



## TANEY COUNTY PLANNING COMMISSION

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**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III STAFF REPORT**  
**165 COMMERCIAL**  
**MAY 12, 2008**  
**#08-28**

Public Hearing for 165 Commercial in the Oliver Township Sec. 14 Twp. 22 Rng. 22.

The applicant, Daniel C. Ruda requests approval to subdivide 5 acres for commercial purposes.

History: Approved for Concept April 21, 2008.

General Description: The subject property contains approximately 5 acres and is located off St. Hwy. 165. The adjoining properties to the request consist of commercial, multi-family, residential, and municipality.

Review: The proposed site will consist of two lots. Access will be from St. Hwy. 165. The property will be serviced by City of Branson sewer and Tri-States Utility Water.

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, 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. 1 Item B)
5. This decision is subject to all existing easements.
6. The Decision of Record shall be filed in the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).