

**TANEY COUNTY PLANNING COMMISSION**

*DIVISION III STAFF REPORT*

***COTTAGES AT BRANSON CREEK***

***JANUARY 8, 2007***

***#06-78***

Public Hearing for Cottages at Branson Creek located at Branson Creek Boulevard in the Branson Township, Sec. 27 Twp. 22 Rng. 21.

The applicant, GEP requests approval to develop a patio home project on 17.51 acres.

History: Approved for Concept December 18, 2006.

General Description: The subject property contains 17. 51 acres and is located at Branson Creek Boulevard. The adjoining properties to the request consist of residential.

Review: The proposed site will consist of 77 dwelling units with each unit containing approximately 1312-1700 sq. ft with two car garages. The development will a part of the golf course and access the clubhouse and other amenities. The project will be served by Branson Creek Sewer and water systems.

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)
  - c. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
  - d. Utility easements and building line setbacks (Table 12)
  - e. Land grading permit (Appendix B)
  - 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 I Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B)
5. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire. (Chapter II Item 6)