



## 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)

**AGENDA**  
**TANEY COUNTY PLANNING COMMISSION**  
**PUBLIC HEARING**  
**APRIL 14, 2014, 6:00 P.M.**  
**COUNTY COMMISSION HEARING ROOM**  
**TANEY COUNTY COURTHOUSE**

Call to Order:

*Establishment of Quorum*  
*Explanation of Meeting Procedures*  
*Presentation of Exhibits*

Public Hearing:

*Allstar International, LLC*  
*Walkington Affordable Housing*

Old and New Business:

*Scooters multi-use building*

Adjournment.



# TANEY COUNTY PLANNING COMMISSION

## DIVISION III SPECIAL-USE PERMIT STAFF REPORT

**HEARING DATE:** April 14, 2014

**CASE NUMBER:** 2014-0002

**PROJECT:** Allstar International, LLC Nightly Rental

**APPLICANTS:** David & Kathy Grodi

**LOCATION:** The subject property is located at 350 Tina Street, Hollister, MO; Oliver Township; Section 27, Township 22, Range 22.

**REQUEST:** The applicants, David & Kathy Grodi are requesting approval of a Division III Special-Use Permit in order to utilize an existing, five (5) bedroom, single-family residence for nightly rental.

### **BACKGROUND and SITE HISTORY:**

Per the Assessor's information (utilizing Beacon), the single-family residence was constructed in 1980, prior to the adoption of the Development Guidance Code. The approximately 2,319 square foot, single-family residence is currently listed with the Multiple Listing Services (MLS) as containing five (5) bedrooms and three (3) bathrooms.

The property in question is served by sewer via the Taney County Regional Sewer District and water via a private well.

The current application was approved for Concept on March 17, 2014.

### **GENERAL DESCRIPTION:**

The subject property (approximately 13,570 square foot or .3 acre lot) is a meets and bounds described parcel of land which contains an approximately 2,319 square foot, five (5) bedroom, single-family residence (per the MLS information), a detached garage and small accessory building, located at 350 Tina Street, Hollister, MO.

## REVIEW:

The Taney County Development Guidance Code defines nightly rental as “A residential building, structure, or part thereof that may be rented for any period of time less than thirty (30) days, counting portions of days as full days.” Currently, the applicant would have the ability to rent the residence for a period of thirty (30) days or greater.

The exterior appearance of the single-family home will remain the same. Per the nightly rental provisions of the Development Guidance Code, “The maximum occupancy for a Nightly Rental shall be two (2) persons per dwelling unit, plus two (2) persons per bedroom (e.g., a two (2) bedroom dwelling unit is permitted a maximum occupancy of six (6) persons).” Therefore, the five (5) bedroom home would have a maximum occupancy of twelve (12) people.

The property is served by a private well and the Taney County Regional Sewer District.

The property is served by two existing drives off of Tina Street.

Per the nightly rental provisions of the Development Guidance Code, “One (1) off-street parking space shall be provided for each two (2) persons of occupancy in a Nightly Rental.” Therefore a total of six (6) parking spaces will be required. The residence is currently served by a two (2) car attached garage, a one (1) car detached garage and two respective driveways. The property would be able to accommodate a total of six (6) vehicles, between the three (3) garage spaces and the 3 parking spaces in the driveways, meeting the minimum parking requirements of the Development Guidance Code.

A nightly rental application falls under the provisions of a Division III Special-Use Permit. Per the provisions of the Development Guidance Code, a Special-Use Permit is specific to the applicant to whom the permit is issued and cannot be transferred without Planning Commission approval. Per the provisions of the Development Guidance Code the Special-Use Permit cannot be used to establish commercial compatibility for or with any future land-use change applications.

The applicants have adopted house rules, which I have included in the Planning Commission packets for your review. Please note that the occupancy requirements will need to be amended in the house rules in order to meet the occupancy requirements of the Development Guidance Code.

The adjoining property immediately to the north is owned by the U.S. Army Corps of Engineers, with Table Rock Lake being located further to the north. The adjoining property to the south is Tina Street and single-family residential. The adjoining property to the west is single-family residential. The adjoining property immediately to the east is single-family residential, with the Vickery Resort Condominiums being located further to the east.

The project received a total score of -24 on the Policy Checklist, out of a maximum possible score of 29. The relative policies receiving a negative score consist of offsite nuisances, right-of-way on existing roads, emergency water supply, solid waste disposal service and use compatibility.

## **STAFF RECOMMENDATION:**

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.
2. Compliance letters from the Western Taney County Fire Protection District, the Taney County Assessor's Office, the Missouri Department of Revenue, the Taney County Regional Sewer District and the Taney County Health Department; including all other entities which have requirements governing a development of this nature shall be provided to the Planning Department office.(Chapter VI-VII)
3. A copy of a valid Merchant's License via the Taney County Collector's Office shall be provided to the Planning Department.
4. A valid Missouri Department of Revenue Sales Tax License shall be provided to the Planning Department prior to the issuance of a Certificate of Compliance. A No Tax Due Letter from the Missouri Department of Revenue shall be submitted to the Planning Department office annually, indicating that the sales taxes have been paid.
5. No outside storage of equipment or solid waste materials.
6. This decision is subject to all existing easements.
7. This residence shall accommodate (sleep) no more than twelve (12) persons per night. The total occupancy may be further limited based upon the provisions of the Western Taney County Fire Protection District requirements and regulations.
8. The Allstar International, LLC Nightly Rental has been approved as a Special-Use Permit. Therefore the permit is specific to the applicant to whom the permit is issued and cannot be transferred without Planning Commission approval. The Special-Use Permit shall not be used to establish commercial compatibility for or with any future land-use change applications.
9. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).

Division III Relative Policy Scoring Sheet:  
Western Taney County

Performance Value	Importance Factor	Score	Section Score
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**Water Quality**

SEWAGE DISPOSAL	n/a=			
centralized system	2	5	2	10
on-site treatment system(s) with adequate safeguards to mitigate pollution	1			
septic system of adequate design and capacity	0			
proposed system may not provide adequate capacity	-1			
proposed solution may cause surface and/or ground water pollution	-2			

**Environmental Policies**

SOIL LIMITATIONS	n/a=	x		
no known limitations	0	3		
potential limitations but mitigation acceptable	-1			
mitigation inadequate	-2			

SLOPES	n/a=	x		
<b>NOTE:</b> if residential, mark "x" in box.....				
development on slope under 30%	0	4		
slope exceeds 30% but is engineered and certified	-1			
slope exceeds 30% and not engineered	-2			

WILDLIFE HABITAT AND FISHERIES	n/a=	x		
no impact on critical wildlife habitat or fisheries issues	0	2		
critical wildlife present but not threatened	-1			
potential impact on critical wildlife habitat or fisheries	-2			

AIR QUALITY	n/a=	x		
cannot cause impact	0	2		
could impact but appropriate abatement installed	-1			
could impact, no abatement or unknown impact	-2			

**Land Use Compatibility**

OFF-SITE NUISANCES	n/a=			
no issues or nuisance(s) can be fully mitigated	0	5	-2	-10
buffered and minimally mitigated	-1			
cannot be mitigated	-2			

**Compatibility Factors**

USE COMPATIBILITY	n/a=			
no conflicts / isolated property	0	4	-1	-4
transparent change / change not readily noticeable	-1			
impact readily apparent / out of place	-2			

Division III Relative Policy Scoring Sheet:  
Western Taney County

	Performance Value	Importance Factor	Score	Section Score
<b>LOT COVERAGE</b> n/a=	x			
lot coverage compatible with surrounding areas	0	1		
lot coverage exceeds surrounding areas by less than 50%	-1			
lot coverage exceeds surrounding areas by more than 50%	-2			
<b>BUILDING BULK AND SCALE</b> n/a=	x			
bulk / scale less than or equivalent to surrounding areas	0	3		
bulk / scale differs from surrounding areas but not obtrusive	-1			
bulk / scale significantly different from surrounding areas / obtrusive	-2			
<b>BUILDING MATERIALS</b> n/a=	x			
proposed materials equivalent to existing surrounding structures	0	2		
proposed materials similar and should blend with existing structures	-1			
materials differ from surrounding structures and would be noticeable	-2			
<b>STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT &amp; VENTS</b> n/a=	x			
no rooftop equipment or vents	2	1		
blocked from view by structure design	1			
blocked from view using screening	0			
partially blocked from view	-1			
exposed / not blocked from view	-2			
<b>STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS</b> n/a=	x			
no on-site waste containers	2	3		
blocked from view by structure design	1			
blocked from view using screening	0			
partially blocked from view	-1			
exposed / not blocked from view	-2			
<b>STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.</b> n/a=	x			
no outdoor storage of equipment, materials, etc., or outdoor work areas	2	3		
blocked from view by structure design	1			
blocked from view using screening	0			
partially blocked from view	-1			
exposed / not blocked from view	-2			
<b>LANDSCAPED BUFFERS -- RESIDENTIAL</b> n/a=	x			
approved landscaped buffer between homes and all streets / roads / highways	2	2		
approved landscaped buffer from major roads / highways only	1			
minimal landscaped buffer, but compensates with expanse of land	0			
no landscaped buffer between residences and local streets	-1			
no landscaped buffer from any road	-2			

