



## TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

Phone: 417 546-7225 / 7226 • Fax: 417 546-6861

website: [www.taneycounty.org](http://www.taneycounty.org)

### **TANEY COUNTY PLANNING COMMISSION**

#### **DIVISION III STAFF REPORT**

#### **FILCZER SUBDIVISION**

**JUNE 8, 2009**

**#09-9**

Public Hearing for Filczer Subdivision located in the Swan Township Sec. 2 Twp. 21 Rng. 20.

The applicant, ASAS, LLC requests approval to develop a single family residential subdivision.

History: Approved for Concept May 18, 2009.

General Description: The subject property is located at Walton Dr. The adjoining properties to the request consists of commercial, and agriculture.

Review: The proposed site will consist of 57.55 acres with ten 5 acre lots more or less. A score of -24 out of a possible 71 was received on the policy checklist. Policies receiving a negative score are as follows: stormwater drainage, utilities, pedestrian circulation, emergency water supply, usable open space, water systems, right of way.

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:** Filczer Subdivision

**Permit#:** 09-09

<b>Policies Receiving a Negative Score</b>	
<b>Importance Factor 5:</b>	right-of-way / roads emergency water supply
<b>Importance Factor 4:</b>	stormwater drainage utilities pedestrian circulation
<b>Importance Factor 3:</b>	water systems
<b>Importance Factor 2:</b>	usable open space
<b>Importance Factor 1:</b>	none

**Scoring by:** Jonathan Coxie / Bonita Kissee

**Date:** June 2, 2009

# Eastern District Relative Policies: Division III Permit

Project: Filczer Subdivision

Permit: 09-09

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	71	-24	-33.8%	7	38.9%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
<b>Importance Factor 5</b>	<b>5</b>	<b>-15</b>	<b>2</b>	<b>100.0%</b>
sewage disposal				
right-of-way / roads	5	-5		
emergency water supply	0	-10		
waste disposal service				
waste disposal commitment				
<b>Importance Factor 4</b>	<b>32</b>	<b>-16</b>	<b>3</b>	<b>42.9%</b>
stormwater drainage	8	-8		
air quality	0	0		
off-site nuisances	8	8		
use compatibility	0	0		
diversification				
development buffering				
utilities	0	-8		
pedestrian circulation	8	-8		
underground utilities	8	0		
<b>Importance Factor 3</b>	<b>12</b>	<b>3</b>	<b>1</b>	<b>25.0%</b>
preservation of critical areas	6	6		
screening of rooftop equip				
screening / waste containers				
screening of outdoor equip				
industrial landscape buffers				
right to farm	0	0		
mixed-use developments				
emergency services	0	0		
water systems	6	-3		
<b>Importance Factor 2</b>	<b>12</b>	<b>4</b>	<b>1</b>	<b>25.0%</b>
residential landscape buffers	4	4		
right to operate	0	0		
residential privacy	4	4		
traffic				
pedestrian safety				
usable open space	4	-4		
<b>Importance Factor 1</b>				
agricultural lands	0	0		
bicycle circulation				

Scoring by: Jonathan Coxie / Bonita Kissee

Date: June 2, 2009