



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
FEBRUARY 11, 2008
CROSS CREEK DEVELOPMENT
#08-5

Public Hearing for the Cross Creek Development located at State Highway 76 in the Scott Township, Sec. 34 Twp. 23 Rng. 21.

The applicants, RBA Inv., LLC and GGW Inv. LLC request approval to develop Lots C5 and C7 as commercial.

History: Approved for Concept January 22, 2008.

General Description: The subject property contains .98 acre in C7, and .90 acre in C5. The adjoining properties to the request consist of residential, commercial, multi-family, and a cemetery across the highway.

Review: The proposed site will consist of the construction of a 7,000 sq. ft. building, spec building and an existing 9,100 sq. ft. building for a Dollar General Store. The property is serviced by Taney County Water and Sewer.

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 provision 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 and MoDot (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. 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).