

#### Taney County Planning Commission

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website: www.taneycounty.org

# AGENDA TANEY COUNTY PLANNING COMMISSION PUBLIC HEARING MONDAY, JANUARY 11, 2016, 6:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE

#### Call to Order:

Establishment of Quorum
Explanation of Meeting Procedures
Presentation of Exhibits

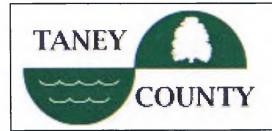
#### Public Hearings:

Timothy Davis Law Office and Private Residence Acacia Club Affordable Mobile Home Park Dollar General Store #16542

Old and New Business:

**Tentative** 

Adjournment.



# TANEY COUNTY PLANNING COMMISSION

### DIVISION III PERMIT STAFF REPORT

**HEARING DATE:** 

January 11, 2016

**CASE NUMBER:** 

2015-0021

**PROJECT:** 

Timothy Davis Law Office & Private Home

**APPLICANT:** 

Timothy Davis

LOCATION:

The subject property is located at 301 Friendly Hills Drive, Branson, MO (Lot 5 Friendly Hills Subdivision); Branson Township; Section 10,

Township 22, Range 22.

**REQUEST:** 

The applicant, Timothy Davis is requesting approval of a Division III Permit allowing for the approximately 1,600 square feet of his private home that he will be constructing to serve as a law office, which will consist of office space, a

library and file storage.

#### **BACKGROUND and SITE HISTORY:**

The subject property is +/- 3.58 acres (per the Assessor's information as indicated within Beacon) and is described as Lot 5 of the Friendly Hills Subdivision, located at 301 Friendly Hills Drive, Branson, MO. However, the applicant owns all of Lots 4, 5 & 6 of the Friendly Hills Subdivision. Per the Assessor's information the three (3) lots contain a total of +/- 8.78 acres. The property in question is currently vacant.

The representative is now requesting the Planning Commission approval of the Division III Permit application allowing for the construction of a building which will serve as both a law office and also private home for Timothy Davis. Mr. Davis currently utilizes a space within the Commerce Bank Building (500 West Main Street, Branson, MO) for meeting clients and holding depositions. The applicant plans to continue to utilize this space within the Commerce Bank Building but is also seeking Division III Permit approval of a Law Office at the home as well. The applicant has indicated that the law office will comprise approximately 1,600 square feet of the home. The law office will be will consist of office space, a library and file storage.

The current application was approved for Concept on December 21, 2015.



Div. I App - Tim DAVIS

Timothy Davis Law Office & Private Residence	Perm	it#:	t#:		5-21
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
Water Quality	<u></u>				
SEWAGE DISPOSAL	n/a=				
centralized system		2			
on-site treatment system(s) with adequate safeguards to mitigate pollution		1			
septic system of adequate design and capacity		0	5	0	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			
potential limitations but mitigation acceptable		-1	3	-1	-3
mitigation inadequate		-2			
SLOPES	n/a=				
NOTE: if residential, mark "x" in box					
development on slope under 30%		0			
slope exceeds 30% but is engineered and certified		-1	4	0	0
slope exceeds 30% and not engineered		-2			
WILDLIFE HABITAT AND FISHERIES	n/a=				
no impact on critical wildlife habitat or fisheries issues		0			
critical wildlife present but not threatened		-1	2	-1	-2
potential impact on critical wildlife habitat or fisheries		-2			
AIR QUALITY	n/a=				
cannot cause impact		0	-		
could impact but appropriate abatement installed		-1	2	0	0
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			
buffered and minimally mitigated		-1	5	0	0
cannot be mitigated		-2			
Compatibility Factors					
USE COMPATIBILITY	n/a=				
no conflicts / isolated property		0			
transparent change / change not readily noticeable		-1	4	0	0
impact readily apparent / out of place		-2			

Timothy Davis Law Office & Private Residence	Permit#:			1	5-21
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			
lot coverage exceeds surrounding areas by less than 50%		-1	1	0	0
lot coverage exceeds surrounding areas by more than 50%		-2			
BUILDING BULK AND SCALE	n/a=	Х			
bulk / scale less than or equivalent to surrounding areas		0			
bulk / scale differs from surrounding areas but not obtrusive		-1	3		
bulk / scale significantly different from surrounding areas / obtrusive		-2			
BUILDING MATERIALS	n/a=	Х			
proposed materials equivalent to existing surrounding structures		0			
proposed materials similar and should blend with existing structures		-1	2		
materials differ from surrounding structures and would be noticeable		-2			
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS	n/a=	Х			
no rooftop equipment or vents		2			
blocked from view by structure design		1			
blocked from view using screening		0	1		
partially blocked from view	*	-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS	n/a=	х			
no on-site waste containers		2			
blocked from view by structure design		1			
blocked from view using screening		0	3		
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.	n/a=	Х	-		
no outdoor storage of equipment, materials, etc., or outdoor work areas		2	Ī		
blocked from view by structure design		1			
blocked from view using screening		0	3		
partially blocked from view		-1			
exposed / not blocked from view		-2			
LANDSCAPED BUFFERS RESIDENTIAL	n/a=	х			
approved landscaped buffer between homes and all streets / roads / highways		2			
approved landscaped buffer from major roads / highways only		1			
minimal landscaped buffer, but compensates with expanse of land	_	0	2		
no landscaped buffer between residences and local streets		-1			
no landscaped buffer from any road		-2			

Timothy Davis Law Office & Private Residence	Permi	it#:		1	5-21
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
LANDSCAPED BUFFERS - INDUSTRIAL	n/a=	Х			
approved landscaped buffer from public roads		0			
minimal landscaped buffer, but compensates with expanse of land		-1	3		
no landscaped buffer from public roads		-2			
Local Economic Development					
RIGHT TO FARM	n/a=	Х			
does not limit existing agricultural uses / does not cause nuisance, predation		0			
does not limit existing agricultural uses, but may result in minor nuisance		-1	3		
potential impact(s) on existing agricultural land		-2			
RIGHT TO OPERATE	n/a=	Х			
no viable impact on existing industrial uses by residential development		0			
potential impact but can be mitigated		-1	3		
potential impact on existing industrial uses with no mitigation		-2			
DIVERSIFICATION	n/a=	х			
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2			
creates full-time, year-round and seasonal jobs		1	5		
creates seasonal jobs only		0			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY	n/a=	Х			
privacy provided by structural design, or not applicable		2			
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0	2		
privacy provided by open space		-1			
no acceptable or effective privacy buffering		-2			
MIXED-USE DEVELOPMENTS	n/a=	Х			
uses / functions are compatible or not applicable		2			
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0	3		
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatiblity factors		-2			
Commercial Development					
DEVELOPMENT PATTERNS	n/a=	Х			
clustered development / sharing of parking, signs, ingress, egress, or not applicable		2			
some clustering and sharing patterns with good separation of facilities		1			
some clustering and sharing patterns with minimal separation of facilities		0	3		
clustered development with no appreciable sharing of facilities		-1			
unclustered development with no sharing or ability to share facilities		-2			

Timothy Davis Law Office & Private Residence	Permit#:			1	15-21															
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 roa	ads	2																		
minimal landscaped buffering, but compensates with expanse of land		1																		
minimal landscaped buffering		0	3	0	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																		
traffic flow increases expected but manageable using existing roads and road access	ses	-1	2	0	0															
traffic flow increases exceed current road capacities		-2																		
EMERGENCY SERVICES	n/a=																			
structure size and/or access can be serviced by emergency equipment		0																		
structure size and/or access may impede but not hinder serviceability		-1	5	0	0															
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																		
50 ft. right-of-way		0	5	-1	-5															
40 ft. right-of-way	<u> </u>	-1			ŭ															
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																		
community well / water system meeting DNR requirements		1																		
private wells meeting DNR requirements		0	3	2	6															
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	_																	
fire hydrant system with limited coverage		-1	5	-2	-10															
no fire hydrant system		-2																		
PEDESTRIAN CIRCULATION INFRASTRUCTURE	n/a=	Х																		
paved and dedicated walkways (no bicycles) provided throughout development		2																		
paved walkways provided throughout development / maybe shared with bicycles		1																		
designated walkways provided but unpaved		0	4																	
no pedestrian walkways, but green space provided for pedestrian use		-1																		
no designated pedestrian walkway areas		-2																		

