



## TANEY COUNTY PLANNING COMMISSION

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### **TANEY COUNTY PLANNING COMMISSION**

#### ***DIVISION III STAFF REPORT***

#### ***DEL MAR CONDOMINIUMS***

***JANUARY 14, 2008***

***#07-74***

Public Hearing for Del Mar Condominiums located off Lakshore Drive in the Branson Township, Sec. 28 Twp. 23 Rng. 21.

The applicant, David and Dawn Fandel requests approval to construct 6 new units platted as condominiums for a total of 12 units.

History: Approved for Concept December 17, 2007.

General Description: The subject property contains 4.25 acres and is located in the Lakeside Subdivision Lots 33, 34, 35. The adjoining properties to the request consist of agriculture, residential, and multi-family.

Review: The proposed site will consist of the removal of 6 units and the construction of 6 additional units for a total of 12 units platted as condominiums. The property is serviced by a community well and Taney County Sewer District.

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 strictures 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).