



## TANEY COUNTY PLANNING COMMISSION

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**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III STAFF REPORT**  
**JULY 13, 2009**  
**PERANO ESTATES**  
**#09-14**

Public Hearing for Perano Estates in the Oliver Township Sec. 11 Twp. 22 Rng. 21.

The applicant, Dante Perano requests approval to develop a single family residential subdivision.

History: Approved for Concept June 15, 2009.

General Description: The subject property is located at Coon Creek Road. The adjoining properties to the request consist of residential and agricultural.

Review: The proposed site will consist of 322 single family residential lots with a park area and amenity lot with clubhouse, pool and other amenities. A score of 5 out of a possible 61 was received on the policy checklist. Policies receiving a negative score are as follows: emergency water supply, pedestrian circulation, residential buffer/screening, 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. Utility easements and building line setbacks (9.1)
  - e. Foliage screening or fencing for commercial area that adjoins residential tracts (Section 11.1.3)
  - f. Improvements with scale of buildings, streets, onsite parking and utilities (Appendix K-1)
2. Compliance letters from the Fire, Sewer and Water Districts, DNR, Health Department, and MoDot, if applicable. (Section 4.6 Appendix S)
3. No outside storage of solid waste materials.
4. This decision is subject to all existing easements.
5. Division I Permits will be required for all applicable structures in the development. (Sec. 14.4.1.2)
6. 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: PERANO ESTATES**

**Permit: 09-14**

	Max. Possible	As Scored	%	Total Negative Scores	
<b>Scoring</b>	61	5	8.2%	4	17.4%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
<b>Importance Factor 5</b>	<b>25</b>	<b>5</b>	<b>1</b>	<b>14.3%</b>
sewage disposal	10	10		
off-site nuisances	0	0		
diversification	10	5		
emergency services	0	0		
right-of-way/roads	5	0		
emergency water supply	0	-10		
waste disposal service				
waste disposal commitment	0	0		
<b>Importance Factor 4</b>			<b>1</b>	<b>50.0%</b>
slopes				
use compatibility				
pedestrian circulation	8	-8		
underground utilities	8	8		
<b>Importance Factor 3</b>	<b>6</b>	<b>6</b>		
soil limitations	0	0		
building bulk/scale	0	0		
waste containers screening				
outdoor equip storage				
industrial buffer / screening				
right to farm	0	0		
right to operate	0	0		
mixed-use developments				
development patterns				
development buffering				
water system service	6	6		
<b>Importance Factor 2</b>	<b>12</b>	<b>-6</b>	<b>2</b>	<b>28.6%</b>
wildlife habitat and fisheries	0	0		
air quality	0	0		
building materials	0	0		
residential buffer / screening	4	-2		
residential privacy	4	0		
traffic	0	-4		
pedestrian safety				
usable open space	4	0		
<b>Importance Factor 1</b>				
lot coverage	0	0		
rooftop vents / equipment				
bicycle circulation	2	0		

Scoring by: *Jonathan Coxie*  
 Date: *June 23, 2009*

**Project:** PERANO ESTATES

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Policies Receiving a Negative Score	
<b>Importance Factor 5:</b>	emergency water supply
<b>Importance Factor 4:</b>	pedestrian circulation
<b>Importance Factor 3:</b>	none
<b>Importance Factor 2:</b>	residential buffer / screening traffic
<b>Importance Factor 1:</b>	none

**Scoring by:** *Jonathan Coxie*

**Date:** *June 23, 2009*