Timothy Davis Law Office & Private Residence	Permit#:			1	5-21
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
PEDESTRIAN SAFETY	n/a=	Х			
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=	Х			
dedicated / separate bike-ways with signage, bike racks, trails		2			
bicycle lanes shared with pedestrian walkways but separated by markings / signs		1	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 easer	nent	1		0	
utilities above ground but / over designated easements		0	4		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	e	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	2		
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	-5
centralized, on-site trash collection receptacles available		-2			
SOLID WASTE DISPOSAL SERVICE COMMITMENT	n/a=	Х			
restrictive covenants provide for weekly disposal for each occupied structure		0			
services available but not a requirement documented in covenants		-1	5		
not applicable / no pick-up service provided		-2			

Total Weighted Score -- 19

Maximum Possible Score= 35

Actual Score as Percent of Maximum= -54.3%

Number of Negative Scores= 5

Negative Scores as % of All Applicable Scores= 31.3%

Scoring Performed by:

Bob Atchley / Bonita Kissee

Date:

January 5, 2016

**Project: Timothy Davis Law Office & Private Residence** 

Permit#: 15-21

	Policies Receiving a Negative Score					
Importance Factor 5:	right-of-way/roads emergency water supply waste disposal service					
Importance Factor 4:	none					
Importance Factor 3:	soil limitations					
Importance Factor 2:	wildlife habitat and fisheries					
Importance Factor 1:	none					

Scoring by: Bob Atchley / Bonita Kissee

### Project: Timothy Davis Law Office & Private Reside Permit: 15-21

	Max. Possible	As Scored	%	Total Negat	ive Scores
Scoring	35	-19	-54.3%	5	31.3%

Jocornia					01.070
		Max.	As	Negative	Scores
		Possible	Scored	Number of	Percent
Importance Fac	tor 5	15	-20	3	50.0%
sewage disposal		10	0		
off-site nuisances	-	0	0		
diversification					
emergency service	s	0	0		
right-of-way/roads	3	5	-5		
emergency water	supply	0	-10		
waste disposal se	ervice	0	-5		
waste disposal con	nmitment				
Importance Fac	tor 4				
slopes		0	0		
use compatibility		0	0		
pedestrian circulati	on				
underground utiliti	es	8	0		
Importance Fac	tor 3	12	3	1	33.3%
soil limitations		0	-3		
building bulk/scale					
waste containers s	creening				
outdoor equip stora	ige				
industrial buffer / se	creening				
right to farm					
right to operate					
mixed-use develop	ments				
development patter	ns				
development buffer	ring	6	0		
water system servi	ce	6	6		
Importance Fac	tor 2	0	-2	1	33.3%
wildlife habitat an	d fisheries	0	-2		
air quality		0	0		
building materials					
residential buffer / s	screening				
residential privacy					
traffic		0	0		
pedestrian safety					
usable open space					
Importance Fact	tor 1				
lot coverage		0	0		
rooftop vents / equi	pment				
bicycle circulation					

Scoring by: Bob Atchley / Bonita Kissee

#### **GENERAL DESCRIPTION:**

The applicant, Timothy Davis is requesting approval of a Division III Permit allowing for approximately 1,600 square feet of his planned, private home to be utilized as a law office, which will consist of office space, a library and file storage. The applicant has indicated that the single largest demand for space will arise from file storage because attorneys are required to keep their clients files for ten (10) years.

#### **REVIEW:**

The proposed law office and single-family residence will be accessed via a private drive off of Friendly Hills Drive.

Per the provisions of Table J (On-Site Parking Performance Standards) a professional office requires 1 space for every 300 square feet. Therefore the 1,600 square foot law office will require a total of six (6) parking spaces.

The property in question will be served by an onsite waste water treatment system, which will be permitted via Scott Starrett, On-Site Wastewater Permitting, in conjunction with the Missouri Department of Health and Senior Services. The On-Site Wastewater Treatment System will be sized for a six (6) bedroom residence. The property in question will be served with water via the Missouri American Water Company.

The adjoining property immediately to the north is Friendly Hills Drive, with residential lots within the Friendly Hills Subdivision being located further to the north. The adjoining property immediately to the south is vacant lots within the Friendly Hills Subdivision, with vacant property located within the corporate limits of the City of Branson being located further to the south. The adjoining property immediately to the east is primarily vacant, State Highway 265 being located further to the east. The adjoining property immediately to the west is the Friendly Hills Drive, with primarily vacant lots within the Friendly Hills Subdivision being located further to the west.

Per the provisions of the Development Guidance Code buffering would not required between this use and other existing commercial or industrial uses.

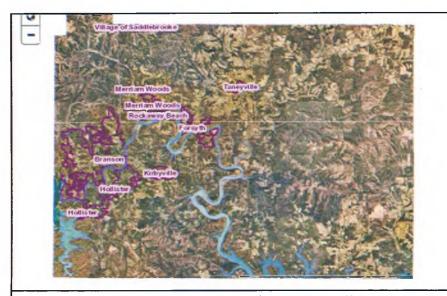
The project received a score of -19 on the Policy Checklist, out of a maximum possible score of 35. The relative policies receiving a negative score consist of right-of-way on existing roads, emergency water supply, solid waste disposal service, soil limitations, and wildlife habit and fisheries.



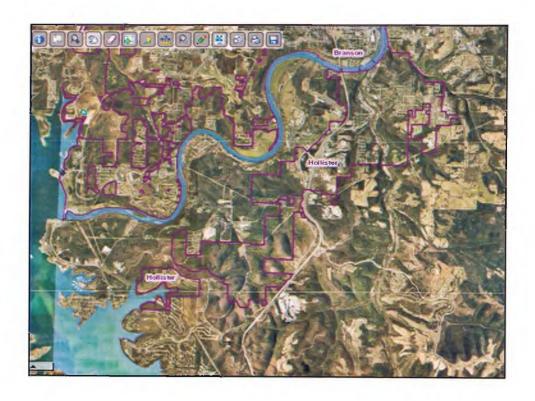
### Timothy Davis Law Office

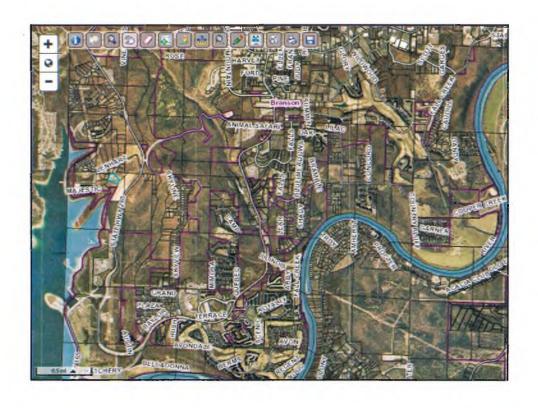


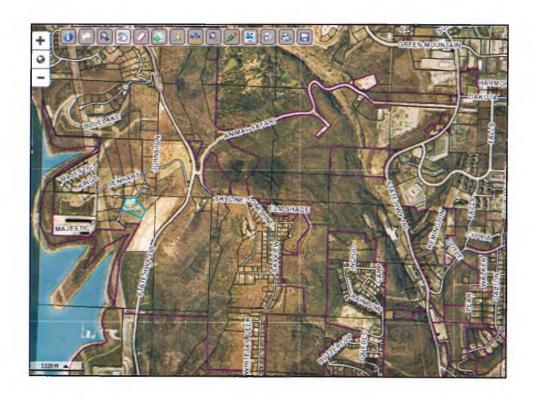




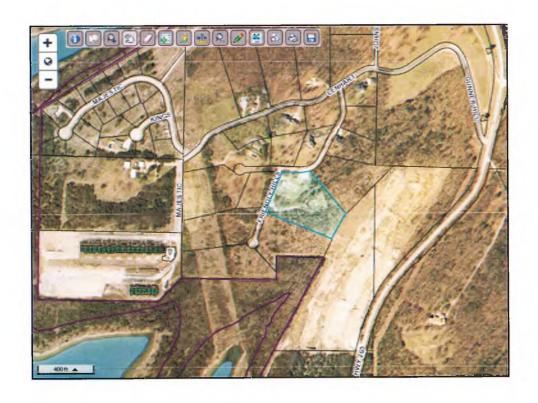
Timothy Davis Law Office & Private Home 301 Friendly Hills Drive, Branson, MO Division III Permit Application 2015-0021 Taney County GIS - Beacon



