



TANEY COUNTY PLANNING COMMISSION

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DIVISION III STAFF REPORT

EMBREE REPLAT

AUGUST 11, 2008

#08-45

Public Hearing for Daniel Embree in the Oliver Township, Sec. 24 Twp. 22 Rng. 22.

The applicants, Daniel K. and Dana L. Embree request approval to replat property for a single family residential subdivision.

History: Approved for Concept July 21, 2008.

General Description: The subject property contains approximately 3.01 acres and is located at 182 Fairlawn Dr. The adjoining properties to the request consist of residential.

Review: The proposed site will consist of a one-acre lot for the use of a home site, and a 2 acre site for the existing home.

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. I Item B).
5. The 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).