



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
NEW LIPCO BACKUP WAREHOUSE
MAY 11, 2009
#09-7

Public Hearing for New Lipco Backup Warehouse located in the Swan Township Sec. 12 Twp. 22 Rng. 21.

The applicant, Brian B. Wellmon requests approval to construct an additional warehouse at the existing business.

History: Approved for Concept April 20, 2009.

General Description: The subject property is located at 216 Mandolin Dr. The adjoining properties to the request consist of commercial and residential.

Review: The proposed site will consist of a 25,000 sq. ft. metal warehouse to be built on the east side of the existing warehouse with a parking lot on the south side of it. A score of 20 out of a possible 77 was received on the policy checklist. Policies receiving a negative score are as follows: right of way/roads, emergency water supply, waste disposal service, utilities, screening of rooftop equipment, screening/waste containers.

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).

Eastern District Relative Policies: Division III Permit

Project: New Lipco Backup Warehouse

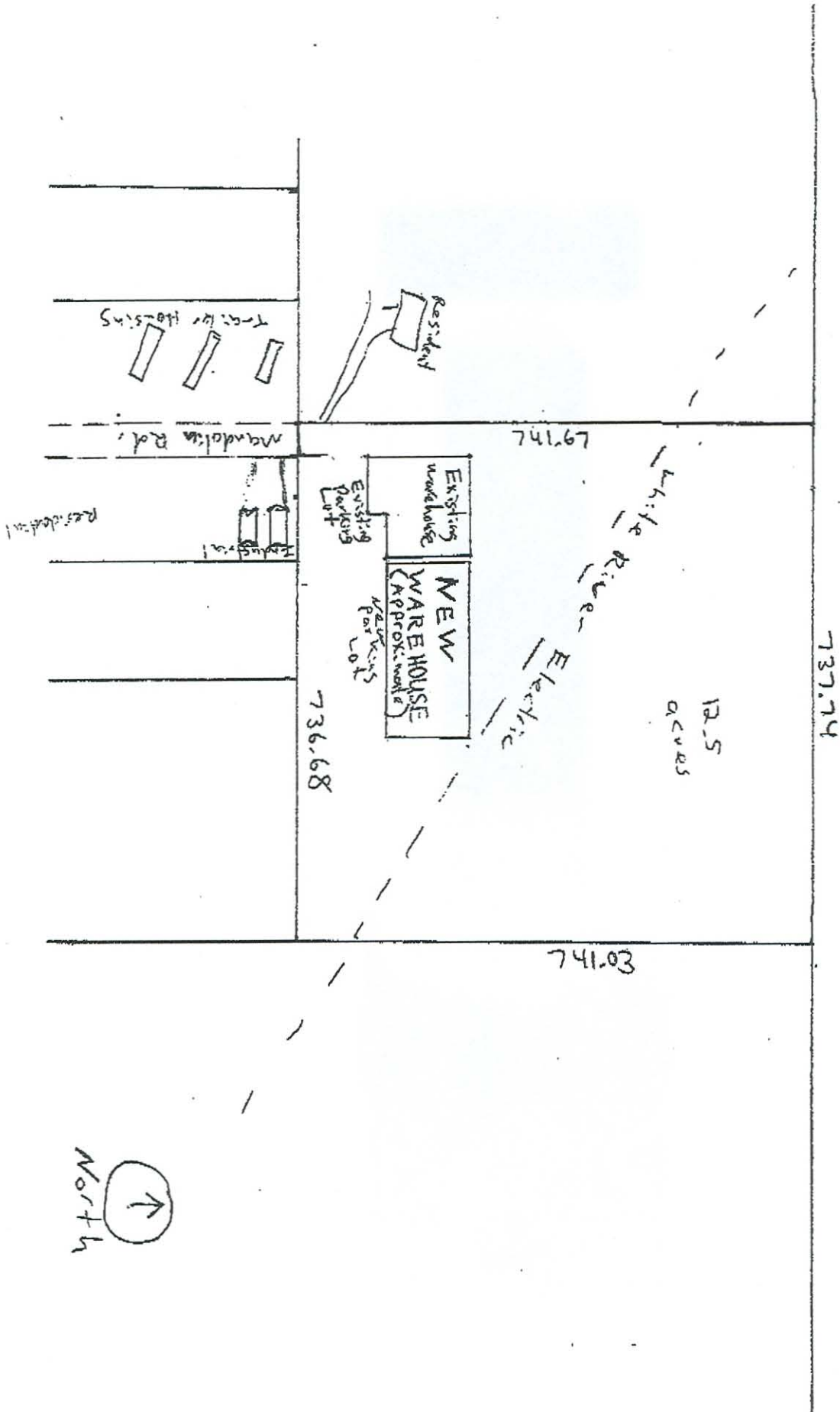
Permit: 09-07

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	77	20	26.0%	6	25.0%

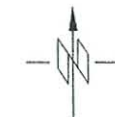
	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	15	-5	3	75.0%
sewage disposal	10	10		
right-of-way / roads	5	-5		
emergency water supply	0	-5		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	40	16	1	12.5%
stormwater drainage	8	0		
air quality	0	0		
off-site nuisances	8	8		
use compatibility	0	0		
diversification	8	4		
development buffering	8	8		
utilities	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	18	9	2	25.0%
preservation of critical areas	6	6		
screening of rooftop equip	0	-3		
screening / waste containers	0	-6		
screening of outdoor equip	6	6		
industrial landscape buffers	0	0		
right to farm	0	0		
mixed-use developments				
emergency services	0	0		
water systems	6	6		
Importance Factor 2				
residential landscape buffers				
right to operate	0	0		
residential privacy	4	0		
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands	0	0		
bicycle circulation				