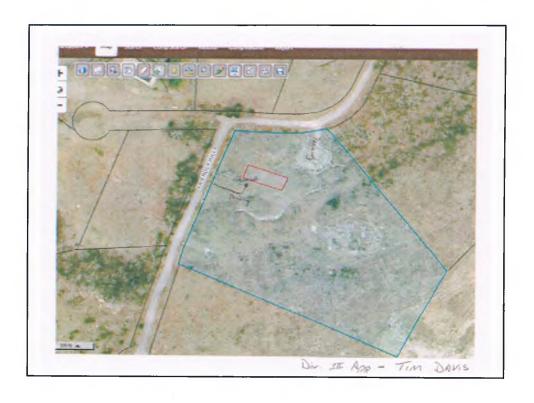




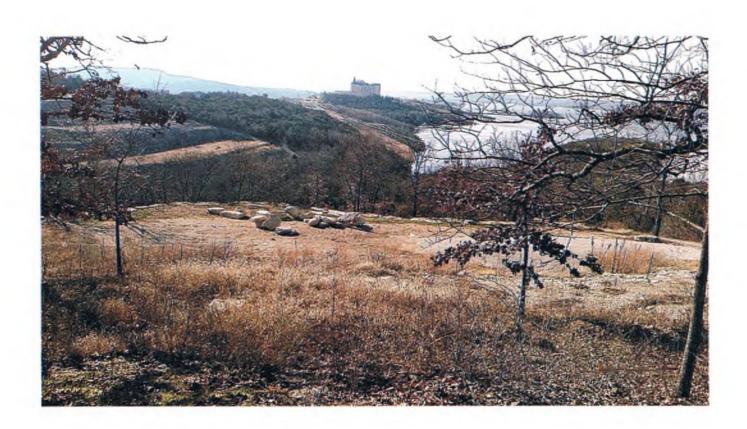


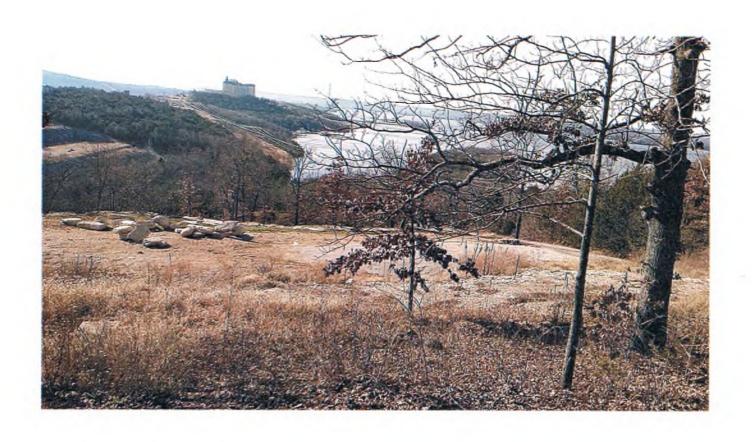










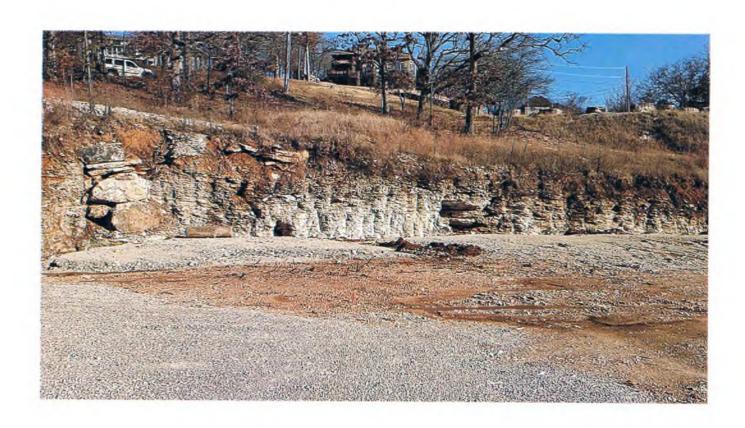








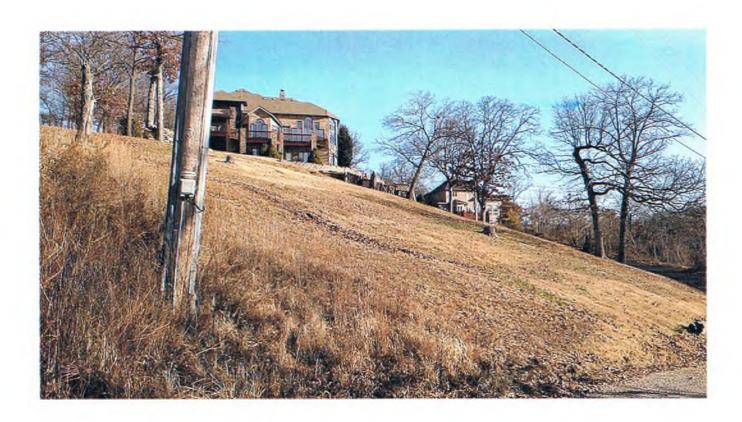


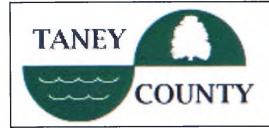












# TANEY COUNTY PLANNING COMMISSION

### DIVISION III PERMIT STAFF REPORT

**HEARING DATE:** January 11, 2016

**CASE NUMBER:** 2015-0026

PROJECT: Acacia Club Affordable Mobile Home Park

APPLICANT: JMS Property LLC – Steve Creedon

**REPRESENTATIVE:** Timothy Davis

**LOCATION:** The subject property is located along the southestern

side of the 2100 through 2300 blocks of Acacia Club Road, Hollister, MO; Oliver Township; Section 13,

Township 22, Range 22.

**REQUEST:** The applicant, JMS Property LLC is requesting

approval of a Division III Permit authorizing the development of the Acacia Club Affordable Mobile Home Park. The submitted site plan indicates an eighty-seven (87) unit mobile home park and

associated green space and additional parking area.

#### **BACKGROUND and SITE HISTORY:**

The property in question is currently a vacant meets and bounds described +/- 10.00 acre tract of land. The applicant, JMS Property LLC is requesting approval of the proposed Acacia Club Affordable Mobile Home Park.

On April 20, 2015 the Planning Commission denied the Preliminary Plat of Acacia Club Estates, which was a proposed thirty-four lot single-family residential subdivision. The Commission based its decision to disapprove the Preliminary Plat of Acacia Club Estates upon compatibility and safety concerns. The Commission expressed specific compatibility concerns regarding the proposed density of Acacia Club Estates, in relationship to adjoining properties. The proposed density of Acacia Club Estates was in excess of the density of neighboring subdivisions. The Commission also found that the layout of the Preliminary Plat of Acacia Club Estates would not properly protect the safety of the future lot owners within the subdivision and also of the community at large. The Commission expressed specific reservations regarding the placement of fifteen (15) new driveway access points off of Acacia Club Road.

The current application was approved for Concept on December 21, 2015.

#### **GENERAL DESCRIPTION:**

The proposed Acacia Club Affordable Mobile Home Park will be located on a total of +/-10.00 acres (per the Assessor's information via Beacon). Per the submitted site plan, this mobile home park is proposing to provide for up to 87 spaces for mobile homes, with a density of over 8.7 mobile homes per acre.

#### **REVIEW:**

The Development Guidance Code defines a Mobile Home Park as, "A tract of land used to accommodate three (3) or more mobile homes that remains under a single ownership. The units within the park are referred to as "spaces"."

As stated above, the proposed Acacia Club Affordable Mobile Home Park will be located on a total of +/- 10.00 acres (per the Assessor's information via Beacon). Per the submitted site plan, this mobile home park is proposing to provide for up to 87 spaces for mobile homes, with a density of over 8.7 mobile homes per acre. However, per the provisions of Appendix L (Mobile Homes) of the Development Guidance Code the maximum density of a mobile home park shall not exceed eight (8) homes per acre. Once the additional +/- 0.21 acres (5') of right-of-way along Acacia Club Road and Wisconsin Road is dedicated to the County the total property area will be reduced to a total area of +/-9.79 acres. Therefore the maximum density for the (=/- 9.79 acre) mobile home park shall be no more than a total of seventy-eight (78) mobile home spaces. The staff recommends that should the application be approved that a condition be placed upon the Decision of Record allowing no more than a total of seventy-eight (78) spaces.

