



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

AGENDA
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, MARCH 14, 2016, 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:

Acacia Club Mobile Home Park
Woodland Hills
Premier Landscapes
2581 Jones Road Vacation Rental
Stonegate Glass Chapel
Tire Crew
Tree Town

Old and New Business:

Adjournment.



**TANEY COUNTY
PLANNING COMMISSION
DIVISION III PERMIT
STAFF REPORT**

HEARING DATE: March 14, 2016

CASE NUMBER: 2015-0026

PROJECT: Acacia Club Affordable Mobile Home Park

APPLICANT: JMS Property LLC – Steve Creedon

REPRESENTATIVE: Timothy Davis

LOCATION: The subject property is located along the southeastern side of the 2100 through 2300 blocks of Acacia Club Road, Hollister, MO; Oliver Township; Section 13, Township 22, Range 22.

REQUEST: The applicant, JMS Property LLC is requesting approval of a Division III Permit authorizing the development of the Acacia Club Affordable Mobile Home Park. The submitted site plan indicates an eighty-seven (87) unit mobile home park and associated green space and additional parking area.

BACKGROUND and SITE HISTORY:

The property in question is currently a vacant meets and bounds described +/- 10.00 acre tract of land. The applicant, JMS Property LLC is requesting approval of the proposed Acacia Club Affordable Mobile Home Park.

On April 20, 2015 the Planning Commission denied the Preliminary Plat of Acacia Club Estates, which was a proposed thirty-four lot single-family residential subdivision. The Commission based its decision to disapprove the Preliminary Plat of Acacia Club Estates upon compatibility and safety concerns. The Commission expressed specific compatibility concerns regarding the proposed density of Acacia Club Estates, in relationship to adjoining properties. The proposed density of Acacia Club Estates was in excess of the density of neighboring subdivisions. The Commission also found that the layout of the Preliminary Plat of Acacia Club Estates would not properly protect the safety of the future lot owners within the subdivision and also of the community at large. The Commission expressed specific reservations regarding the placement of fifteen (15) new driveway access points off of Acacia Club Road.

On May 28, 2015, upon review of the Acacia Club Estates Minor Subdivision (proposed six (6) lot minor subdivision) the Planning Department Staff determined that the proposed plat was not in compliance with the provisions of the Development Guidance Code and the Subdivision Regulations. The Planning Administrator sent email correspondence to the Wolfe Surveying requesting that five (5) items be amended in order to ensure compliance with the regulations.

On June 30, 2015, upon review of an amended Acacia Club Estates Minor Subdivision plat (proposed six (6) lot minor subdivision) the Planning Department Staff determined that the proposed plat was in compliance with the provisions of the Development Guidance Code and the Subdivision Regulations. However, the Planning Administrator enumerated the required improvements that would be required prior to the approval of the plat in question. None of the enumerated improvements were completed and therefore the plat was not signed.

On November 4, 2015 Division I Permit # 2015-0180 was issued, authorizing the placement of a 16' x 80' mobile home to be served by on-site wastewater treatment system (only tracts of land three acres or less in size require a septic permit per State regulations). The septic system has never been installed and a Certificate of Conformance (C of C) has not been issued by the Planning Department allowing for the occupancy of the mobile home.

The current application was approved for Concept on December 21, 2015.

GENERAL DESCRIPTION:

The proposed Acacia Club Affordable Mobile Home Park will be located on a total of +/- 10.00 acres (per the Assessor's information via Beacon). Per the submitted site plan, this mobile home park is proposing to provide for up to 87 spaces for mobile homes, with a density of over 8.7 mobile homes per acre.

REVIEW:

The Development Guidance Code defines a Mobile Home Park as, "A tract of land used to accommodate three (3) or more mobile homes that remains under a single ownership. The units within the park are referred to as "spaces"."

As stated above, the proposed Acacia Club Affordable Mobile Home Park will be located on a total of +/- 10.00 acres (per the Assessor's information via Beacon). Per the submitted site plan, this mobile home park is proposing to provide for up to 87 spaces for mobile homes, with a density of over 8.7 mobile homes per acre. However, per the provisions of Appendix L (Mobile Homes) of the Development Guidance Code the maximum density of a mobile home park shall not exceed eight (8) homes per acre. Once the additional +/- 0.21 acres (5') of right-of-way along Acacia Club Road and Wisconsin Road is dedicated to the County the total property area will be reduced to a total area of +/-9.79 acres. Therefore the maximum density for the (=/- 9.79 acre) mobile home park shall be no more than a total of seventy-eight (78) mobile home spaces. The staff recommends that should the application be approved that a condition be placed upon the Decision of Record allowing no more than a total of seventy eight (78) spaces.

The staff has requested that the surveyor indicate upon the Site Plan the area of the additional parking versus the area of the green space. Per the provisions of Appendix L, Section 2.4, "A combined storage parking area of at least two hundred (200) square feet for each mobile home shall be provided for the storage of boats, campers etc. Such storage parking areas are subject to the screening requirements of Appendix J, Parking Area Buffers."