Scoring by: Jonathan Coxie / Bonita Kisse

Date: April 21, 2009



Cost based on 800 amp service capacity
 Either method will require new easement

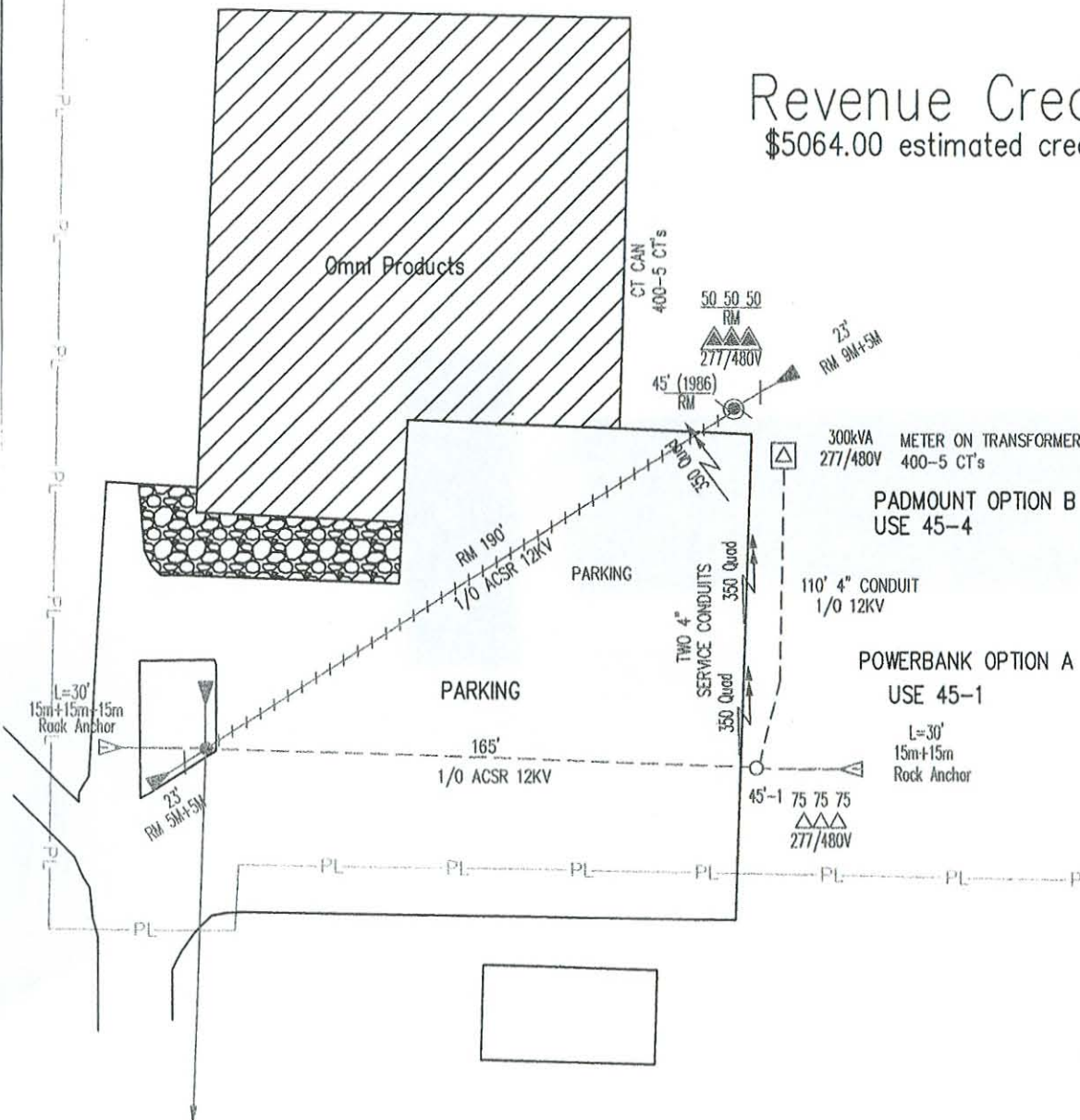


Revenue Credit
 \$5064.00 estimated credit

PADMOUNT OPTION B

\$20,898.00 estimated initial cost.

Option B has the capacity for 800 amps initially and can exceed that with nothing more than a transformer change.



PADMOUNT OPTION B
 USE 45-4

POWERBANK OPTION A
 USE 45-1

Option A ONLY has the capacity for 800 amps with two 4" service conduits

POWERBANK OPTION A

\$18,160 estimated initial cost.