

TANEY COUNTY PLANNING COMMISSION

DIVISION III STAFF REPORT

TANEYWOODE ESTATES

JANUARY 8, 2007

#06-80

Public Hearing for Taneywoode Estates located at Reno Springs Road in the Jasper Township, Sec. 1 Twp. 24 Rng. 22.

The applicant, Allen Jenkins requests approval to divide his property into 6 lots, as per the enclosed plat for single family residential homes.

History: Approved for Concept December 18, 2006.

General Description: The subject property contains 20.07 acres and is located off Reno Springs Road. The adjoining properties to the request consist of residential and agricultural.

Review: The proposed site will consist of six lots. Access will be from Reno Springs Road. The adjoining properties to the request consist of residential and agricultural.

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 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)