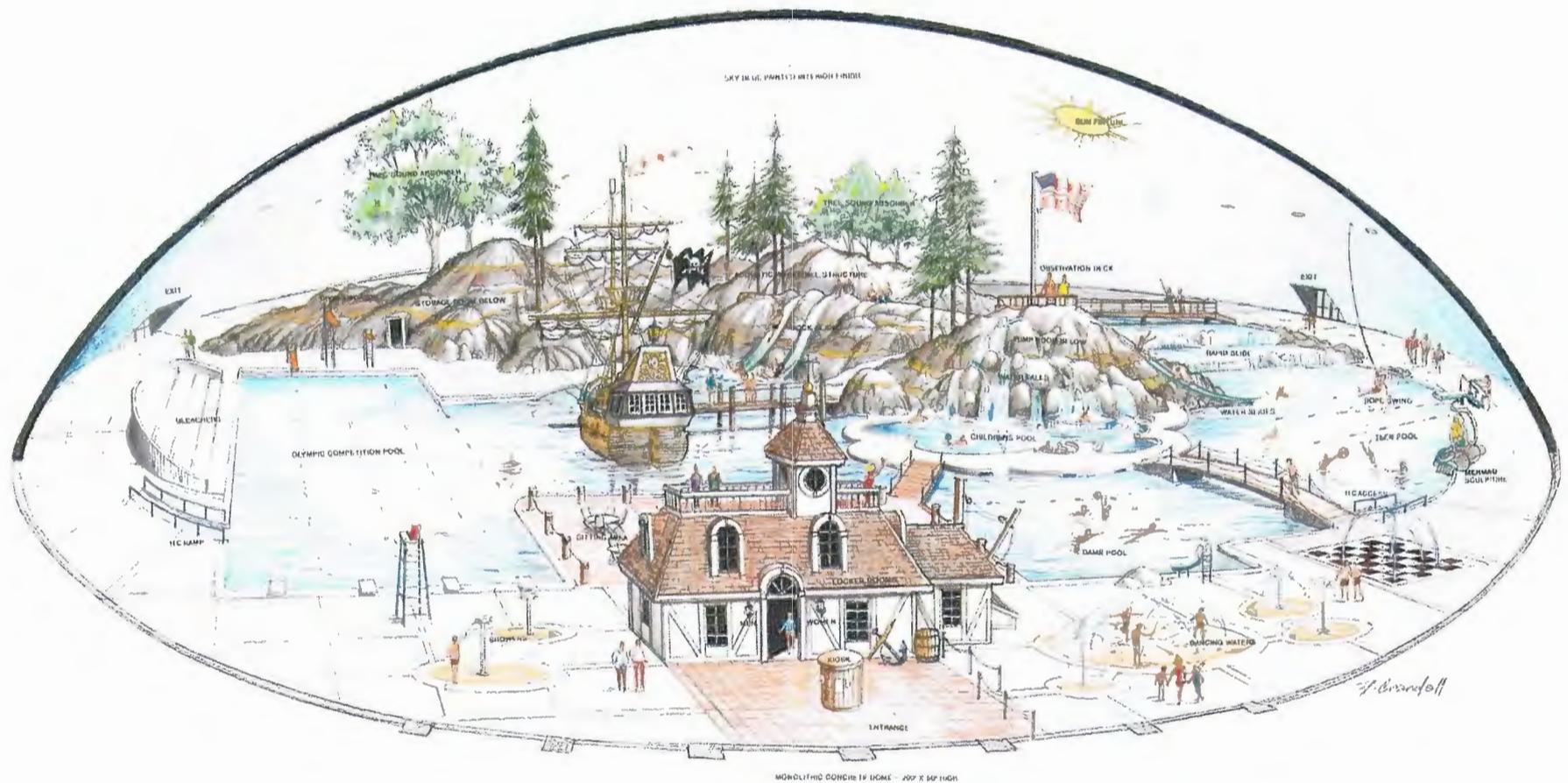
An indoor playground for disabled and non-disabled children