The staff has requested that the surveyor indicate upon the Site Plan the area of the additional parking versus the area of the green space. Per the provisions of Appendix L, Section 2.4, "A combined storage parking area of at least two hundred (200) square feet for each mobile home shall be provided for the storage of boats, campers etc. Such storage parking areas are subject to the screening requirements of Appendix J, Parking Area Buffers."

The front setback requirement off of Acacia Club Road is 25'. Upon dedication of the 5 additional feet of right-of-way the mobile home spaces are currently shown being setback 20' from this front property line.

During the Concept Hearing the Planning Commission indicated a number of concerns to the representative regarding the Site Plan's noncompliance with the provisions of the Development Guidance Code. The staff has also advised the surveyor directly of these issues via email. However, as of the date of the writing of this staff report, the applicant has not submitted a revised site plan.

Per the provisions of Table J-1 (On-site Parking Performance Standards) of the Development Guidance Code, two (2) parking spaces are required per home unit with one (1) additional space for every two (2) home units as guest spaces.

The area in question is currently served by the Taney County Regional Sewer District. The Taney County Regional Sewer District will require the applicant to obtain a capacity analysis via the Sewer District's engineering firm, at the applicant's cost.

The Acacia Club Affordable Mobile Home Park will be much more densily developed that any of the neighboring single-family residential subdivision.

The area in question is served by a public water supply via the Missouri American Water Company.

The adjoining property to the north, east and west is Riverside Estates a single-family residential subdivision. The adjoining property to the south is primarily vacant.

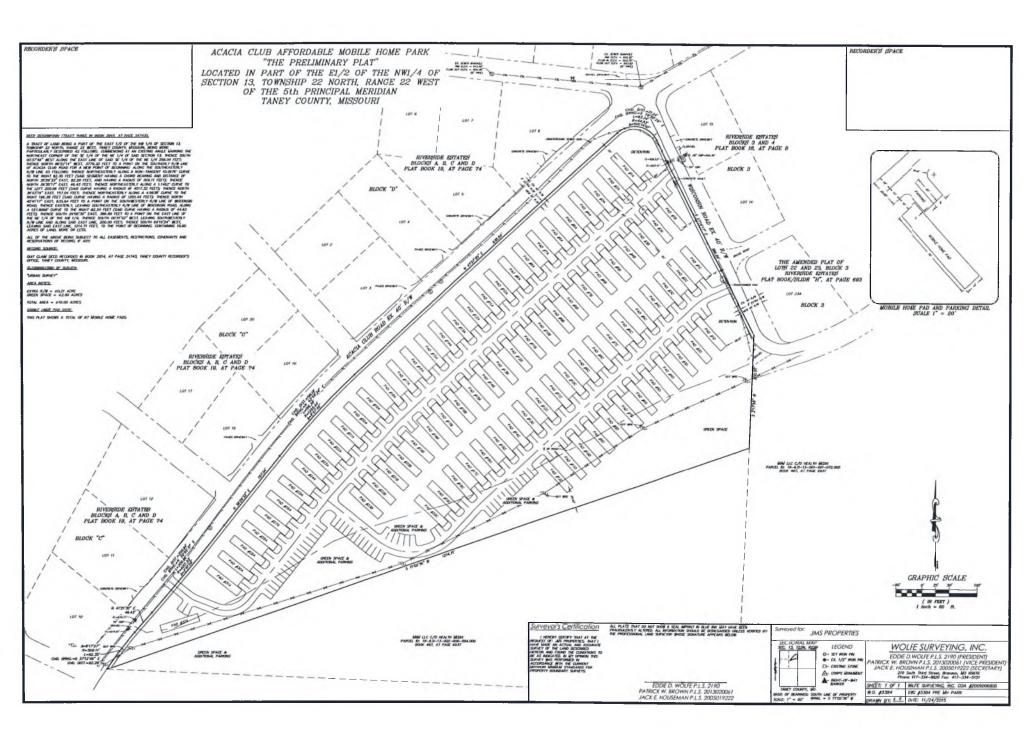
The project received a score of -37 on the Policy Checklist, out of a maximum possible score of 61. The relative policies receiving a negative score consist of off-site nuisances, emergency water supply, solid waste disposal service, waste disposal commitment, use compatibility, pedestrian circulation, development buffering, residential buffer / screening, residential privacy, traffic and lot coverage.

#### 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 traffic impact study shall be submitted to the Taney County Road and Bridge Department.
  - h. 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. The Acacia Club Mobile Home Park shall accommodate no more than a maximum of seventy-eight (78) mobile homes.
- 3. Compliance letters from the Taney County Regional Sewer District, the Missouri American Water Company, the Taney County Road & Bridge Department, the Western Taney County Fire Protection District and the Missouri Department of Natural Resources (MoDNR) shall be submitted to the Planning Department Office, including all other entities which have requirements governing a development of this nature (Chapter VI-VII).
- 4. Five feet (5') of additional right-of-way shall be dedicated to Taney County upon both Acacia Club Road and Wisconsin Road.
- 5. Prior to the issuance of any Division I Permits for mobile home placement, the applicable private roadway(s) serving the mobile home in question shall either be constructed in compliance with Taney County Road & Bridge Standards or the applicants shall post an appropriate surety for 110% of the cost of construction, in compliance with the provisions of the Development Guidance Code.
- 6. A new curb shall be installed by the applicant along the southeastern portion of Acacia Club Road. This construction of this new curbed area and also the fifteen (15) driveway entrances shall be inspected by the Road & Bridge Department during construction, in order to ensure full compliance with the Road Standards.

- 7. Division I Permits will be required for all applicable structures (both mobile homes and applicable accessory structures) in the development (Chapter 3 Sec. I Item B).
- 8. Prior to the issuance of Division I Permits, the applicants shall ensure that the applicable sewer and water connections are in place.
- 9. All outside storage shall be limited to the designated Storage and Parking area. Travel Trailers, campers, boat and similar vehicle shall not be allowed on any mobile home space but shall be stored in the designated Storage and Parking Area. The parking and storage Area shall be screened on all sides via an opaque (privacy) fence.
- 10. This decision is subject to all existing easements.
- 11. 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).



Acacia Club Mobile Home Park	Permit#:			1	5-26			
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						
on-site treatment system(s) with adequate safeguards to mitigate pollution		1						
septic system of adequate design and capacity		0	5	2	10			
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						
potential limitations but mitigation acceptable		-1	3	0	0			
mitigation inadequate		-2						
SLOPES	n/a=							
NOTE: if residential, mark "x" in box								
development on slope under 30%		0		0				
slope exceeds 30% but is engineered and certified		-1	4		0			
slope exceeds 30% and not engineered		-2						
WILDLIFE HABITAT AND FISHERIES	n/a=							
no impact on critical wildlife habitat or fisheries issues		0						
critical wildlife present but not threatened		-1	2	0	0			
potential impact on critical wildlife habitat or fisheries		-2						
AIR QUALITY	n/a=	х						
cannot cause impact		0						
could impact but appropriate abatement installed		-1	2					
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						
buffered and minimally mitigated		-1	5	-2	-10			
cannot be mitigated		-2						
Compatibility Factors								
USE COMPATIBILITY	n/a=							
no conflicts / isolated property		0						
transparent change / change not readily noticeable		-1	4	-2	-8			
impact readily apparent / out of place		-2						

Acacia Club Mobile Home Park	Permit#:			1	5-26
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Va <mark>lue</mark>	Importance Factor	Score	Section Score
LOT COVERAGE	n/a=				
lot coverage compatible with surrounding areas		0			
lot coverage exceeds surrounding areas by less than 50%		-1	1	-2	-2
lot coverage exceeds surrounding areas by more than 50%		-2			
BUILDING BULK AND SCALE	n/a=	Х			
bulk / scale less than or equivalent to surrounding areas		0			
bulk / scale differs from surrounding areas but not obtrusive		-1	3		
bulk / scale significantly different from surrounding areas / obtrusive		-2			
BUILDING MATERIALS	n/a=	Х			
proposed materials equivalent to existing surrounding structures		0			
proposed materials similar and should blend with existing structures		-1	2		
materials differ from surrounding structures and would be noticeable		-2			
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS	n/a=	х		-:-	
no rooftop equipment or vents		2			
blocked from view by structure design		1			
blocked from view using screening		0	1		
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS	n/a=	х			
no on-site waste containers		2			
blocked from view by structure design		1			
blocked from view using screening	_	0	3		
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.	n/a=	Х			
no outdoor storage of equipment, materials, etc., or outdoor work areas		2	Ī		
blocked from view by structure design		1			
blocked from view using screening		0	3		
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			
approved landscaped buffer from major roads / highways only		1			
minimal landscaped buffer, but compensates with expanse of land	-	0	2	-2	-4
no landscaped buffer between residences and local streets		-1			
no landscaped buffer from any road		-2			

