



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
FAIRWAYS AT BRANSON CREEK
AUGUST 11, 2008
#08-44

Public Hearing for the Fairways at Branson Creek in the Oliver Township, Sec. 27 & 22 Twp. 22 Rng. 21.

The applicant, GEP, Inc. request approval to develop a single family residential subdivision.

History: Approved for Concept July 21, 2008.

General Description: The subject property contains approximately 78.12 acres and is located off Branson Creek Blvd. The adjoining properties to the request consist of residential, commercial, and agriculture.

Review: The proposed site will consist of 134 residential lots and an amenity area. The homes will have at least 2000 sq. ft. of floor space and the cost will range from \$300,000 and up.

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).