



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
DAWN HOLLOW
MARCH 10, 2008
#08-9

Public Hearing for Dawn Hollow in the Swan Township, Sec. 22 Twp. 23 Rng. 20.

The applicant, Robert C1everinga recuests approval to develop a single famiyy residential subdivision.

History: Approved for Concept February 19, 2008.

General Description: The subject property contains 32.07 acres and is located off MM Hwy. to Yandell Cove Road, then to an existing road to the property which measures 14' for approximately 10' then narrows to 8 ½'. The access to the road off Yandell Cove Road measures 35'. The adjoining properties consist of residential and agricultural.

Review: The proposed site will consist of two parcels to be surveyed off the original 32 acre parcel. The property will be serviced by individual well and septic.

Summary: If the Taney County Planning Commission approves this recuest, 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. Stonmwater management (Appendix B Item 3)
 - c. Land grading penmit (Appendix B)
 - d. Delineation of the 100 year fioodplain (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 recuired 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).