Acacia Club Mobile Home Park	Permi	t#:		1	5-26
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			
minimal landscaped buffer, but compensates with expanse of land		-1	3		
no landscaped buffer from public roads		-2			
Local Economic Development					
RIGHT TO FARM	n/a=	Х			
does not limit existing agricultural uses / does not cause nuisance, predation		0			
does not limit existing agricultural uses, but may result in minor nuisance		-1	3		
potential impact(s) on existing agricultural land		-2			
RIGHT TO OPERATE	n/a=	Х			
no viable impact on existing industrial uses by residential development		0			
potential impact but can be mitigated		-1	3		
potential impact on existing industrial uses with no mitigation		-2			
DIVERSIFICATION	n/a=	Х			
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2			
creates full-time, year-round and seasonal jobs		1	5		
creates seasonal jobs only		0			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY	n/a=				
privacy provided by structural design, or not applicable		2			
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0	2	-2	-4
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			
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0	3		
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatiblity factors		-2			
Commercial Development					
DEVELOPMENT PATTERNS	n/a=	X			
clustered development / sharing of parking, signs, ingress, egress, or not applicable		2			
some clustering and sharing patterns with good separation of facilities		1			
some clustering and sharing patterns with minimal separation of facilities		0	3		
clustered development with no appreciable sharing of facilities		-1			
unclustered development with no sharing or ability to share facilities		-2			

Acacia Club Mobile Home Park	Perm	Permit#:		1	5-26			
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 ro	ads	2						
minimal landscaped buffering, but compensates with expanse of land		1						
minimal landscaped buffering		0	3	-2	-6			
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						
traffic flow increases expected but manageable using existing roads and road access	sses	-1	2	-2	-4			
traffic flow increases exceed current road capacities		-2						
EMERGENCY SERVICES	n/a=							
structure size and/or access can be serviced by emergency equipment		0						
structure size and/or access may impede but not hinder serviceability		-1	5	0	0			
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						
50 ft. right-of-way		0	5	1	5			
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						
community well / water system meeting DNR requirements		1						
private wells meeting DNR requirements		0	3	2	6			
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						
fire hydrant system with limited coverage		-1	5	-2	-10			
no fire hydrant system		-2						
PEDESTRIAN CIRCULATION INFRASTRUCTURE	n/a=							
paved and dedicated walkways (no bicycles) provided throughout development		2						
paved walkways provided throughout development / maybe shared with bicycles		1						
designated walkways provided but unpaved		0	4	-2	-8			
no pedestrian walkways, but green space provided for pedestrian use		-1						
no designated pedestrian walkway areas		-2						

Acacia Club Mobile Home Park	Perm	it#:		1	5-26
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
PEDESTRIAN SAFETY	n/a=				
separation of pedestrian walkways from roadways by landscape or structural buffer		2			
separation of pedestrian walkways from roadways by open land buffer				0	0
pedestrian walkways abut roadways with no buffering / protection					
BICYCLE CIRCULATION	n/a=				
dedicated / separate bike-ways with signage, bike racks, trails		2			
bicycle lanes shared with pedestrian walkways but separated by markings / signs				0	0
no designated bike-ways		0			
UNDERGROUND UTILITIES					
all utilities are provided underground up to each building / structure		2			
all utilities traverse development underground but may be above ground from easement					
utilities above ground but / over designated easements		0	4	2	8
utilities above ground and not within specific easements	-1				
no specific management of utilities	-2				
Open-Space Density		_			
USABLE OPEN SPACE	n/a=				
residential developments (>25 units) include more than 25% open recreational span	ce	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			2	0	0
no designated recreational space provided, but open space available					
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	-5
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			
services available but not a requirement documented in covenants				-1	-5
not applicable / no pick-up service provided		-2			

Total Weighted Score -- 37

Maximum Possible Score= 61

Actual Score as Percent of Maximum= -60.7%

Number of Negative Scores= 11

Negative Scores as % of All Applicable Scores= 50.0%

Scoring Performed by:

Bob Atchley / Bonita Kissee

Date:

January 5. 2016

**Project: Acacia Club Mobile Home Park** 

Permit#: 15-26

المواير	Policies Receiving a Negative Score				
Importance Factor 5:	off-site nuisances emergency water supply waste disposal service waste disposal commitment				
Importance Factor 4:	use compatibility pedestrian circulation				
Importance Factor 3:	development buffering				
Importance Factor 2:	residential buffer / screening residential privacy traffic				
Importance Factor 1:	lot coverage				

Scoring by: Bob Atchley / Bonita Kissee

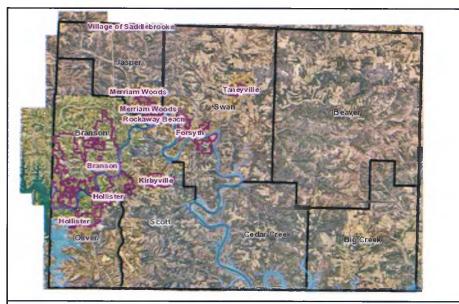
Project: Acacia Club Mobile Home Park

**Permit: 15-26** 

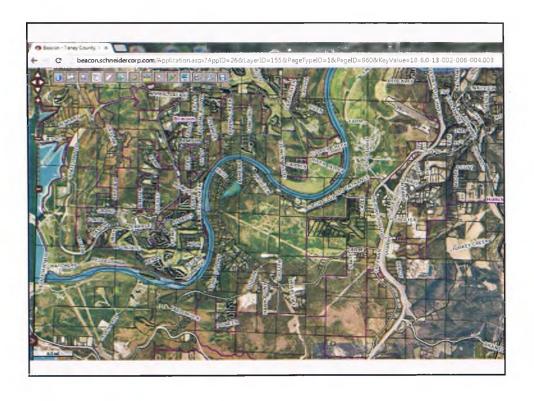
	Max. Possible	As Scored	%	Total Negative Scores		
Scoring	61	-37	-60.7%	11	50.0%	

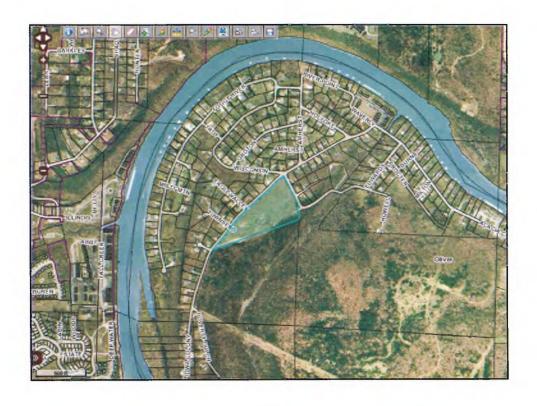
Scoring	-37	-00.776		30.078
	Max.	As	Negative	Scores
	Possible	Scored	Number of	Percent
Importance Factor 5	15	-15	4	57.1%
sewage disposal	10	10	-	
off-site nuisances	0	-10		
diversification				
emergency services	0	0		
right-of-way/roads	5	5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment	0	-5		
Importance Factor 4	16	-8	2	50.0%
siopes	0	0		
use compatibility	0	-8		
pedestrian circulation	8	-8		
underground utilities	8	8		
Importance Factor 3			1	33.3%
soil limitations	0	0		
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	6	-6		
water system service	6	6		
Importance Factor 2	16	-12	3	50.0%
wildlife habitat and fisheries	0	0		
air quality				
building materials				
residential buffer / screening	4	-4		104
residential privacy	4	-4		
traffic	0	-4		
pedestrian safety	4	0		
usable open space	4	0		
Importance Factor 1	2	-2	1	50.0%
lot coverage	0	-2		
rooftop vents / equipment				
bicycle circulation	2	0		

Scoring by: Bob Atchley / Bonita Kissee



Acacia Club Affordable Mobile Home Park 2100 – 2300 Block of Acacia Club Road, Hollister, MO Division III Permit Application 2015-0026 Taney County GIS - Beacon













