



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
AL TOM CONSTRUCTION OFFICE
MARCH 9, 2009
#08-71

Public Hearing for Altom Construction Office in the Jasper Township, Sec. 34 Twp. 24 Rng. 21.

The applicant, Kevin Altom requests approval to develop property for an office building and yard for storage of construction equipment and fuel.

History: Approved for Concept January 20, 2008.

General Description: The subject property contains approximately 3.54 acres and is completely within the floodplain. The adjoining properties to the request consist of residential, commercial and agriculture.

Review: The proposed site will consist of one structure. The property is serviced by individual septic and well. The project received a -69 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 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).

Eastern District Relative Policies: Division III Permit

Project: Altom Construction

Permit: 08-71

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	77	-69	-89.6%	14	66.7%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	5	-25	3	100.0%
sewage disposal				
right-of-way / roads	5	-10		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	40	-24	5	62.5%
stormwater drainage	8	0		
air quality	0	-8		
off-site nuisances	8	-4		
use compatibility	0	-8		
diversification	8	8		
development buffering	8	-8		
utilities	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	18	-18	5	71.4%
preservation of critical areas	6	-3		
screening of rooftop equip	0	0		
screening / waste containers	0	-3		
screening of outdoor equip	6	-3		
industrial landscape buffers	0	-6		
right to farm				
mixed-use developments				
emergency services	0	0		
water systems	6	-3		
Importance Factor 2	4	-2	1	33.3%
residential landscape buffers				
right to operate	0	0		
residential privacy	4	2		
traffic	0	-4		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands				
bicycle circulation				

Scoring by: Jonathan Coxie

Date: 2/29/2009