



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
OCTOBER 14, 2008
BRANSON HILLS STORAGE
#08-57

Public Hearing for Branson Hills Storage located at 4030 State Highway 248 in the Branson Township, Sec. 18 Twp. 23 Rng. 21.

The applicant, Branson Ozarks Properties, LLC requests approval to expand an existing storage business.

History: Approved for Concept September 18, 2008.

General Description: The subject property contains 3 acres and is located off St. Hwy. 248 past Branson Hills Parkway. The adjoining properties to the request consist of commercial and municipality.

Review: The proposed site will consist of 40 metal storage buildings with a total of 2000 sq. ft. and 100 units. The property is serviced by a individual sewer system and private 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 District. (Chapter VI-VII).
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. This 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).

BRANSON HILLS STORAGE		Permit#:	08-57		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
Water Quality					
SEWAGE DISPOSAL					
centralized system	2	5	0	0	
on-site treatment system(s) with adequate safeguards to mitigate pollution	1				
septic system of adequate design and capacity	0				
proposed system may not provide adequate capacity	-1				
proposed solution may cause surface and/or ground water pollution	-2				
Environmental Policies					
SOIL LIMITATIONS					
no known limitations	0	3	0	0	
potential limitations but mitigation acceptable	-1				
mitigation inadequate	-2				
SLOPES					
NOTE: if residential, mark "x" in box.....					
development on slope under 30%	0	4	0	0	
slope exceeds 30% but is engineered and certified	-1				
slope exceeds 30% and not engineered	-2				
WILDLIFE HABITAT AND FISHERIES					
no impact on critical wildlife habitat or fisheries issues	0	2	0	0	
critical wildlife present but not threatened	-1				
potential impact on critical wildlife habitat or fisheries	-2				
AIR QUALITY					
cannot cause impact	0	2	0	0	
could impact but appropriate abatement installed	-1				
could impact, no abatement or unknown impact	-2				
Land Use Compatibility					
OFF-SITE NUISANCES					
no issues or nuisance(s) can be fully mitigated	0	5	0	0	
buffered and minimally mitigated	-1				
cannot be mitigated	-2				
Compatibility Factors					
USE COMPATIBILITY					
no conflicts / isolated property	0	4	0	0	
transparent change / change not readily noticeable	-1				
impact readily apparent / out of place	-2				

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Permit#:

08-57

**Division III Relative Policy Scoring Sheet:
Western Taney County**

Performance Value
Importance Factor
Score
Section Score

LOT COVERAGE

lot coverage compatible with surrounding areas	0	1	0	0
lot coverage exceeds surrounding areas by less than 50%	-1			
lot coverage exceeds surrounding areas by more than 50%	-2			

BUILDING BULK AND SCALE

bulk / scale less than or equivalent to surrounding areas	0	3	0	0
bulk / scale differs from surrounding areas but not obtrusive	-1			
bulk / scale significantly different from surrounding areas / obtrusive	-2			

BUILDING MATERIALS

proposed materials equivalent to existing surrounding structures	0	2	0	0
proposed materials similar and should blend with existing structures	-1			
materials differ from surrounding structures and would be noticeable	-2			

STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS

no rooftop equipment or vents	2	1	0	0
blocked from view by structure design	1			
blocked from view using screening	0			
partially blocked from view	-1			
exposed / not blocked from view	-2			

STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS

no on-site waste containers	2	3	0	0
blocked from view by structure design	1			
blocked from view using screening	0			
partially blocked from view	-1			
exposed / not blocked from view	-2			

STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.

no outdoor storage of equipment, materials, etc., or outdoor work areas	2	3	0	0
blocked from view by structure design	1			
blocked from view using screening	0			
partially blocked from view	-1			
exposed / not blocked from view	-2			

LANDSCAPED BUFFERS -- RESIDENTIAL

approved landscaped buffer between homes and all streets / roads / highways	2	2	0	0
approved landscaped buffer from major roads / highways only	1			
minimal landscaped buffer, but compensates with expanse of land	0			
no landscaped buffer between residences and local streets	-1			
no landscaped buffer from any road	-2			