- 12

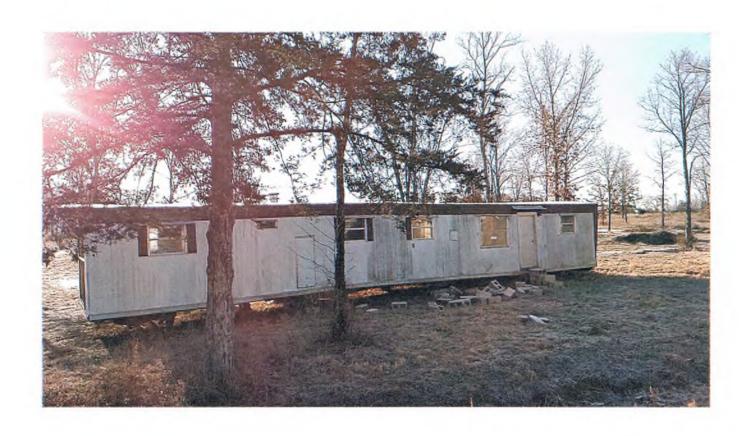






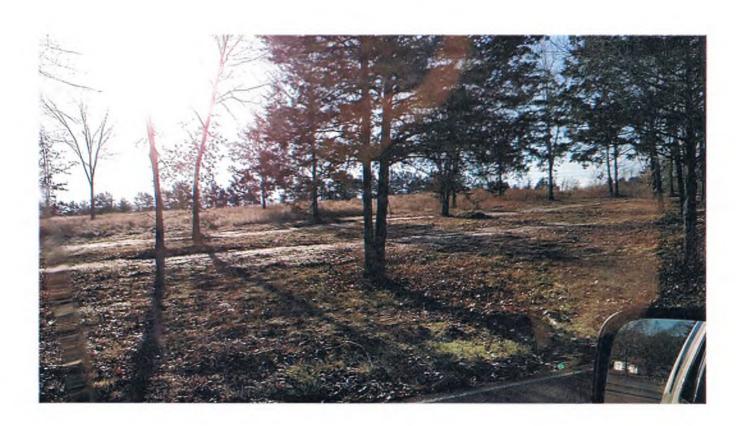








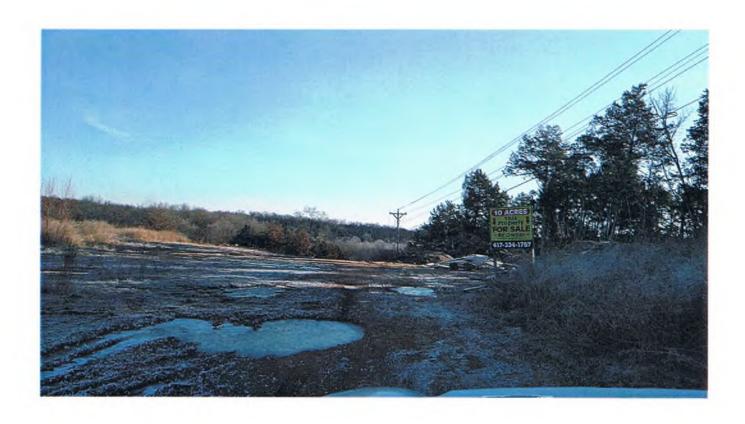


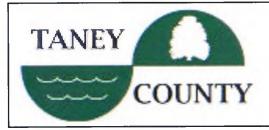












# TANEY COUNTY PLANNING COMMISSION

# DIVISION III PERMIT STAFF REPORT

**HEARING DATE:** January 11, 2016

**CASE NUMBER:** 2015-0027

PROJECT: The Dollar General Store # 16542

APPLICANT / CURRENT OWNER: NCY Properties, LLC – Nick Yiannios

REPRESENTATIVE: RSBR Investments, LLC

Rodney Parrott - Overland Engineering LLC

**LOCATION:** The subject property is located at 920 State

Highway 86, Ridgedale, MO; Oliver Township;

Section 18, Township 21, Range 21.

**REQUEST:** The representative, RSBR Investments, LLC is

requesting approval of a Division III Permit

allowing for the construction of an

approximately 9,100 square foot metal building which will serve as a new location for the Dollar

General Store.

### **BACKGROUND and SITE HISTORY:**

On December 23, 2015 the Taney County Planning Staff approved Minor Subdivision # 2015-0022, which created a two (2) lot minor subdivision named the Minor Subdivision of NCY Properties. Tract 1 is +/- 3.00 acres in size and Tract 2 is +/- 2.00 acres in size.

The subject property is Tract 1 of the Minor Subdivision of NCY Properties and contains +/- 3.00 acre (per the Minor Subdivision of NCY Properties), located in the 900 block of State Highway 86, Ridgedale, MO. The property contains an existing commercial entrance off of State Highway 86 which currently serves an existing commercial building located upon Tract 2 of the Minor Subdivision of NCY Properties.

The representative is now requesting the Planning Commission approval of the Division III Permit application allowing for the construction of a 9,100 square foot building which will serve as a new location for the Dollar General Store, on Tract 1 of the Minor Subdivision of NCY Properties. The representative has indicated that the building will be a pre-engineered metal structure with a block front façade.

The current application was approved for Concept on December 21, 2015.

### GENERAL DESCRIPTION:

The representative is now requesting the Planning Commission approval of the Division III Permit application allowing for the construction of a 9,100 square foot building which will serve as a new location for the Dollar General Store.

#### **REVIEW:**

Per the submitted site plan, the Dollar General Store will be served by a shared commercial driveway. The existing commercial drive currently serves the existing commercial building located upon Tract 2, located at 920 State Highway 86. For a number of years the existing building located upon Tract 2 was utilized as both a a dental office and also a private residence. The existing driveway will be located within a cross access easement.

The submitted site plan indicates that the proposed Dollar General Store will be served by a total of thirty (30) parking spaces, including two (2), van accessible, handicapped spaces. Per the provisions of Table J-1 (On-Site Parking Performance Standards) of the Development Guidance Code 1 space is required for every 400 square feet within a discount store. Therefore the proposed parking area would exceed the minimum parking requirements of the Development Guidance Code.

The property in question will be served by an onsite waste water treatment system, which will be permitted via Scott Starrett, On-Site Wastewater Permitting, in conjunction with the Missouri Department of Health and Senior Services

The project engineer has verbally indicated that the impervious surface limitations of Table H-1 (Impervious Cover Limitations Table) of the Development Guidance Code will not be exceeded on the +/- 3.00 acre lot. A stormwater management plan will not be required so long as the project engineer is able to demonstrate in writing that the impervious surface limitations of Table H-1 will be complied with.

The adjoining property immediately to the north is vacant lots within the Ozark Paradise Village Subdivision. The adjoining property immediately to the south is State Highway 86, with the Oakmont Hills Subdivision (Branson Cedars) being located further to the south. The adjoining property immediately to the east is a former dental office and residence, with light residential and vacant properties being located further to the east. The adjoining property immediately to the west is commercial storage, with primarily vacant property being located further to the west.

Per the provisions of the Development Guidance Code buffering would not required between this use and other existing commercial or industrial uses.

The project received a score of -4 on the Policy Checklist, out of a maximum possible score of 39. The relative policies receiving a negative score consist of emergency water supply, solid waste disposal service, use compatibility, and traffic.

#### STAFF RECOMMENDATIONS:

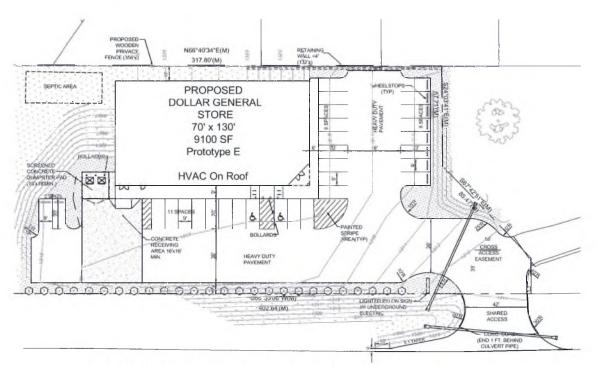
If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

- 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. Sediment and erosion control (Section 4.1.1).
  - b. Stormwater management or demonstration (Appendix B Item 3).
  - c. Land Grading Permit for all non-agricultural land 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).
- 2. Compliance letters from the Western Taney County Fire Protection District and the On-Site Wastewater Permitting Division of the Planning Department 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. This decision is subject to all existing easements.
- 4. Division II Permits shall be required for all applicable structures in the development (Chapter 3, Section 1, Item B).
- 5. Prior to the issuance of Division II Certificates of Conformance (C of Cs), the developer shall first present a Final Inspection from the Western Taney County Fire Protection District to the Taney County Planning Department Office.
- 6. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter 2, Item 6).

#### DOLLAR GENERAL STORE RIDGEDALE, MISSOURI

PARKING SPACES/REQD: 30 / 30 BLDG/SALES SF: 9,002 / 7,385 DEVELOPER: RSBR INVESTMENTS, LLC ENGINEER: OVERLAND ENGINEERING, LLC





MISSOURI STATE HIGHWAY 86

SPRINGFIELD, MO DATED: MAY 22, 2015

PHASE I ENVIRONMENTAL SITE ASSESSMENT Propured by: NOVA CONBULTING GROUP, W.C. PARK RIDGE, N.J. DATED: MARCH 20, 2015

BUILDING DIMENSION NOTE: CONTRACTOR SHALL VERBY BUILDING OMENSIONS WITH FOUNDATION AND METAL BLOC. PLANS PRIOR TO CONSTRUCTION.

#### GENERAL NOTES

- 1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL CURRENT APPLICABLE STANDARDS AND DEPOCRECATIONS OF TANKY COUNTY, AND ON THE STATE OF MUSICIPAL UNLESS OTHERWISE NOTED.
- 3. ALL WORKMANIHEP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE BULDING DEPARTMENT OF TANEY COUNTY, MISSOURI.
- 3. PRIOR TO COMMUNICIPIENT OF WORK THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VIGINITY OF THE CONSTRUCTION TO BE PERFORMED.
- A THE CONTRACTOR MAY UTLIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSIDHIN INE CALL SYSTEM, INC. 1-(60)-344-7462. THIS PHENE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE (F.
- MISSOURI CALL 'MILIE' 34 HOURS BEFORE DIGGING. II. ALL DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.
- IS THE CONTRACTOR SHALL UNDER NO CIRCUMSTANCES CLEAR OR DAMAGE ANY TREES OUTSIDE THE CLEARING LIMIT LINE SET BY THE CITY WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER OF
- PROPERTY DWILE. 7. CLEARING AND CRUBBING OPERATIONS AND DISPOSAL OF ALL DEBNIS THEREFROM SHALL BE PERFORMED BY
- THE CONTRACTOR IN STREET ACCORDANCE WITH ALL LOCAL CODES AND DRIDMANDES.
  IN THE CONTRACTOR SHALL REEF THE STREETS CLEAN OF MUD AND DEBRIS.
- IL THE CONTRACTOR SHALL PLACE MIN. 4" TOPISOL AND SEED & MULCH (OR SOD) ON ALL DISTURBED AREAS UNLESS OTHERWISE NOTED.
- 10. ONLY CONTRACTORS WHO ARE LICENSED AND BONDED WITH THE CITY CAN WORK WITHIN THE CITY REW.

  11. SIGN PERMITS MARE SE APPLIED FOR IN ACCORDANCE WITH TIMEY COUNTY REQUILATIONS. ALL BIGHEWORT CONFORM TO REGULATIONS OF TAKEY COUNTY.

DOLLAR GENERAL



DOLLAR GENERAL RIDGEDALE, MO SITE PLAN

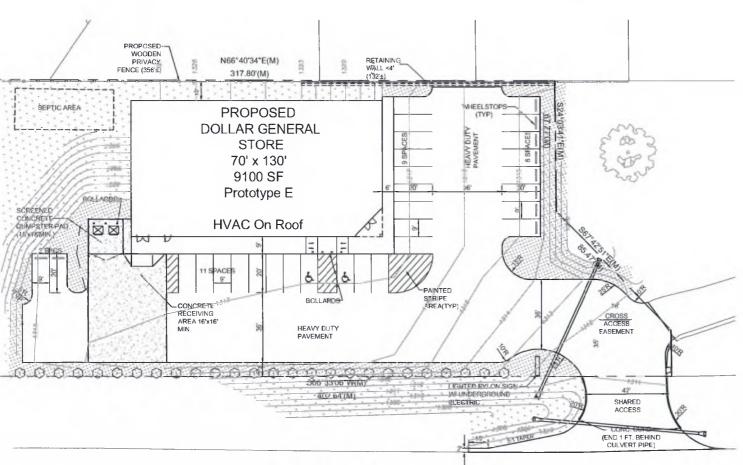


#### UTILITY DISCLAIMER

## DOLLAR GENERAL STORE RIDGEDALE, MISSOURI

PARKING SPACES/REQD: 30 / 30 BLDG/SALES SF: 9,002 / 7,385 DEVELOPER: RSBR INVESTMENTS, LLC ENGINEER: OVERLAND ENGINEERING, LLC





MISSOURI STATE HIGHWAY 86

GEOTECHNICAL ENGINEEF Prepared by: TERRACON CC SPRINGFIELD, DATED: MAY 24

PHASE 1 ENVIRONMENTAL Prepared by: NOVA CONSUI PARK RIDGE, N DATED: MARCH

\* BUILDING DIMENSION NOTE: CONTRACTOR SHALL VERIFY B WITH FOUNDATION AND METAL TO CONSTRUCTION.

#### GENERAL NOTES

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CON AND SPECIFICATIONS OF TANEY COUNTY, AND/OR THE STATE ( 2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO 1 DEPARTMENT OF TAREY COUNTY, MISSOURI.

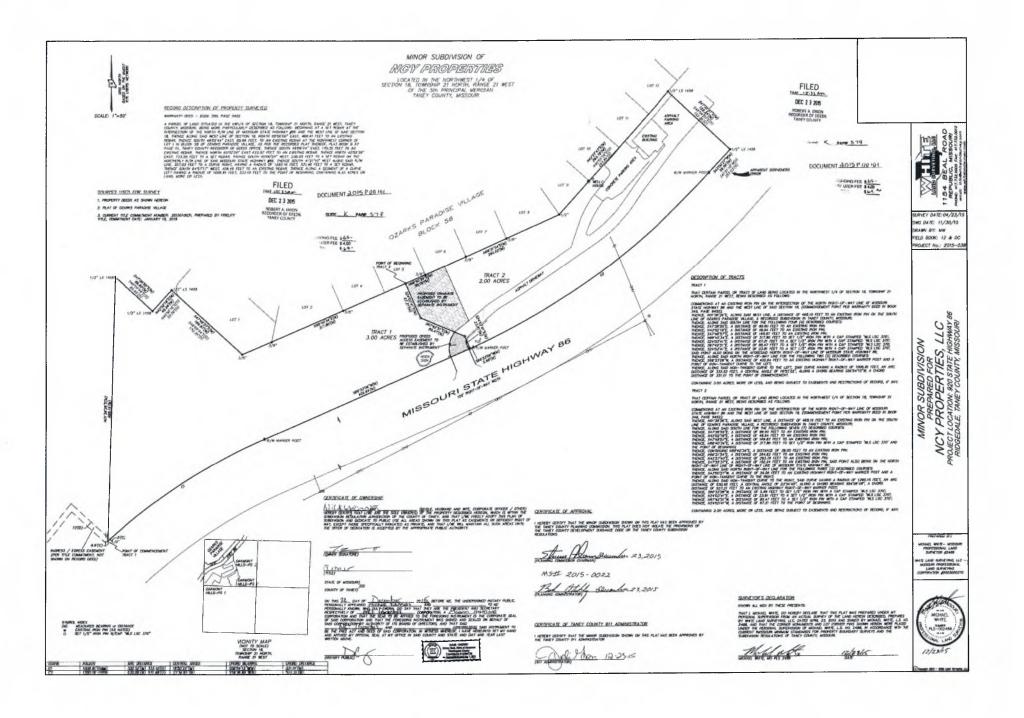
3. PRIOR TO COMMERCEMENT OF WORK, THE CONTRACTOR SEFACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO B 4. THE CONTRACTORMAY UTILIZE THE FOLLOWING TOLL FREE CALL SYSTEM, INC.: 1(800):344-7482. THIS PHONE NUMBER IS A MISSOURI CALL JUJUE? 24 HOURS BEFORE DIGGING.

5. ALL DAMAGE TO ENSTING UTILITIES SHALL BE REPAIRED BY 6. THE CONTRACTORSHALL UNDER NO CIRCUMSTANCES CLEA CLEARING LIMIT LINESET BY THE CITY WITHOUT THE WRITTEN PROPERTY OWNER.

