



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653
Phone: 417 546-7225 / 7226 • Fax: 417 546-6861
website: www.taneycounty.org

***TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
SCHAEFGES ACRES REPLAT LOT 6A, 6B
JANUARY 12, 2009
#08-70***

Public Hearing for Schaeffges Acres off Foxx Road in the Jasper Township, Sec. 10 Twp. 24 Rng. 22.

The applicant, Dennis L. Clevenger to split a Lot in an existing subdivision.

History: Approved for Concept December 17, 2008.

General Description: The subject property contains approximately 37 acres. The adjoining properties to the request consist of residential, and agriculture.

Review: The proposed site will consist of two residential lots for single family homes. The property is serviced by individual septic and well. The project received a score on the policy checklist .

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 I 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).

Project: Replat of Schaeffges Acres lot 6

Permit: 08-70

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	35	1	2.9%	2	13.3%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	15	-5	1	25.0%
sewage disposal	10	0		
off-site nuisances	0	0		
diversification				
emergency services	0	0		
right-of-way/roads	5	-5		
emergency water supply				
waste disposal service				
waste disposal commitment				
Importance Factor 4				
slopes				
use compatibility	0	0		
pedestrian circulation				
underground utilities				
Importance Factor 3	12	6		
soil limitations	0	0		
building bulk/scale				
waste containers screening				
outdoor equip storage				
industrial buffer / screening				
right to farm	0	0		
right to operate	0	0		
mixed-use developments	6	6		
development patterns				
development buffering				
water system service	6	0		
Importance Factor 2			1	20.0%
wildlife habitat and fisheries	0	0		
air quality	0	0		
building materials				
residential buffer / screening	4	0		
residential privacy	4	4		
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
lot coverage				
rooftop vents / equipment				
bicycle circulation				

Scoring by:

Date:

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Policies Receiving a Negative Score	
Importance Factor 5:	right-of-way/roads
Importance Factor 4:	none
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by:

Date: