



TANEY COUNTY PLANNING COMMISSION

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***TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
EMERALD POINTE
MAY 12, 2008
#08-29***

Public Hearing for Emerald Pointe in the Oliver Township Sec.36 Twp. 23 Rng. 22.

The applicant, Emerald Pointe, LLC requests approval to plat 50 acres more or less into 160 residential lots for Phase 12 of the subdivision.

History: Approved for Concept April 21, 2008.

General Description: The subject property contains approximately 1.68 acres and is located off Hill Haven Road and Mo. St. Hwy. 265. The adjoining properties to the request consist of residential.

Review: The proposed site will consist of 160 residential lots. Access will be from Hill Haven Road. The property is to be serviced by a treatment plant and community well.

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 I 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).