Division III Relative Policy Scoring Sheet:  
Western Taney County

	Performance Value	Importance Factor	Score	Section Score
<b>LANDSCAPED BUFFERS - INDUSTRIAL</b>	n/a= x			
approved landscaped buffer from public roads	0	3		
minimal landscaped buffer, but compensates with expanse of land	-1			
no landscaped buffer from public roads	-2			
<b>Local Economic Development</b>				
<b>RIGHT TO FARM</b>	n/a= x			
does not limit existing agricultural uses / does not cause nuisance, predation	0	3		
does not limit existing agricultural uses, but may result in minor nuisance	-1			
potential impact(s) on existing agricultural land	-2			
<b>RIGHT TO OPERATE</b>	n/a= x			
no viable impact on existing industrial uses by residential development	0	3		
potential impact but can be mitigated	-1			
potential impact on existing industrial uses with no mitigation	-2			
<b>DIVERSIFICATION</b>	n/a= x			
creates >=5 full-time, year-round jobs outside of recreation / resort sector	2	5		
creates full-time, year-round and seasonal jobs	1			
creates seasonal jobs only	0			
<b>Site Planning, Design, Occupancy</b>				
<b>RESIDENTIAL PRIVACY</b>	n/a= x			
privacy provided by structural design, or not applicable	2	2		
privacy provided by structural screening	1			
privacy provided by landscaped buffers	0			
privacy provided by open space	-1			
no acceptable or effective privacy buffering	-2			
<b>MIXED-USE DEVELOPMENTS</b>	n/a= x			
uses / functions are compatible or not applicable	2	3		
uses / functions are integrated and separated based on compatibility	1			
uses / functions differ minimally and are not readily apparent	0			
uses / functions poorly integrated or separated	-1			
uses / functions mixed without regard to compatibility factors	-2			
<b>Commercial Development</b>				
<b>DEVELOPMENT PATTERNS</b>	n/a= x			
clustered development / sharing of parking, signs, ingress, egress, or not applicable	2	3		
some clustering and sharing patterns with good separation of facilities	1			
some clustering and sharing patterns with minimal separation of facilities	0			
clustered development with no appreciable sharing of facilities	-1			
unclustered development with no sharing or ability to share facilities	-2			

Division III Relative Policy Scoring Sheet:  
Western Taney County

	Performance Value	Importance Factor	Score	Section Score
<b>DEVELOPMENT BUFFERING</b> n/a=	x			
approved and effectively designed landscaped buffers between structures and all roads	2	3		
minimal landscaped buffering, but compensates with expanse of land	1			
minimal landscaped buffering	0			
no landscaped buffering, but utilizes expanse of land	-1			
no or inadequate buffering or separation by land	-2			
<b>Services - Capacity and Access</b>				
<b>TRAFFIC</b> n/a=				
no impact or insignificant impact on current traffic flows	0	2	0	0
traffic flow increases expected but manageable using existing roads and road accesses	-1			
traffic flow increases exceed current road capacities	-2			
<b>EMERGENCY SERVICES</b> n/a=				
structure size and/or access can be serviced by emergency equipment	0	5	0	0
structure size and/or access may impede but not hinder serviceability	-1			
structure size and/or access could be problematic or non-serviceable	-2			
<b>RIGHT-OF-WAY OF EXISTING ROADS</b> n/a=				
greater than 50 ft. right-of-way	1	5	-1	-5
50 ft. right-of-way	0			
40 ft. right-of-way	-1			
less than 40 ft. right-of-way	-2			
<b>Internal Improvements</b>				
<b>WATER SYSTEM SERVICE</b> n/a=				
central water system meeting DNR requirements for capacity, storage, design, etc.	2	3	0	0
community well / water system meeting DNR requirements	1			
private wells meeting DNR requirements	0			
private wells not meeting any established standards	-1			
individual / private wells	-2			
<b>EMERGENCY WATER SUPPLY</b> n/a=				
fire hydrant system throughout development with adequate pressure and flow	0	5	-2	-10
fire hydrant system with limited coverage	-1			
no fire hydrant system	-2			
<b>PEDESTRIAN CIRCULATION INFRASTRUCTURE</b> n/a=	x			
paved and dedicated walkways (no bicycles) provided throughout development	2	4		
paved walkways provided throughout development / maybe shared with bicycles	1			
designated walkways provided but unpaved	0			
no pedestrian walkways, but green space provided for pedestrian use	-1			
no designated pedestrian walkway areas	-2			

**Division III Relative Policy Scoring Sheet:  
Western Taney County**

	Performance Value	Importance Factor	Score	Section Score
<b>PEDESTRIAN SAFETY</b> n/a=	x			
separation of pedestrian walkways from roadways by landscape or structural buffer	2	2		
separation of pedestrian walkways from roadways by open land buffer	1			
pedestrian walkways abut roadways with no buffering / protection	0			
<b>BICYCLE CIRCULATION</b> n/a=	x			
dedicated / separate bike-ways with signage, bike racks, trails	2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs	1			
no designated bike-ways	0			
<b>UNDERGROUND UTILITIES</b> n/a=				
all utilities are provided underground up to each building / structure	2	4	0	0
all utilities traverse development underground but may be above ground from easement	1			
utilities above ground but / over designated easements	0			
utilities above ground and not within specific easements	-1			
no specific management of utilities	-2			
<b>Open-Space Density</b>				
<b>USABLE OPEN SPACE</b> n/a=	x			
residential developments (>25 units) include more than 25% open recreational space	2	2		
residential developments (>25 units) offer >10% but <25% open recreational space	1			
recreational area provided, but highly limited and not provided as open space	0			
no designated recreational space provided, but open space available	-1			
no open recreational space provided	-2			
<b>Solid Waste Disposal</b>				
<b>SOLID WASTE DISPOSAL SERVICE AVAILABILITY</b> n/a=				
weekly service is available and documentation of availability provided	0	5	-1	-5
weekly service reportedly available but not documented	-1			
centralized, on-site trash collection receptacles available	-2			
<b>SOLID WASTE DISPOSAL SERVICE COMMITMENT</b> n/a=	x			
restrictive covenants provide for weekly disposal for each occupied structure	0	5		
services available but not a requirement documented in covenants	-1			
not applicable / no pick-up service provided	-2			

**Total Weighted Score= -24**

**Maximum Possible Score= 29**

**Actual Score as Percent of Maximum= -82.8%**

**Number of Negative Scores= 5**

**Negative Scores as % of All Applicable Scores= 50.0%**

Scoring Performed by:

*Bob Atchley / Bonita Kissee*

Date:

*March 26, 2014*

Project: Allstar International, LLC - Nightly Rental

Permit#: 12-25

Policies Receiving a Negative Score	
Importance Factor 5:	off-site nuisances right-of-way/roads emergency water supply waste disposal service
Importance Factor 4:	use compatibility
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: Bob Atchley / Bonita Kisse

Date: March 26, 2014

**Project:** Allstar International, LLC - Nightly Rental **Permit:** 12-25

	Max. Possible	As Scored	%	Total Negative Scores	
<b>Scoring</b>	29	-24	-82.8%	5	50.0%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
<b>Importance Factor 5</b>	15	-20	4	66.7%
sewage disposal	10	10		
off-site nuisances	0	-10		
diversification				
emergency services	0	0		
right-of-way/roads	5	-5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
<b>Importance Factor 4</b>	8	-4	1	50.0%
slopes				
use compatibility	0	-4		
pedestrian circulation				
underground utilities	8	0		
<b>Importance Factor 3</b>				
soil limitations				
building bulk/scale				
waste containers screening				
outdoor equip storage				
industrial buffer / screening				
right to farm				
right to operate				
mixed-use developments				
development patterns				
development buffering				
water system service	6	0		
<b>Importance Factor 2</b>				
wildlife habitat and fisheries				
air quality				
building materials				
residential buffer / screening				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
<b>Importance Factor 1</b>				
lot coverage				
rooftop vents / equipment				
bicycle circulation				

**Scoring by:** Bob Atchley / Bonita Kissee  
**Date:** March 26, 2014

# HOUSE RULES

- 1) Check in time is after 4 pm CST and check out is 10 am CST.
- 2) Occupancy – Maximum occupancy is 15 people and no more than 5 vehicles/boats.
- 3) Smoking - This is a NON SMOKING house. Smoking is not allowed anywhere on the premises – inside or outside. No smoking anywhere inside, on either driveway, front-back-side yards or street in front of the house.
- 4) Pets - No pets have been authorized. You will be billed if there are unauthorized pets on property.
- 5) Age - We will not rent to vacationing students or singles under 21 years of age unless accompanied by an adult guardian or parent.
- 6) NOISE – No loud music, vehicles, sporting equipment are in to be in use before 7 am or after 9 pm CST on any evening. All neighbors within 600 feet possess A) copy of House Rules and B ) the contact information for the property management company and are authorized to call and report any noise violation.
- 7) Repairs - All required repairs due to normal wear and tear are reported to within 2 hours of discovery to the property management company – Lightfoot Enterprises, 417-251-1946.
- 8) Damage Deposit of \$500 is required upon signing the rental agreement. This must be received within seven (7) days of booking the reservation. The deposit is NOT applied toward rent; however, it is fully refundable within (10) days of departure, provided the following provisions are met: a) no damage is done to the unit or it's contents, beyond normal wear and tear, b) no charges are incurred due to contraband, pets or collection of rents or services rendered during the stay, c)all debris, rubbish and discards are placed in the dumpster and soiled dishes are placed in the dishwasher and cleaned. One load of laundry is started. d) keys are left in master lockbox outside front door and unit is left locked, e)all charges accrued during the stay are paid prior to departure, f)no linens are lost or damaged, g)NO early check-in or late check-out, h)the guest is not evicted by the owner (or representative of the owner) or the local law enforcement.
- 9) Parking - Boat trailer and all vehicles must be parked either in the garage or either of the two driveways on the property – not on the street.
- 10) Prohibited – No fireworks of any kind, illegal drugs, pets, more than 15 people at any one given time, harmful or toxic substances, commercial business or storing of boat, or water craft/equipment of any kind, in the water adjoining this property overnight. Only official boat launches at State Park Marina or neighborhood launch located on Dale street are to be used. No launching of boats is to be performed on this property.

OTIS & SHIRLEY DENNEY  
IRREVOCABLE TRUST  
1505 ELMWOOD DR  
ONAWA, IA 51040-1041

## PUBLIC HEARING NOTICE

The Taney County Planning Commission will hold a public hearing April 14, 2014, at 6:00 p.m. in the County Commission Hearing Room, Taney County Courthouse, regarding a request operate a nightly rental business on property located at 350 Tina St. Questions may be directed to the Taney County Planning Commission Office at 417-546-7226 five days before the hearing. *Per owner to this request is absolutely NO*

*We are writing this in response to the above notice. This would be a measure that is very unfair to the other residents who have been denied nightly rentals already. I would strongly recommend that you make a ruling that there could not be any nightly rentals in this area and whenever anyone asks all you need say is no, we are sorry but nightly rentals are not allowed in that area, except the two resorts that are available. This in turn would save the expense of sending out all the notices to the citizens, property owners, in the area.*

## Bob Atchley

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**From:** tjschaefer@mchsi.com  
**Sent:** Monday, April 07, 2014 4:04 PM  
**To:** Bob Atchley  
**Subject:** Request for Nightly Rentals @ 350 Tina Street

To Taney Co. Planning Commission Members:

We are writing to express our strong opposition to the request for approval to allow nightly rentals at property located at 350 Tina Street.

We are owners of a vacant lot located directly across the street from this property. We are currently trying to sell our lot for residential purposes and allowing this request to pass will not only affect its value but will also reduce its desirability and future sale.

We need to maintain the integrity of this neighborhood as a neighborhood where people want to live, play and feel safe and not try to "commercialize" more property on Tina Street. There are enough resorts, timeshares, condos, etc., in the area without creating more and further compromising a neighborhood.

We strongly oppose the approval of this request and ask the commission members to seriously consider our comments when addressing it

Thank you.

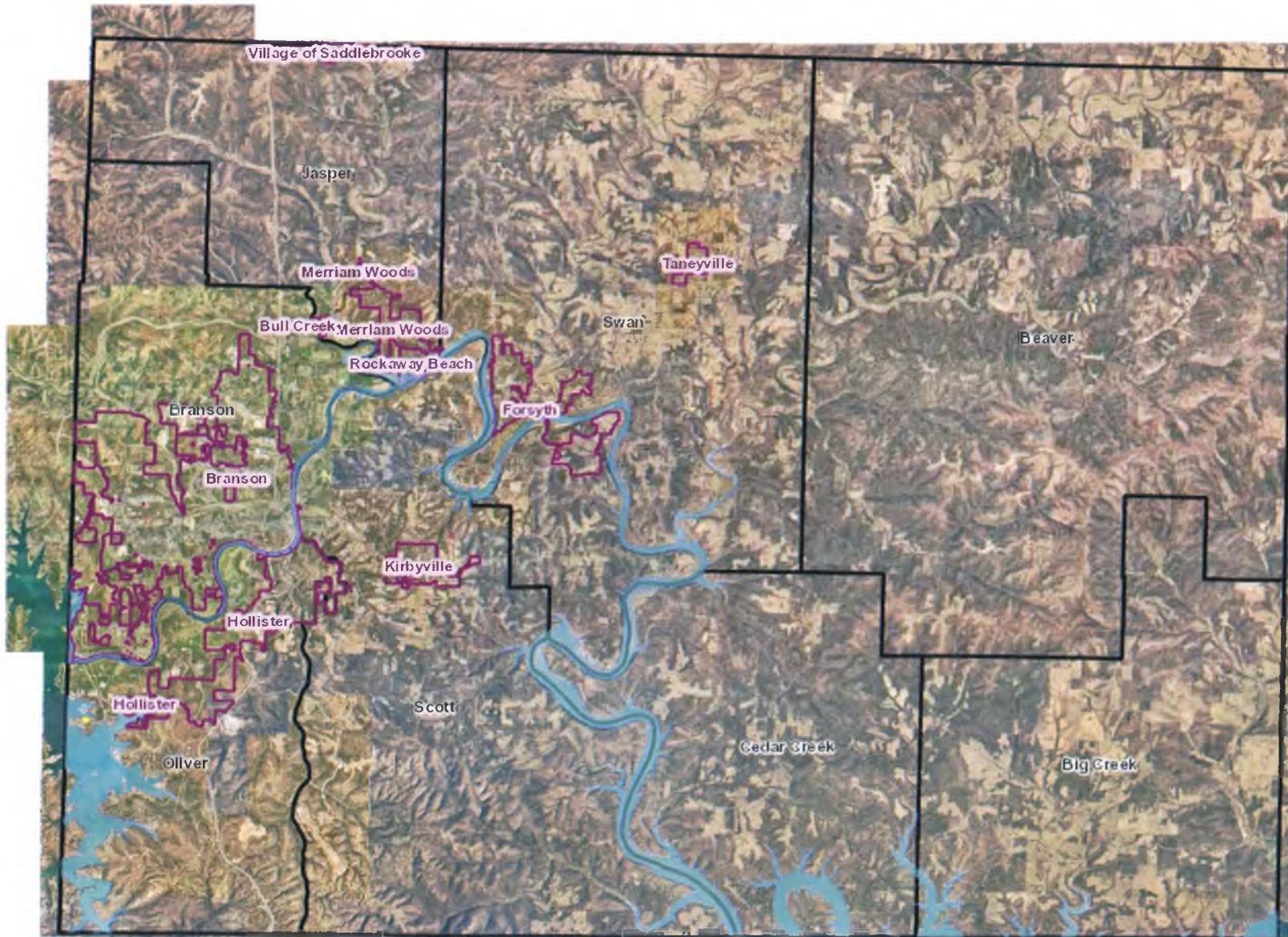
David & Teresa Schaefer  
150 Sidehill Drive  
Waterloo, IA 50701  
319-404-7474

Owners of Lot 10, Block 1, Parkview Beach



# Allstar Intl LLC





**Allstar International, LLC – Nightly Rental  
Division III Special-Use Permit 2014-0002  
Taney County GIS - Beacon**









TINA





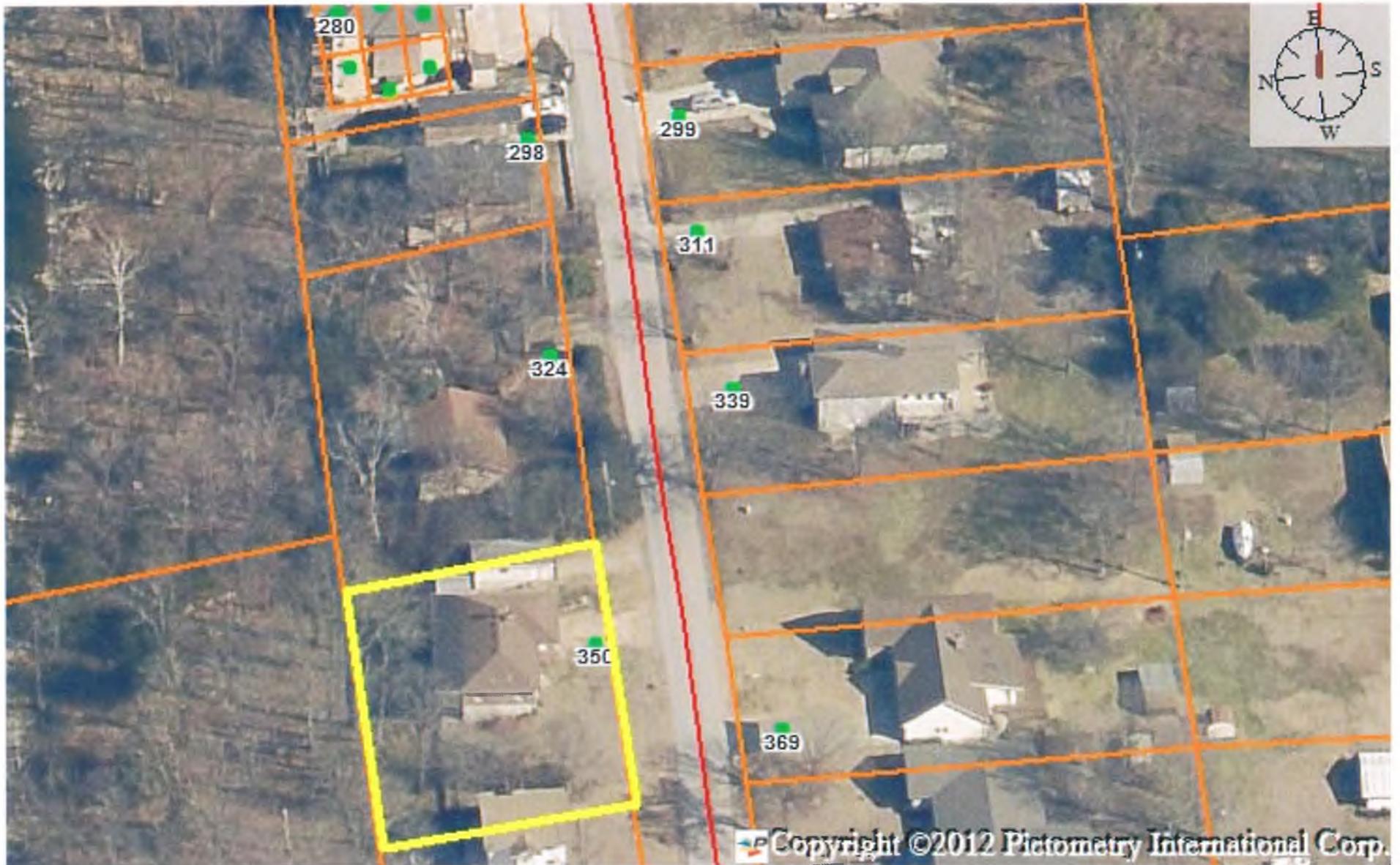
**Allstar International, LLC – Nightly Rental  
Division III Special-Use Permit 2014-0002  
Pictometry – View from the North**



**Allstar International, LLC – Nightly Rental  
Division III Special-Use Permit 2014-0002  
Pictometry – View from the South**



**Allstar International, LLC – Nightly Rental  
Division III Special-Use Permit 2014-0002  
Pictometry – View from the East**



**Allstar International, LLC – Nightly Rental  
Division III Special-Use Permit 2014-0002  
Pictometry – View from the West**

# NOTICE OF PUBLIC HEARING

## THE TANEY COUNTY PLANNING COMMISSION

Will Hold A Public Hearing Concerning The  
Following Requested Zone Change  
Under the Division III Process

Applicant: David & Kathy / Grodi

Proposed Development: Ailstar Intl. LLC  
Nightly Rental

Property Location: 350 Tina St

Hearing Location: Taney County Courthouse

Time: 6:00 PM Date: 4-14-11

Phone: 417-546-7225





















# TANEY COUNTY PLANNING COMMISSION

## DIVISION III PERMIT STAFF REPORT

**HEARING DATE:** April 14, 2014

**CASE NUMBER:** 2014-0003

**PROJECT:** Walkington Affordable Housing

**APPLICANTS:** Nathan & Amy Burton

**LOCATION:** The subject property is located in the 500 – 600 Block of Walkington Lane, Branson, MO; Scott Township; Section 34, Township 23, Range 21.

**REQUEST:** The applicants, Nathan & Amy Burton are requesting approval of a Division III Permit authorizing the development of the Walkington Affordable Housing project, a mobile home park allowing for up to 149 mobile home spaces, with an associated outdoor storage and parking area.

### **BACKGROUND and SITE HISTORY:**

The applicants have indicated that the Walkington Affordable Housing development will be located upon two (2) adjoining parcels of land, with a total acreage of approximately 23.36 acres (per the property boundary survey). The first parcel of land (08-8.0-34-000-000-050.001) is an approximately 19.5 acres (per the Assessor's information) vacant parcel of land. The second parcel of property (08-8.0-34-000-000-050.000) is an approximately 6.14 acre vacant parcel of property (per the Assessor's information).

### **GENERAL DESCRIPTION:**

The proposed Walkington Affordable Housing development will be located on a total of +/- 23.36 acres (per the property boundary survey). This affordable housing development will provide for up to 149 spaces for mobile homes, with a density of over six (6) mobile homes per acre.

## REVIEW:

The Walkington Affordable Housing development is a mobile home park which will provide up to 149 mobile home spaces, with an associated outdoor storage and parking area. At 149 mobile home spaces, the development would have a density of over six (6) mobile homes per acre. Per the provisions of Appendix L (Mobile Homes) of the Development Guidance Code the maximum density for a mobile home park shall not exceed eight (8) mobile homes per acre.

Per the provisions of Table J-1 (On-site Parking Performance Standards) of the Development Guidance Code, two (2) parking spaces are required per home unit with one (1) additional space for every two (2) home units as guest spaces. The staff is concerned that the current configuration may allow for adequate parking only when factoring in the Storage and Parking Area (enumerated Tract C on the submitted Property Boundary Survey).

The area in question is currently served by the Taney County Regional Sewer District. The Taney County Regional Sewer District will require the applicant to obtain a capacity analysis via the Sewer District's engineering firm, at the applicant's cost.

The area in question is served by a public water supply via the Taney County Public Water Supply District #2.

Walkington Lane is a County maintained road until approximately the location of its intersection with North Fork Road. The driving surface of Walkington Lane narrows rapidly on the portion that is privately maintained. The applicants have indicated that they will ensure that the private portion of Walkington Lane falls within a 50 foot right-of-way. The staff is recommending that the applicants make the necessary upgrades to the portion of Walkington Lane that is currently privately held and maintained, ensuring compliance with Taney County Road & Bridge Standards.

A portion of the property in question, as indicated as Tract 2 on the Property Boundary Survey currently contains a spillway area for Holt's Lake, which feeds into an unnamed creek that discharges into Lake Taneycomo. There is also an unnamed creek that traverses the property immediately north of the Cedarwood Acres Subdivision. Although these two areas are not recognized by FEMA as a Special Flood Hazard Areas (floodplain), the staff recommends that the development of these two areas be limited to green space, due to potential flooding risks.

The adjoining property to the north and east is predominantly vacant and light residential. The adjoining property to the south is the Cedarwood Acres residential subdivision, with the Woodlands at Cross Creek residential subdivision being located further to the south. The adjoining property to the west is the Spring Meadows residential subdivision, property previously approved for a daycare use and property previously approved for a storage use.

Per the provisions of Appendix L (Mobile Homes) of the Development Guidance Code, “For developments that include twenty-four (24) or more lots or spaces, a minimum of ten (10) percent of the total area must be developed and maintained for recreational purposes. This area will count as part of the total open space provided.” The Property Boundary Survey does enumerate areas of green space; however the amount of green space area is not indicated.

The project received a score of -12 on the Policy Checklist, out of a maximum possible score of 63. The relative policies receiving a negative score consist of emergency water supply, solid waste disposal service, off-site nuisances, use compatibility, underground utilities, preservation of critical areas and traffic.

## STAFF RECOMMENDATIONS:

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 and the Taney County Road Standards that include plans for the following:
  - a. Sediment and erosion control (Section 4.1.1)
  - b. Stormwater management (Appendix B Item 3)
  - c. Land Grading Permit for all disturbances of over one acre (Appendix F)
  - d. Utility easements and building line setbacks (Table 12)
  - e. Improvements with scale of buildings, streets, onsite parking and utilities.(Table 6)
  - f. A complete landscape and buffering plan showing the location, size and planting materials for all buffer yards, both adjacent to public rights-of-way and residential properties.
  - g. A traffic impact study shall be submitted to the Taney County Road and Bridge Department.
  - h. An engineering public improvement plan shall be submitted to and approved by the Taney County Road and Bridge Department prior to the completion of road improvements to Sunset Inn Road.
2. Compliance letters from the Taney County Regional Sewer District, the Taney County Public Water Supply District #2, the Taney County Road & Bridge Department, the Western Taney County Fire Protection District and the Missouri Department of Natural Resources (MoDNR) shall be submitted to the Planning Department Office, including all other entities which have requirements governing a development of this nature (Chapter VI-VII).
3. The development of the portion of the property in question, enumerated on the Property Boundary Survey as Tract 2 shall be limited to green / open space, in perpetuity.
4. A fifty (50) foot wide riparian buffer shall be established along the existing unnamed creek which traverses the property immediately north of the Cedarwood Acres Subdivision. No development shall occur within this riparian buffer zone, in perpetuity.
5. Prior to the issuance of Division I Permits, the applicants shall ensure that the necessary upgrades are made to the portion of Walkington Lane that is currently privately held and maintained, ensuring compliance with Taney County Road & Bridge Standards.
6. Division I Permits will be required for all applicable structures (both mobile homes and applicable accessory structures) in the development (Chapter 3 Sec. I Item B).

