



## TANEY COUNTY PLANNING COMMISSION

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**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III STAFF REPORT**  
**HIGHWAY 248 BUSINESS PARK**  
**MAY 12, 2008**  
**#08-26**

Public Hearing for Highway 248 Business Park in the Branson Township Sec. 30 Twp. 23 Rng. 21.

The applicant, Table Rock Investments, LLC requests approval to develop 3.3 acres into an office/warehouse project.

History: Approved for Concept April 21, 2008.

General Description: The subject property is located at State Hwy. 248 and Dawn Road. The adjoining properties consist of commercial and residential.

Review: The proposed site will consist of a maintenance shop, retail, office and/or warehouse. Access will be from Dawn Road. The property is to be serviced by City of Branson sewer, and Public Water Supply District #3.

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 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).