



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
WILDFLOWER LEARNING CENTER
JUNE 9, 2008
#08-33

Public Hearing for Wildflower Learning Center in the Branson Township Sec. 30 Twp. 23 Rng. 21.

The applicants, Carla and Rick Quincey request approval to operate a small private school.

History: Approved for Concept May 19, 2008.

General Description: The subject property contains .44 acre and is located at 160 Old Glory Rod in the Rockwood Hills Subdivision Lot 13. The adjoining properties to the request consist of commercial and residential.

Review: The proposed site consists of an existing single family dwelling. Access will be from Old Glory Road. The property is serviced by an individual septic system and central water supply. Plans are to have 1-4 children 2-4 hours at a time.

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. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60,3b Sec. A)
 - b. Utility easements and building line setbacks (Table 12)
 - c. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
 - d. 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).