7. CLEARING AND GRIBBING OPERATIONS AND DISPOSAL OF A THE CONTRACTOR II STRICT ACCORDANCE WITH ALL LOCAL C. 8. THE CONTRACTOR SHALL KEEP THE STREETS CLEAN OF MU. 9. THE CONTRACTOR SHALL PLACE MIN. 4" TOPSOIL AND SEED UNLESS OTHERWISSHOTED.

10. ONLY CONTRACTORS WHO ARE LICENSED AND BONDED WI 11. <u>SIGN PERMITS</u> MUST BE APPLIED FOR IN ACCORDANCE WIT CONFORM TO REGULATIONS OF TANEY COUNTY.





Dollar General Store # 16542	Permi	t#:		1	5-27
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
Water Quality	_			-1-1	
SEWAGE DISPOSAL	n/a=				
centralized system		2			
on-site treatment system(s) with adequate safeguards to mitigate pollution		1			
septic system of adequate design and capacity		0	5	0	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			
potential limitations but mitigation acceptable		-1	3	0	0
mitigation inadequate		-2			
SLOPES	n/a=				
NOTE: if residential, mark "x" in box					
development on slope under 30%		0			
slope exceeds 30% but is engineered and certified		-1	4	0	0
slope exceeds 30% and not engineered		-2			
WILDLIFE HABITAT AND FISHERIES	n/a=				
no impact on critical wildlife habitat or fisheries issues		0			
critical wildlife present but not threatened		-1	2	0	0
potential impact on critical wildlife habitat or fisheries		-2			
AIR QUALITY	n/a=				
cannot cause impact		0			
could impact but appropriate abatement installed		-1	2	0	0
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			
buffered and minimally mitigated		-1	5	0	0
cannot be mitigated		-2			
Compatibility Factors					
USE COMPATIBILITY	n/a=				
no conflicts / isolated property		0			
transparent change / change not readily noticeable		-1	4	-1	-4
impact readily apparent / out of place		-2			

Dollar General Store # 16542	Permi	t#:		1	5-27
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			
lot coverage exceeds surrounding areas by less than 50%		-1	1	0	0
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			
bulk / scale differs from surrounding areas but not obtrusive		-1	3	0	0
bulk / scale significantly different from surrounding areas / obtrusive	-	-2			
BUILDING MATERIALS	n/a=	Х			
proposed materials equivalent to existing surrounding structures		0			
proposed materials similar and should blend with existing structures		-1	2		
materials differ from surrounding structures and would be noticeable		-2			
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS	n/a=	Х			
no rooftop equipment or vents		2			
blocked from view by structure design		1			
blocked from view using screening		0	1		
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			_
blocked from view by structure design		1			
blocked from view using screening		0	3		
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			
blocked from view by structure design		1			
blocked from view using screening		0	3		
partially blocked from view		-1			
exposed / not blocked from view		-2			
LANDSCAPED BUFFERS RESIDENTIAL	n/a=	х			
approved landscaped buffer between homes and all streets / roads / highways		2			
approved landscaped buffer from major roads / highways only		1			
minimal landscaped buffer, but compensates with expanse of land		0	2		
no landscaped buffer between residences and local streets		-1			
no landscaped buffer from any road		-2			

Dollar General Store # 16542	Permi	it#:		1:	5-27
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
LANDSCAPED BUFFERS - INDUSTRIAL	n/a=	Х			
approved landscaped buffer from public roads		0			
minimal landscaped buffer, but compensates with expanse of land		-1	3		
no landscaped buffer from public roads		-2			
Local Economic Development					
RIGHT TO FARM	n/a=	х			
does not limit existing agricultural uses / does not cause nuisance, predation		0			
does not limit existing agricultural uses, but may result in minor nuisance		-1	3		
potential impact(s) on existing agricultural land		-2			
RIGHT TO OPERATE	n/a=	Х			
no viable impact on existing industrial uses by residential development		0			
potential impact but can be mitigated		-1	3		
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			
creates full-time, year-round and seasonal jobs		1	5	1	5
creates seasonal jobs only		0			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY	n/a=	Х			
privacy provided by structural design, or not applicable		2			
privacy provided by structural screening		1			
privacy provided by landscaped buffers	_	0	2		
privacy provided by open space		-1			
no acceptable or effective privacy buffering		-2			
MIXED-USE DEVELOPMENTS	n/a=	Х			
uses / functions are compatible or not applicable		2			
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0	3		
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatiblity factors		-2			
Commercial Development					
DEVELOPMENT PATTERNS	n/a=	Х			
clustered development / sharing of parking, signs, ingress, egress, or not applicable		2			
some clustering and sharing patterns with good separation of facilities		1			
some clustering and sharing patterns with minimal separation of facilities		0	3		
clustered development with no appreciable sharing of facilities		-1			
unclustered development with no sharing or ability to share facilities		-2			

Dollar General Store # 16542	Perm	it#:		1	5-27
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
DEVELOPMENT BUFFERING	n/a=	Х			
approved and effectively designed landscaped buffers between structures and all ro	oads	2			
minimal landscaped buffering, but compensates with expanse of land		1			
minimal landscaped buffering		0	3		
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			
traffic flow increases expected but manageable using existing roads and road acces	sses	-1	2	-1	-2
traffic flow increases exceed current road capacities		-2			
EMERGENCY SERVICES	n/a=				
structure size and/or access can be serviced by emergency equipment		0			
structure size and/or access may impede but not hinder serviceability		-1	5	0	0
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			
50 ft. right-of-way		0	5	1	_
40 ft. right-of-way		-1	5	'	5
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			
community well / water system meeting DNR requirements		1			
private wells meeting DNR requirements		0	3	1	3
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			
fire hydrant system with limited coverage		-1	5	-2	-10
no fire hydrant system		-2			
PEDESTRIAN CIRCULATION INFRASTRUCTURE	n/a=	Х			
paved and dedicated walkways (no bicycles) provided throughout development					
paved walkways provided throughout development / maybe shared with bicycles					
designated walkways provided but unpaved					
no pedestrian walkways, but green space provided for pedestrian use	-1				
no designated pedestrian walkway areas	-2				

ollar General Store # 16542 Permit				15-27		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score	
PEDESTRIAN SAFETY	n/a=	Х				
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=	Х				
dedicated / separate bike-ways with signage, bike racks, trails		2				
bicycle lanes shared with pedestrian walkways but separated by markings / signs		1	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 ease	ment	1		1	4	
utilities above ground but / over designated easements		0	4			
utilities above ground and not within specific easements		-1				
no specific management of utilities		-2				
Open-Space Density						
USABLE OPEN SPACE	n/a=	Х				
residential developments (>25 units) include more than 25% open recreational spa	ce	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	2			
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	
centralized, on-site trash collection receptacles available		-2				
SOLID WASTE DISPOSAL SERVICE COMMITMENT	n/a=	Х				
restrictive covenants provide for weekly disposal for each occupied structure		0				
services available but not a requirement documented in covenants	-1	5				
not applicable / no pick-up service provided	-2					

Total Weighted Score -4

Maximum Possible Score= 39

Actual Score as Percent of Maximum= -10.3%

Number of Negative Scores = 4

Negative Scores as % of All Applicable Scores= 23.5%

Scoring Performed by:

Bob Atchley / Bonita Kissee

Date:

January 5, 2016

**Project: Dollar General Store # 16542** 

Permit#: 15-27

	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: January 5, 2016

Project: Dollar General Store # 16542 Permit: 15-27

	Max. Possible	As Scored	%	Total Negative Score		
Scoring	39	-4	-10.3%	4	23.5%	

	Max.	As	Negative	Scores
	Possible	Scored	Number of	Percent
Importance Factor 5	25	-5	2	28.6%
sewage disposal	10	0		
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			1	33.3%
slopes	0	0		
use compatibility	0	-4		
pedestrian circulation				
underground utilities	8	4		
Importance Factor 3	6	3		
soil limitations	0	0		
building bulk/scale	0	0		
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	0	-2	1	33.3%
wildlife habitat and fisheries	0	0		
air quality	0	0		
building materials				
residential buffer / screening				
residential privacy				
traffic	0	-2		
pedestrian safety				
usable open space				
Importance Factor 1				
lot coverage	0	0		
rooftop vents / equipment				
bicycle circulation				

Scoring by: Bob Atchley / Bonita Kissee

Date: January 5, 2016



# Dollar General Store