7. Prior to the issuance of any Division I Permits for mobile home placement, the applicable private roadway(s) serving the mobile home in question shall either be constructed in compliance with Taney County Road & Bridge Standards or the applicants shall post an appropriate surety for 110% of the cost of construction, in compliance with the provisions of the Development Guidance Code.
8. Prior to the issuance of Division I Permits, the applicants shall ensure that the applicable sewer and water connections are in place.
9. All outside storage shall be limited to the designated Storage and Parking area. Travel Trailers, campers, boat and similar vehicle shall not be allowed on any mobile home space but shall be stored in the designated Storage and Parking Area. The parking and storage Area shall be screened on all sides via an opaque (privacy) fence.
10. This decision is subject to all existing easements.
11. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).

## Division III Relative Policy Scoring Sheet: Eastern Taney County

Performance Value	Importance Factor	Score	Section Score
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### Water Quality

SEWAGE DISPOSAL	n/a=			
centralized system	2	5	2	10
on-site treatment system(s) with adequate safeguards to mitigate pollution	1			
septic system of adequate design and capacity	0			
proposed system may not provide adequate capacity	-1			
proposed solution may cause surface and/or ground water pollution	-2			

### Environmental Policies

STORM DRAINAGE	n/a=			
on-site stormwater retention and absorption with engineered plans	2	4	0	0
on-site stormwater retention and absorption without engineered plans	1			
stormwater retention with managed and acceptable run-off	0			
no stormwater retention, but adverse impacts from run-off have been mitigated	-1			
no acceptable management and control of stormwater run-off	-2			

AIR QUALITY	n/a=			
cannot cause impact	0	4	0	0
could impact but appropriate abatement installed	-1			
could impact, no abatement or unknown impact	-2			

### Critical Areas

PRESERVATION OF CRITICAL AREAS	n/a=			
no adverse impact to any designated critical area	2	3	-1	-3
one of the designated critical areas impacted but can be fully mitigated	1			
more than one of the designated critical areas impacted but can be fully mitigated	0			
one or more of the designated critical areas impacted and mitigation not fully effective	-1			
one or more of the designated critical areas impacted with no ability to mitigate problem	-2			

### Land Use Compatibility

OFF-SITE NUISANCES	n/a=			
no issues	2	4	-1	-4
minimal issues, but can be fully mitigated	1			
issues that can be buffered and mitigated to a reasonable level	0			
buffered and minimally mitigated	-1			
cannot be mitigated	-2			

USE COMPATIBILITY	n/a=			
no conflicts / isolated property	0	4	-2	-8
transparent change / change not readily noticeable	-1			
impact readily apparent / out of place	-2			

**Division III Relative Policy Scoring Sheet:  
Eastern Taney County**

	Performance Value	Importance Factor	Score	Section Score
<b>STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT &amp; VENTS</b> n/a=	x			
no rooftop equipment / vents or blocked from view by structure design or screening	0	3		
partially blocked from view	-1			
exposed / not blocked from view	-2			
<b>STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS</b> n/a=	x			
no on-site waste containers or blocked from view by structure design or screening	0	3		
partially blocked from view	-1			
exposed / not blocked from view	-2			
<b>STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.</b> n/a=	x			
no outdoor storage of equipment, materials, etc., or outdoor work areas	2	3		
blocked from view by structure design	1			
blocked from view using screening	0			
partially blocked from view	-1			
exposed / not blocked from view	-2			
<b>LANDSCAPED BUFFERS -- RESIDENTIAL</b> n/a=				
approved landscaped buffer between homes and all streets / roads / highways	2	2	0	0
approved landscaped buffer from major roads / highways only	1			
minimal landscaped buffer, but compensates with expanse of land	0			
no landscaped buffer between residences and local streets	-1			
no landscaped buffer from any road	-2			
<b>LANDSCAPED BUFFERS - INDUSTRIAL</b> n/a=	x			
approved landscaped buffer from public roads	0	3		
minimal landscaped buffer, but compensates with expanse of land	-1			
no landscaped buffer from public roads	-2			
<b>Local Economic Development</b>				
<b>AGRICULTURAL LANDS</b> n/a=	x			
no conversion of Class I-IV agricultural land to other use(s)	0	1		
development requires reclassification of Class I-IV agricultural land to other use(s)	-2			
<b>RIGHT TO FARM</b> n/a=	x			
does not limit existing agricultural uses / does not cause nuisance, predation	0	3		
does not limit existing agricultural uses, but may result in minor nuisance	-1			
potential impact(s) on existing agricultural land	-2			
<b>RIGHT TO OPERATE</b> n/a=	x			
no viable impact on existing industrial uses by residential development	0	2		
potential impact but can be mitigated	-1			
potential impact on existing industrial uses with no mitigation	-2			

**Division III Relative Policy Scoring Sheet:  
Eastern Taney County**

	Performance Value	Importance Factor	Score	Section Score
<b>DIVERSIFICATION</b> n/a=	x			
creates >=5 full-time, year-round jobs outside of recreation / resort sector	2	4		
creates full-time, year-round and seasonal jobs	1			
creates seasonal jobs only	0			
<b>Site Planning, Design, Occupancy</b>				
<b>RESIDENTIAL PRIVACY</b> n/a=				
privacy provided by structural design, or not applicable	2	2	0	0
privacy provided by structural screening	1			
privacy provided by landscaped buffers	0			
privacy provided by open space	-1			
no acceptable or effective privacy buffering	-2			
<b>MIXED-USE DEVELOPMENTS</b> n/a=	x			
uses / functions are compatible or not applicable	2	3		
uses / functions are integrated and separated based on compatibility	1			
uses / functions differ minimally and are not readily apparent	0			
uses / functions poorly integrated or separated	-1			
uses / functions mixed without regard to compatibility factors	-2			
<b>Commercial Development</b>				
<b>DEVELOPMENT PATTERN / BUFFERING</b> n/a=				
approved and effectively designed landscaped buffers between structures and all roads	2	4	0	0
minimal landscaped buffering, but compensates with expanse of land	1			
minimal landscaped buffering	0			
no landscaped buffering, but utilizes expanse of land	-1			
no or inadequate buffering or separation by land	-2			
<b>Services - Capacity and Access</b>				
<b>UTILITIES</b> n/a=				
adequate utilities capacity as evidenced by letter from each utility	0	4	-1	-4
adequate utilities capacity without formal letter from each utility or not from all utilities	-1			
inadequate information to determine adequacy of utilities	-2			
<b>TRAFFIC</b> n/a=				
no impact or insignificant impact on current traffic flows	0	2	-2	-4
traffic flow increases expected but manageable using existing roads and road accesses	-1			
traffic flow increases exceed current road capacities	-2			
<b>EMERGENCY SERVICES</b> n/a=				
structure size and/or access can be serviced by emergency equipment	0	3	0	0
structure size and/or access may impede but not hinder serviceability	-1			
structure size and/or access could be problematic or non-serviceable	-2			

**Division III Relative Policy Scoring Sheet:  
Eastern Taney County**

	Performance Value	Importance Factor	Score	Section Score
<b>RIGHT-OF-WAY OF EXISTING ROADS</b> n/a=				
greater than 50 ft. right-of-way	1	5	0	0
50 ft. right-of-way	0			
40 ft. right-of-way	-1			
less than 40 ft. right-of-way	-2			
<b>Internal Improvements</b>				
<b>WATER SYSTEMS</b> n/a=				
central water system meeting DNR requirements for capacity, storage, design, etc.	2	3	2	6
community well / water system meeting DNR requirements	1			
private wells meeting DNR requirements	0			
private wells not meeting any established standards	-1			
individual / private wells	-2			
<b>EMERGENCY WATER SUPPLY</b> n/a=				
fire hydrant system throughout development with adequate pressure and flow	0	5	-2	-10
fire hydrant system with limited coverage	-1			
no fire hydrant system	-2			
<b>PEDESTRIAN CIRCULATION</b> n/a=	x			
paved and dedicated walkways (no bicycles) provided throughout development	2	4		
paved walkways provided throughout development / maybe shared with bicycles	1			
designated walkways provided but unpaved	0			
no pedestrian walkways, but green space provided for pedestrian use	-1			
no designated pedestrian walkway areas	-2			
<b>PEDESTRIAN SAFETY</b> n/a=	x			
separation of pedestrian walkways from roadways by landscape or structural buffer	2	2		
separation of pedestrian walkways from roadways by open land buffer	1			
pedestrian walkways abut roadways with no buffering / protection	0			
<b>BICYCLE CIRCULATION</b> n/a=	x			
dedicated / separate bike-ways with signage, bike racks, trails	2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs	1			
no designated bike-ways	0			
<b>UNDERGROUND UTILITIES</b> n/a=				
all utilities are provided underground up to each building / structure	2	4	2	8
all utilities traverse development underground but may be above ground from easement	1			
utilities above ground but / over designated easements	0			
utilities above ground and not within specific easements	-1			
no specific management of utilities	-2			