FIRST FLOOR PLAN
 SCALE 1:100

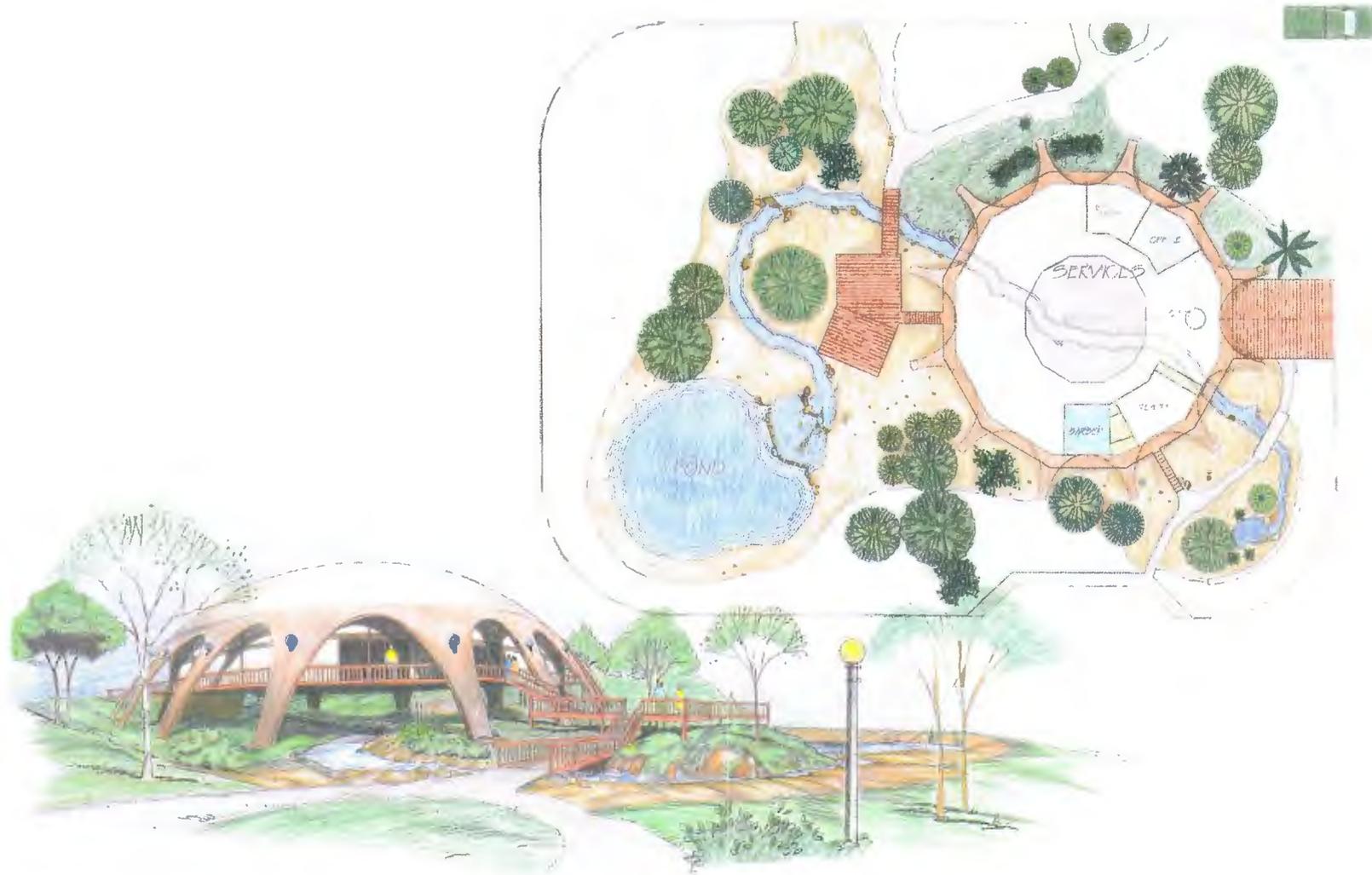
The Caterpillar Multi-Purpose Dome

Swimming - Bowling - Field Sports - Ice Skating - Hockey



The Aquatic Dome

- Olympic Competition Pool with Dive Tower - Game Pool - Children's Pool
- Teen Pool - Water Slides - Rapids Slides - Rock Slides - Dancing Waters
- Water Falls - Rope Swing - Pirate Ship - Observation Deck - Sitting Area



Social Activity Dome Park







