



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
LAYTON AUTO SERVICE
NOVEMBER 10, 2008
#08-63

Public Hearing for Layton Auto Service located at 282 Wabash Lane in the Branson Township, Sec. 21 Twp. 23 Rng. 21.

The applicant, Gail Layton requests approval to convert an existing building into a commercial auto repair shop.

History: Approved for Concept October 20, 2008.

General Description: The subject property contains 9.8 acres and is located off Bee Creek Road to Wabash Lane. The adjoining properties to the request consist of commercial, multi-family, and residential.

Review: The proposed site will consist of a 30' x 56' metal building. The applicant would add on or construct another 30' x 50' building in the future. The property is to be serviced by individual septic and Public Water Supply District #3. The project received a -2 score on the policy checklist, with three negative scores being a -2 for traffic flow exceeding current road capacities, -10 for road being less than a 40' right of way, and -10 for no fire hydrant system.

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, Health Department, and MoDot, if applicable.
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
6. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).