**Division III Relative Policy Scoring Sheet:  
Eastern Taney County**

Performance Value	Importance Factor	Score	Section Score
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**Open-Space Density**

USABLE OPEN SPACE	n/a=			
residential developments (>25 units) include more than 25% open recreational space	2	2	1	2
residential developments (>25 units) offer >10% but <25% open recreational space	1			
recreational area provided, but highly limited and not provided as open space	0			
no designated recreational space provided, but open space available	-1			
no open recreational space provided	-2			

**Solid Waste Disposal**

SOLID WASTE DISPOSAL SERVICE AVAILABILITY	n/a=			
weekly service is available and documentation of availability provided	0	5	-1	-5
weekly service reportedly available but not documented	-1			
centralized, on-site trash collection receptacles available	-2			
SOLID WASTE DISPOSAL SERVICE COMMITMENT	n/a=	x		
restrictive covenants provide for weekly disposal for each occupied structure	0	5		
services available but not a requirement documented in covenants	-1			
not applicable / no pick-up service provided	-2			

**Total Weighted Score= -12**

**Maximum Possible Score= 63**

**Actual Score as Percent of Maximum= -19.0%**

**Number of Negative Scores= 7**

**Negative Scores as % of Total Score= 20.0%**

Scoring Performed by:

*Bob Atchley / Bonita Kisse*

Date:

*March 26, 2014*

**Project:** Walkington Affordable Housing

**Permit#:** 14-03

Policies Receiving a Negative Score	
Importance Factor 5:	emergency water supply waste disposal service
Importance Factor 4:	off-site nuisances use compatibility utilities
Importance Factor 3:	preservation of critical areas
Importance Factor 2:	traffic
Importance Factor 1:	none

Scoring by: Bob Atchley / Bonita Kisse

Date: March 26, 2014

# Eastern District Relative Policies: Division III Permit

Project: **Walkington Affordable Housing**

Permit: **14-03**

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	63	-12	-19.0%	7	41.2%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
<b>Importance Factor 5</b>	<b>15</b>	<b>-5</b>	<b>2</b>	<b>50.0%</b>
sewage disposal	10	10		
right-of-way / roads	5	0		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
<b>Importance Factor 4</b>	<b>24</b>	<b>-8</b>	<b>3</b>	<b>50.0%</b>
stormwater drainage	8	0		
air quality	0	0		
off-site nuisances	8	-4		
use compatibility	0	-8		
diversification				
development buffering				
utilities	0	-4		
pedestrian circulation				
underground utilities	8	8		
<b>Importance Factor 3</b>	<b>12</b>	<b>3</b>	<b>1</b>	<b>33.3%</b>
preservation of critical areas	6	-3		
screening of rooftop equip				
screening / waste containers				
screening of outdoor equip				
industrial landscape buffers				
right to farm				
mixed-use developments				
emergency services	0	0		
water systems	6	6		
<b>Importance Factor 2</b>	<b>12</b>	<b>-2</b>	<b>1</b>	<b>25.0%</b>
residential landscape buffers	4	0		
right to operate				
residential privacy	4	0		
traffic	0	-4		
pedestrian safety				
usable open space	4	2		
<b>Importance Factor 1</b>				
agricultural lands				
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kissee*

Date: *March 26, 2014*

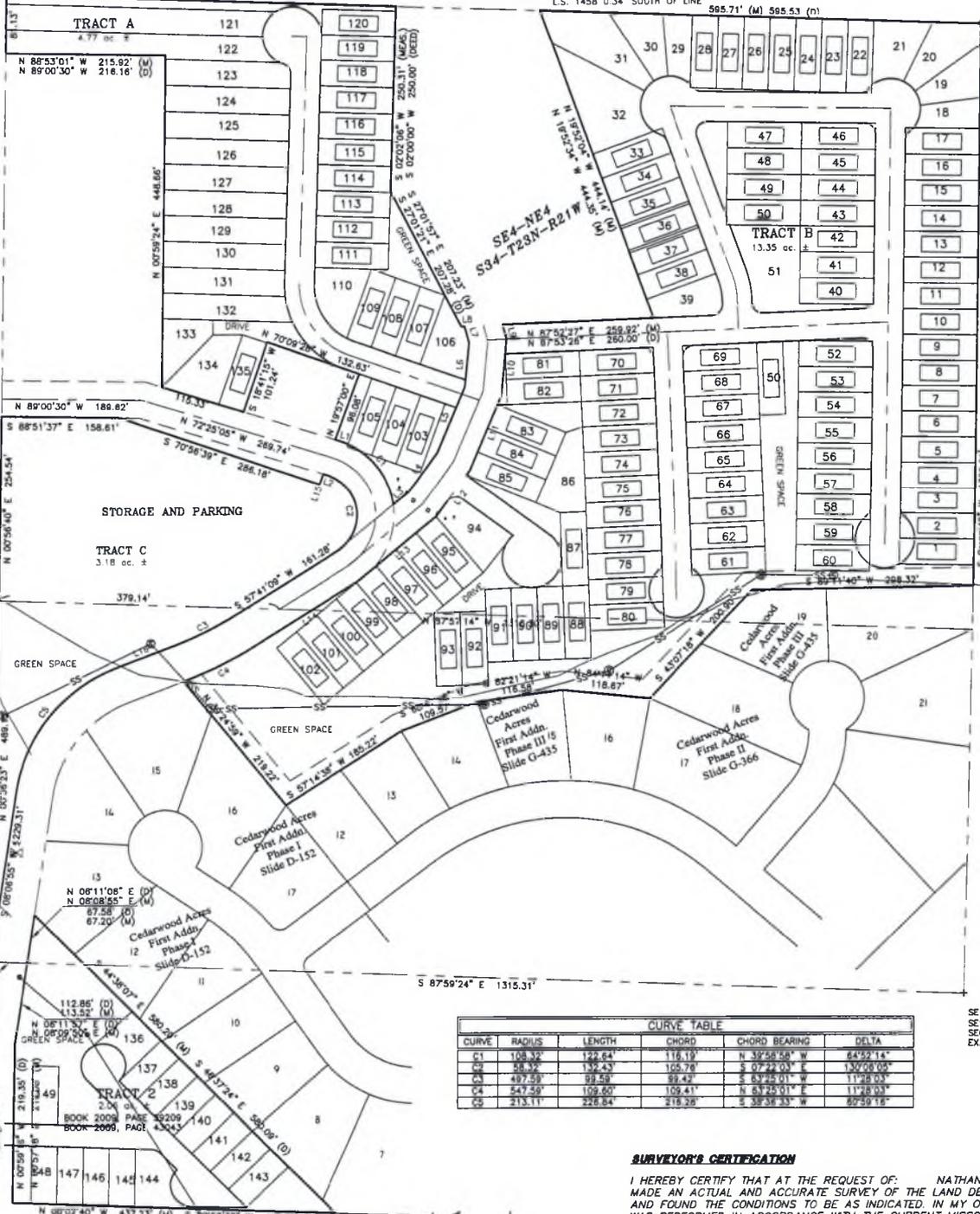
PROPERTY BOUNDARY SURVEY

NW CORNER OF THE SE 1/4 OF THE NE 1/4 SEC. 34, T23N, R21W EX. WAGON TIRE IRON

EX. 1/2" IRON PIN L.S. 2190 IS 4.36' NORTH OF LINE EX. 1/2" IRON PIN L.S. 1458 0.29' SOUTH OF LINE

EX. 1/2" IRON PIN L.S. 2190 IS 5.23' NORTH OF LINE EX. 1/2" IRON PIN L.S. 1458 0.34' SOUTH OF LINE

EX. IRON BAR NE CORNER SE 1/4 OF THE NE 1/4 SEC. 34, T23N, R21W



CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C1	108.32'	122.64'	118.19'	N 32°58'58" W	84°59'14"
C2	58.32'	132.43'	105.78'	S 07°22'03" E	130°08'05"
C3	497.59'	99.59'	89.42'	S 83°25'01" W	11°28'03"
C4	547.59'	109.60'	109.41'	N 83°25'01" E	11°28'03"
C5	213.11'	226.84'	218.28'	S 38°38'33" W	80°59'18"