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LANDSCAPED BUFFERS - INDUSTRIAL					
approved landscaped buffer from public roads	0	3			
minimal landscaped buffer, but compensates with expanse of land	-1				
no landscaped buffer from public roads	-2				
Local Economic Development					
RIGHT TO FARM					
does not limit existing agricultural uses / does not cause nuisance, predation	0	3	0	0	0
does not limit existing agricultural uses, but may result in minor nuisance	-1				
potential impact(s) on existing agricultural land	-2				
RIGHT TO OPERATE					
no viable impact on existing industrial uses by residential development	0	3	0	0	0
potential impact but can be mitigated	-1				
potential impact on existing industrial uses with no mitigation	-2				
DIVERSIFICATION					
creates >=5 full-time, year-round jobs outside of recreation / resort sector	2	5	1	5	5
creates full-time, year-round and seasonal jobs	1				
creates seasonal jobs only	0				
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY					
privacy provided by structural design, or not applicable	2	2	2	4	4
privacy provided by structural screening	1				
privacy provided by landscaped buffers	0				
privacy provided by open space	-1				
no acceptable or effective privacy buffering	-2				
MIXED-USE DEVELOPMENTS					
uses / functions are compatible or not applicable	2	3	2	6	6
uses / functions are integrated and separated based on compatibility	1				
uses / functions differ minimally and are not readily apparent	0				
uses / functions poorly integrated or separated	-1				
uses / functions mixed without regard to compatibility factors	-2				
Commercial Development					
DEVELOPMENT PATTERNS					
clustered development / sharing of parking, signs, ingress, egress, or not applicable	2	3	2	6	6
some clustering and sharing patterns with good separation of facilities	1				
some clustering and sharing patterns with minimal separation of facilities	0				
clustered development with no appreciable sharing of facilities	-1				
unclustered development with no sharing or ability to share facilities	-2				

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DEVELOPMENT BUFFERING					
approved and effectively designed landscaped buffers between structures and all roads	2	3	1	3	
minimal landscaped buffering, but compensates with expanse of land	1				
minimal landscaped buffering	0				
no landscaped buffering, but utilizes expanse of land	-1				
no or inadequate buffering or separation by land	-2				
Services - Capacity and Access					
TRAFFIC					
no impact or insignificant impact on current traffic flows	0	2	0	0	0
traffic flow increases expected but manageable using existing roads and road accesses	-1				
traffic flow increases exceed current road capacities	-2				
EMERGENCY SERVICES					
structure size and/or access can be serviced by emergency equipment	0	5	0	0	0
structure size and/or access may impede but not hinder serviceability	-1				
structure size and/or access could be problematic or non-serviceable	-2				
RIGHT-OF-WAY OF EXISTING ROADS					
greater than 50 ft. right-of-way	1	5	0	0	0
50 ft. right-of-way	0				
40 ft. right-of-way	-1				
less than 40 ft. right-of-way	-2				
Internal Improvements					
WATER SYSTEM SERVICE					
central water system meeting DNR requirements for capacity, storage, design, etc.	2	3	2	6	
community well / water system meeting DNR requirements	1				
private wells meeting DNR requirements	0				
private wells not meeting any established standards	-1				
individual / private wells	-2				
EMERGENCY WATER SUPPLY					
fire hydrant system throughout development with adequate pressure and flow	0	5	-2	-10	
fire hydrant system with limited coverage	-1				
no fire hydrant system	-2				
PEDESTRIAN CIRCULATION INFRASTRUCTURE					
paved and dedicated walkways (no bicycles) provided throughout development	2	4	0	0	0
paved walkways provided throughout development / maybe shared with bicycles	1				
designated walkways provided but unpaved	0				
no pedestrian walkways, but green space provided for pedestrian use	-1				
no designated pedestrian walkway areas	-2				

Western District Relative Policies: Division III Permit

Project: BRANSON HILLS STORAGE

Permit: 08-57

	Max. Possible	As Scored
Scoring	93	19

Total Negative Scores	2	2.2%
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	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	21	-10	2	25.0%
sewage disposal	10	0		
off-site nuisances	0	0		
diversification	10	5		
emergency services	0	0		
right-of-way / roads	1	0		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment	0	0		
Importance Factor 4	16	4		
slopes	0	0		
use compatibility	0	0		
pedestrian circulation	8	0		
underground utilities	8	4		
Importance Factor 3	36	21		
soil limitations	0	0		
building bulk / scale	0	0		
waste containers screening	6	0		
outdoor equip storage	6	0		
industrial buffer / screening	0			
right to farm	0	0		
right to operate	0	0		
mixed-use developments	6	6		
development patterns	6	6		
development buffering	6	3		
water system service	6	6		
Importance Factor 2	16	4		
wildlife habitat and fisheries	0	0		
air quality	0	0		
building materials	0	0		
residential buffer / screening	4	0		
residential privacy	4	4		
traffic	0	0		
pedestrian safety	4	0		
usable open space	4	0		
Importance Factor 1	4			
lot coverage	0	0		
rooftop vents / equipment	2	0		
bicycle circulation	2	0		

Scoring by:

Date: