



## TANEY COUNTY PLANNING COMMISSION

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**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III STAFF REPORT**  
**MAJESTIC POINT CONDOMINIUM**  
**APRIL 13, 2009**  
**#09-4**

Public Hearing for Majestic Point Condominium located at Majestic Dr. in the Branson Township Sec. 10 Twp. 22 Rng. 22.

The applicant, Fountains on Fall Creek request approval to develop fractional use condominiums on 10.51 acres.

History: Approved for Concept March 16, 2009.

General Description: The subject property is located off Majestic Dr.. The adjoining properties to the request consist of commercial, multi-family residential, and agricultural.

Review: The proposed site is currently approved for condominiums and fractional ownership is requested. A score of 2 out of 71 was received on the policy checklist. Policies receiving a negative score are as follows: right-of-way roads, waste disposal service, use compatibility, outdoor equipment storage, residential privacy, traffic.

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 (Section 4.1.1))
  - b. Stormwater management (Section 5.1)
  - c. Land grading permit (Appendix F)
  - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
  - e. Utility easements and buildings line setbacks (9.1)
  - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Section 11.1.3)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Appendix K-1)
2. Compliance letters from the Fire, Sewer and Water Districts (Section 4.6 Appendix S).
3. No outside storage of equipment or solid waste materials.
4. Division II Permits will be required for all applicable structures in the development (Section 14.4.1.2)
5. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Appendix D Step 6).

**Project: Majestic Pointe Condominiums**

**Permit: 09-04**

	Max. Possible	As Scored	%	Total Negative Scores	
<b>Scoring</b>	71	2	2.8%	6	28.6%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
<b>Importance Factor 5</b>	<b>25</b>	<b>-5</b>	<b>2</b>	<b>28.6%</b>
sewage disposal	10	5		
off-site nuisances	0	0		
diversification	10	5		
emergency services	0	0		
right-of-way/roads	5	-10		
emergency water supply	0	0		
waste disposal service	0	-5		
waste disposal commitment				
<b>Importance Factor 4</b>	<b>8</b>	<b>4</b>		
slopes	0	0		
use compatibility	0	-4		
pedestrian circulation	8	8		
underground utilities				
<b>Importance Factor 3</b>	<b>30</b>	<b>9</b>	<b>1</b>	<b>16.7%</b>
soil limitations	0	0		
building bulk/scale				
waste containers screening	6	3		
outdoor equip storage	6	-6		
industrial buffer / screening				
right to farm				
right to operate				
mixed-use developments	6	6		
development patterns				
development buffering	6	0		
water system service	6	6		
<b>Importance Factor 2</b>	<b>8</b>	<b>-6</b>	<b>2</b>	<b>40.0%</b>
wildlife habitat and fisheries	0	0		
air quality	0	0		
building materials				
residential buffer / screening				
residential privacy	4	-2		
traffic	0	-4		
pedestrian safety	4	0		
usable open space				
<b>Importance Factor 1</b>				
lot coverage				
rooftop vents / equipment				
bicycle circulation				

**Scoring by:** Jonathan Coxie / Bonita Kissee  
**Date:** March 24, 2009

**Project:** Majestic Pointe Condominiums

**Permit#:** 09-04

Policies Receiving a Negative Score	
Importance Factor 5:	right-of-way/roads waste disposal service
Importance Factor 4:	use compatibility
Importance Factor 3:	outdoor equip storage
Importance Factor 2:	residential privacy traffic
Importance Factor 1:	none

Scoring by: *Jonathan Coxie / Bonita Kisse*

Date: *March 24, 2009*