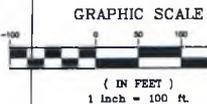
SE CORNER SE 1/4 OF THE NE 1/4 SEC. 34, T23N, R21W EX. ALUM. MON. L.S. 1458

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT AT THE REQUEST OF: NATHAN BURTON, I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND FOUND THE CONDITIONS TO BE AS INDICATED. IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

LINE	BEARING	DISTANCE
L1	N 72°25'05" W	3.85'
L2	S 72°25'05" E	5.72'
L3	S 50°18'47" W	28.85'
L4	S 35°37'00" W	88.62'
L5	S 22°48'30" W	97.79'
L6	S 05°31'17" W	80.82'
L7	S 15°18'36" E	22.85'
L8	N 87°52'27" E	4.34'
L9	N 15°18'36" W	20.36'
L10	N 05°33'17" E	77.68'
L11	N 22°48'30" E	110.89'
L12	N 35°37'00" E	78.70'
L13	N 50°18'47" E	137.32'
L14	N 57°41'00" E	182.89'
L15	N 18°57'00" E	15.21'
L16	S 69°02'38" W	78.12'

**LEGEND**  
 ● EXISTING IRON PIN  
 ○ SET IRON PIN



DIANE KAY DIEBOLD L.S. 2484  
 KENNETH J. BUCHANAN L.S. 2240, P.L.S. 1907

SURVEYED NATHAN AND AMY BURTON FOR:  
**SECTIONAL MAP**  
 R 21 W T 23 N  
 SEC. 34

W.O.# 14914  
 DATE: 07-10-2011  
 DRAWN BY: TRR  
 CHECKED BY: KJB  
 REVISED:  
 SCALE: 1" = 100'  
 SHEET 1 OF 2

**RSE**  
 ROZELL SURVEY CO.  
 2404 STATE HWY. 248 STE 4  
 BRANSON, MISSOURI 65616  
 PHONE: (417) 334-4141  
 FAX: (417) 334-4181

ALL PLATS THAT DO NOT SHOW A SEAL, SIGNATURE OR RED INK MAY HAVE BEEN FRAUDULENTLY ALTERED. ALL INSTRUMENTS SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ON THIS DOCUMENT.

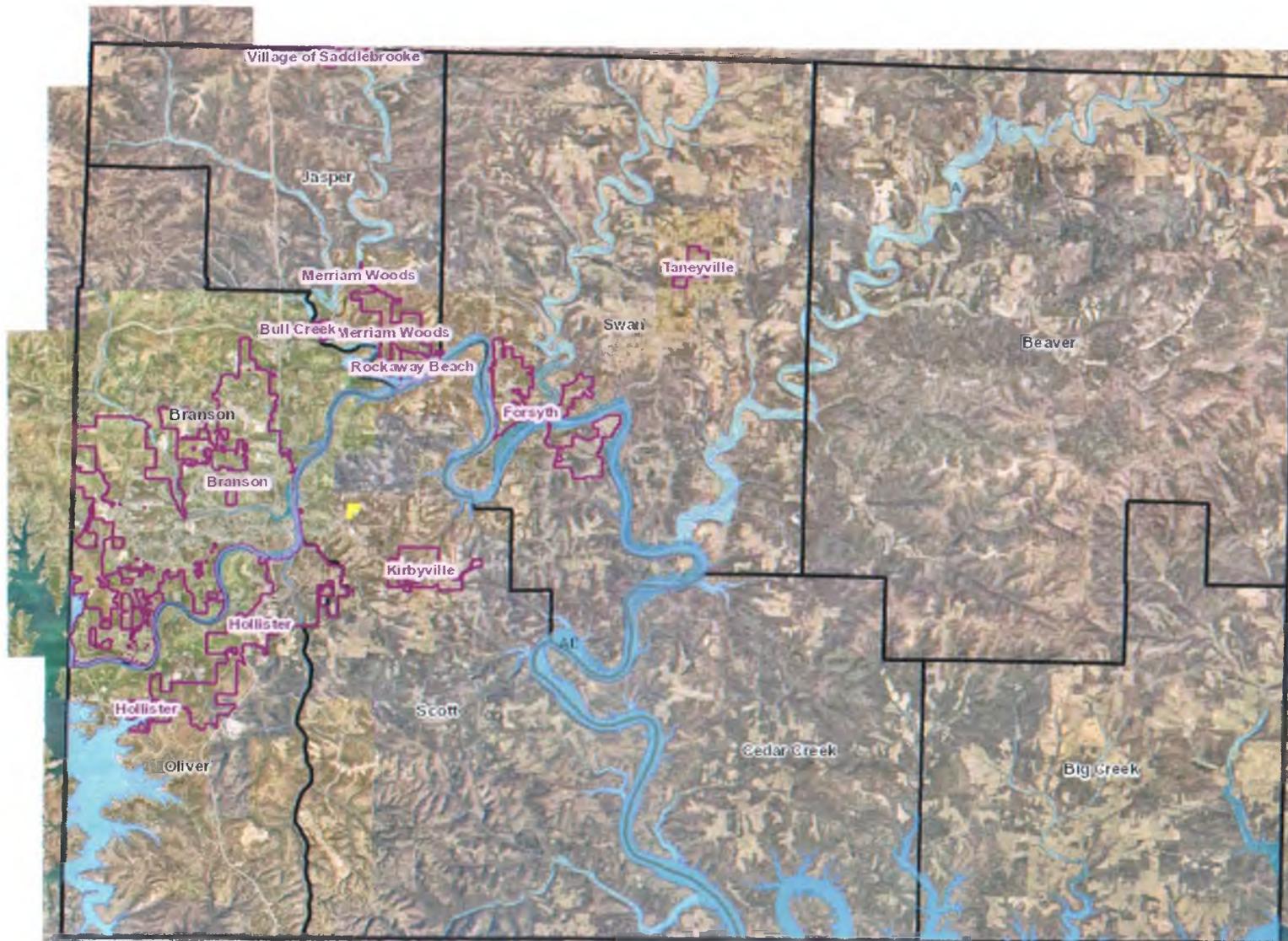
I demand that the Planning and Zoning Commission not allow the mobile home park to be built off of Walkington Lane behind Cedarwood Acres subdivision. Walkington Lane would not be sufficient for the amount of traffic flow that would be produced by such an establishment. The additional noise, dust, and lights that would be produced by vehicles and homes would be a disturbance as well as an inconvenience to the residents of the subdivision. The property value of the homes in Cedarwood Acres would greatly decline due to the fact that the proposed building area is on a downward slope in the midst of a valley, obstructing the back porch view of every home in the vicinity. Other potential issues (to name a few) that may arise from the building plans would be as follows: Set back regulations, wastewater, parking, incompatible with surrounding use, and an insufficient buffer zone.

Name	Address	Phone #	Signature	Email
Adam Martin	186 Oak Ridge Ave	417-593-6009	<i>Ad. Martin</i>	martin@kanakuk.com
Kirk Sloan	183 Oak Ridge Ave	417-239-3311	<i>Shelley Sloan</i>	kirksloan@yahoo.com ✓
Red Neustel	171 Oak Ridge Ave	417-294-7147	<i>R. Neustel</i>	HOWARD@neustel.yahoo.com ✓
Jacob Hamm	151 Oakridge Ave	417-230-2660	<i>J. Hamm</i>	jhamm1177@gmail.com
Ken Bridges	143 Oakridge Ave	417-336-6752	<i>Ken Bridges</i>	kenbridges@gmail.com
Vickie Bridges	143 Oakridge Ave	417-336-6752	<i>Vickie Bridges</i>	vickiebridges@aol.com
Roger Freze	139 Oakridge Ave	417-239-1409	<i>Roger Freze</i>	roger.freze313@suddenlink.net
Jack Bunyard	127 Oak Ridge Ave	417-334-7966	<i>Jack Bunyard</i>	jbunyardjack@aol.com
Lance Conner	121 Oakridge Ave	417-699-1956	<i>Lance Conner</i>	lanceconner@gmail.com
Kathie Conner	121 Oakridge Ave	417-593-3170	<i>Kathie Conner</i>	kconner@gmail.com
Paige Libby	115 Oakridge Ave	417-335-0300	<i>Paige Libby</i>	paigecain7@yahoo.com
Ruth Hill	284 Honeybee Dr	417-332-8390	<i>Ruth Hill</i>	
James Lancaster	193 Honeybee Dr	417-336-0634	<i>James Lancaster</i>	
Marilyn Lancaster	193 Honeybee Dr	336-0634	<i>Marilyn Lancaster</i>	
Julia Howard	124 Honeybee Dr	337-2353	<i>Julia Howard</i>	howelljw@aol.com
Chris Gony	120 Red Cedar Ave	417-251-2786	<i>Chris Gony</i>	sgocery@gmail.com
Sherry Poe	140 Cedarwood	(417) 559-3159	<i>Sherry Poe</i>	poemo@suddenlink.net
David Poe	140 Cedarwood	417-334-0222	<i>David T. Poe</i>	
Keira Chambers	100 Cedarwood Ave	417-331-4081	<i>Keira Chambers</i>	KeiraChambers@yahoo.com

I demand that the Planning and Zoning Commission not allow the mobile home park to be built off of Walkington Lane behind Cedarwood Acres subdivision. Walkington Lane would not be sufficient for the amount of traffic flow that would be produced by such an establishment. The additional noise, dust, and lights that would be produced by vehicles and homes would be a disturbance as well as an inconvenience to the residents of the subdivision. The property value of the homes in Cedarwood Acres would greatly decline due to the fact that the proposed building area is on a downward slope in the midst of a valley, obstructing the back porch view of every home in the vicinity. Other potential issues (to name a few) that may arise from the building plans would be as follows: Set back regulations, wastewater, parking, incompatible with surrounding use, and an insufficient buffer zone.

