



TANEY COUNTY PLANNING COMMISSION

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***TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
GREEN ENVIRONMENTAL LEARNING CENTER
JUNE 8, 2009
#09-10***

Public Hearing for Green Environmental Learning Center located in the Swan Township Sec. 2 Twp. 21 Rng. 20.

The applicant, Lenel F. Freemyer requests approval for an environmental education and nature center.

History: Approved for Concept May 18, 2009.

General Description: The subject property is located off St. Hwy. 160. The adjoining properties to the request consists of commercial, and agriculture.

Review: The proposed site will consist of an education center, visitors center and gift shop, veterinarian facility, USDA Habitat, and retreat center. A score of 7 out of a possible 85 was received on the policy checklist. Policies receiving a negative score are as follows: offsite nuisances, emergency water supply, use compatibility, building bulk and scale, water system service, 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: Green

Permit#: 09-10

Policies Receiving a Negative Score	
Importance Factor 5:	off-site nuisances emergency water supply
Importance Factor 4:	use compatibility
Importance Factor 3:	building bulk/scale water system service
Importance Factor 2:	traffic
Importance Factor 1:	none

Scoring by: Jonathan Coxie /Bonita Kissee

Date: June 2, 2009

Project: Green

Permit: 09-10

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	85	7	8.2%	6	20.0%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5			2	28.6%
sewage disposal	10	0		
off-site nuisances	0	-5		
diversification	10	10		
emergency services	0	0		
right-of-way/roads	5	5		
emergency water supply	0	-10		
waste disposal service	0	0		
waste disposal commitment				
Importance Factor 4	16	-4	1	25.0%
slopes	0	0		
use compatibility	0	-4		
pedestrian circulation	8	0		
underground utilities	8	0		
Importance Factor 3	30	6	2	20.0%
soil limitations	0	0		
building bulk/scale	0	-3		
waste containers screening	6	0		
outdoor equip storage	6	3		
industrial buffer / screening	0	0		
right to farm	0	0		
right to operate	0	0		
mixed-use developments				
development patterns	6	6		
development buffering	6	3		
water system service	6	-3		
Importance Factor 2	12	4		
wildlife habitat and fisheries	0	0		
air quality	0	0		
building materials	0	0		
residential buffer / screening	4	0		
residential privacy	4	2		
traffic	0	-2		
pedestrian safety	4	4		
usable open space				
Importance Factor 1	2	1		
lot coverage	0	0		
rooftop vents / equipment	2	1		
bicycle circulation				

Scoring by: Jonathan Coxie /Bonita Kisse
 Date: June 2, 2009