



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
RKC PROPERTIES
JUNE 9, 2008
#08-37

Public Hearing for RKC Properties in the Branson Township Sec. 20 Twp. 23 Rng. 21.

The applicant, New Horizons Community Church requests approval to construct a gym, office, and warehouse.

History: Approved for Concept May 19, 2008.

General Description: The subject property contains 5.18 acres and is located at 1192 Bird Road. The adjoining properties to the request consist of commercial, multi-family, and multi-use.

Review: The proposed site will consist of a lot split with one lot as office warehouse buildings and the lot with the existing building will have the daycare. Taney County Public Water Supply District #3 will provide water and there will be an individual sewer system.

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

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
 - a. Sediment and erosion control (Appendix B Sec. VI Item 2)
 - b. Stormwater management (Appendix B Item 3)
 - c. Land grading permit (Appendix B)
 - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60,3b Sec. A)
 - e. Utility easements and building line setbacks (Table 12)
 - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts (Chapter VI-VII).
3. No outside storage of equipment or solid waste materials.
4. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. 1 Item B)
5. This decision is subject to all existing easements.
6. The Decision of Record shall be filed in the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).