



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
ANELLO TOWNHOMES
MARCH 10, 2008
#08-11

Public Hearing for Walkington Villas located at 641 Lakeshore Dr. in the Scott Township, Sec. 33 Twp. 23 Rng. 21.

The applicant, Peter V. Anello requests approval to construct 13 whole ownership townhomes.

History: Approved for Concept February 19, 2008.

General Description: The subject property contains 1.8 acres. The adjoining properties to the request consist of commercial, and residential.

Review: The proposed site will consist of 13 whole ownership townhomes with 2 car garages at the lowest level, and living space on levels two and three. 25' buffers will be maintained on sides. The front portion of lot along Taneycomo which is in the floodplain will be left in it's natural state.

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 set backs (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 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).