Name	Address	Phone #	Signature	Email
GARETT PERKINS	170 COONROCK AVE	719-425-6637		Garratt@kanakuk.com
Emmy Jo Perkins	170 Cedarwood Ave	719-641-2884		emmyjoerkins@gmail.com
Phillip BOSS	180 Cedarwood Ave	417-593-1927		Phillipboss@yahoo.com
Angela DAVIS	175 Oakridge Ave	417-331-3617		angela.davis@jan.com
-Jeremy Osenga	179 Oakridge Ave	417-231-2234		mosenga@hotmail.com
Courtney Osenga	179 Oakridge Ave	417-231-2234		cosenga@hotmail.com
MARILYN CARLSON	180 OAK RIDGE	417-334-1372		
Deborah Reinhardt	180 OAK RIDGE AVE	417-334-1372		
Barbara Warden	178 Oakridge Ave	417-234-8473		
Harley Warden	178 Oakridge Ave	917-202-1067		
Carol Colby	150 Oakridge	417-337		
Carol Plaster	140 Oakridge	417-239-0745		
TERESA GAIL COLEMAN	120 OAK RIDGE	417-335-2411		rogers-gail@yahoo.com
Perry A. Edenborn	120 OAK RIDGE	417-335-2411		
William Coleman	130 OAK RIDGE AVE	417-239-3848		billcoleman82@gmail.com
Mike Mansker	113 Cedarwood Ave	417-230-2133		Mike @ manskersoftware.com
Jan Mansker	113 Cedarwood Ave	417-230-2133		mansker@suddenlink.net
Doug Young	131 Cedarwood Ave	479-518-0525		dougy@klife.com
Shay Robbins	185 Oak Ridge Ave	417-331-0122		shay@kanakuk.com





**Walkington Affordable Housing  
Division III Special-Use Permit 2014-0003  
Taney County GIS - Beacon**











# Nathan Burton Mobile Home Park





**Walkington Affordable Housing  
Division III Special-Use Permit 2014-0003  
Pictometry – View from the North**



**Walkington Affordable Housing  
Division III Special-Use Permit 2014-0003  
Pictometry – View from the South**

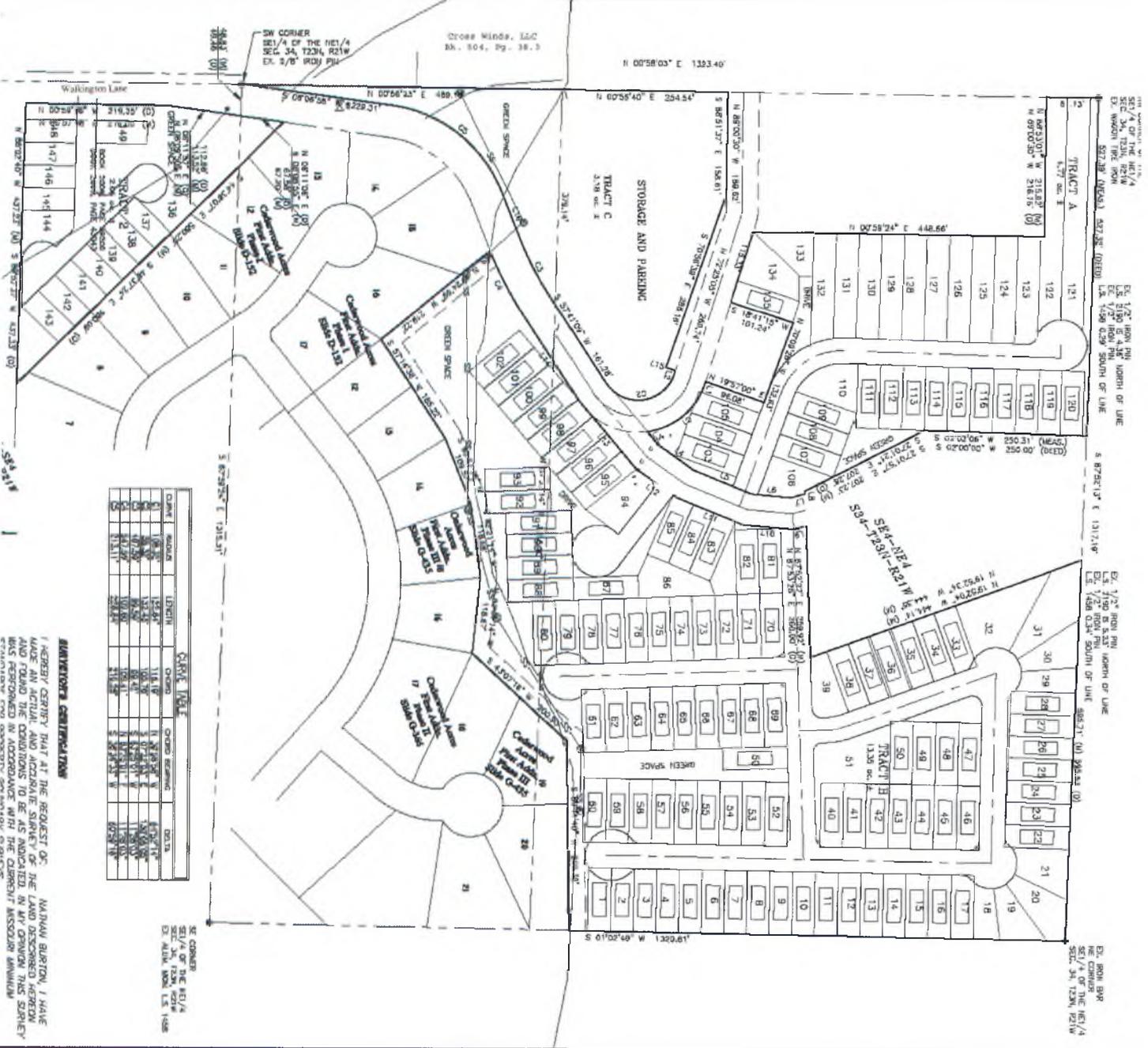


**Walkington Affordable Housing  
Division III Special-Use Permit 2014-0003  
Pictometry – View from the East**



**Walkington Affordable Housing  
Division III Special-Use Permit 2014-0003  
Pictometry – View from the West**





CLIMATE	AREA	LENGTH	CHORD	CHORD BEARING	DELTA
1	10.00	12.57	11.81	N 12°52'19\"/>	

**MAINTENANCE CERTIFICATION**

I HEREBY CERTIFY THAT AT THE REQUEST OF: **MARINA BURTON, I HAVE MADE AN INSPECTION AND APPROVE THE PLAN AND FINDING THE CONDITIONS TO BE AS INDICATED IN MY OPINION THIS STATEMENT WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI ANNUAL STATUTE AND CURRENT SWANSON SERVICE.**

SE CORNER  
 1/4 OF THE NE 1/4  
 SEC. 34, T23N, R21W  
 EX. 1488

Cross Winds, LLC  
 BK. 504, Pg. 38.3

N 00°58'03" E 1323.40'

SW CORNER  
 1/4 OF THE NE 1/4  
 SEC. 34, T23N, R21W  
 EX. 1488

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 1/4 OF THE NE 1/4  
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 1/4 OF THE NE 1/4  
 SEC. 34, T23N, R21W  
 EX. 1488

# NOTICE OF PUBLIC HEARING

## THE TANEY COUNTY PLANNING COMMISSION

Will Hold A Public Hearing Concerning The  
Following Requested Zone Change  
Under the Division III Process

Applicant: Nathan Burton

Proposed Development: Walkington  
Affordable Housing

Property Location: Walkington  
lane

Hearing Location: Taney County Courthouse

Time: 6:00 PM Date: 4-14-14

Phone: 417-546-7225

NOTICE OF PUBLIC HEARING

**ATTENTION  
PRIVATE ROAD**

GATE WILL BE LOCKED  
AS OF MARCH 7, 2011  
ACCESS ALLOWED FOR  
PROPERTY OWNERS  
**ONLY.**  
417-239-5354