The front setback requirement off of Acacia Club Road is 25'. Upon dedication of the 5 additional feet of right-of-way the mobile home spaces are currently shown being setback 20' from this front property line.

During the Concept Hearing the Planning Commission indicated a number of concerns to the representative regarding the Site Plan's noncompliance with the provisions of the Development Guidance Code. The staff has also advised the surveyor directly of these issues via email. However, as of the date of the writing of this staff report, the applicant has not submitted a revised site plan.

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 Site Plan does comply with these minimum parking requirements.

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 Acacia Club Affordable Mobile Home Park will be much more densely developed than the neighboring single-family residential subdivision.

The area in question is served by a public water supply via the Missouri American Water Company.

The adjoining property to the north, east and west is Riverside Estates a single-family residential subdivision. The adjoining property to the south is primarily vacant.

The project received a score of -37 on the Policy Checklist, out of a maximum possible score of 61. The relative policies receiving a negative score consist of off-site nuisances, emergency water supply, solid waste disposal service, waste disposal commitment, use compatibility, pedestrian circulation, development buffering, residential buffer / screening, residential privacy, traffic and lot coverage.

STAFF RECOMMENDATIONS:

If the Taney County Planning Commission approves Division III Permit # 2015-0026, 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. The Acacia Club Mobile Home Park shall accommodate no more than a maximum of seventy-eight (78) mobile homes.
3. Compliance letters from the Taney County Regional Sewer District, the Missouri American Water Company, 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).
4. Five feet (5') of additional right-of-way shall be dedicated to Taney County upon both Acacia Club Road and Wisconsin Road.
5. 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. .
6. A new curb shall be installed by the applicant along the southeastern portion of Acacia Club Road. This construction of this new curbed area and also the fifteen (15) driveway entrances shall be inspected by the Road & Bridge Department during construction, in order to ensure full compliance with the Road Standards.
7. 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).

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).

RECORDERS SPACE

ACACIA CLUB AFFORDABLE MOBILE HOME PARK
 "THE PRELIMINARY PLAT"
 LOCATED IN PART OF THE E1/2 OF THE NW1/4 OF
 SECTION 13, TOWNSHIP 22 NORTH, RANGE 22 WEST
 OF THE 5th PRINCIPAL MERIDIAN
 TANEY COUNTY, MISSOURI

RECORDERS SPACE

LEGAL DESCRIPTION: A TRACT OF LAND BEING A PART OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 22 WEST, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING ANGLE MARKING THE NORTHEAST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 13; THENCE SOUTH 02°07'47" WEST ALONG THE EAST LINE OF SAID 1/4 OF THE NW 1/4 258.04 FEET; THENCE NORTH 89°27'47" WEST 270.00 FEET TO A POINT ON THE SOUTHWEST R/W LINE OF ACACIA CLUB ROAD FOR A NEW POINT OF BEGINNING; ALONG THE SOUTHWESTERLY R/W LINE AS FOLLOWS: THENCE NORTH-EASTERLY ALONG A NON-TANGENT TO 1007.70' CURVE TO THE RIGHT 42.50 FEET CURVE BEARING HAVING A SHORT BEARING AND DISTANCE OF NORTH 32°07'47" EAST 82.20 FEET; THENCE NORTH-EASTERLY ALONG A 1/4-CHORD CURVE TO THE RIGHT 200.00 FEET CURVE BEARING HAVING A RANGE OF 407.57 FEET; THENCE NORTH 89°27'47" EAST 82.20 FEET; THENCE NORTH-EASTERLY ALONG A 1/4-CHORD CURVE TO THE RIGHT 100.00 FEET CURVE BEARING HAVING A RANGE OF 407.57 FEET; THENCE NORTH 89°27'47" EAST 82.20 FEET TO A POINT ON THE SOUTHWESTERLY R/W LINE OF WOODBURN ROAD; THENCE EASTERLY LEAVING SOUTHWESTERLY R/W LINE OF WOODBURN ROAD ALONG A 1/4-CHORD CURVE TO THE RIGHT 82.54 FEET CURVE BEARING HAVING A RANGE OF 407.57 FEET; THENCE SOUTH 27°07'47" EAST 300.00 FEET TO A POINT ON THE EAST LINE OF THE NW 1/4 OF THE NW 1/4; THENCE SOUTH 89°27'47" WEST LEAVING SOUTHWESTERLY R/W LINE AND ALONG SAID EAST LINE 300.00 FEET; THENCE SOUTH 89°27'47" WEST LEAVING SAID EAST LINE 120.00 FEET; TO THE POINT OF BEGINNING CONTAINING 10.00 ACRES OF LAND MORE OR LESS.

ALL OF THE ABOVE BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS AND RECORDING OF RECORD, P. 000.

SECOND SOURCE:

DEED CLAIM DEED RECORDED IN BOOK 2074, AT PAGE 2043, TANEY COUNTY RECORDERS OFFICE, TANEY COUNTY, MISSOURI.

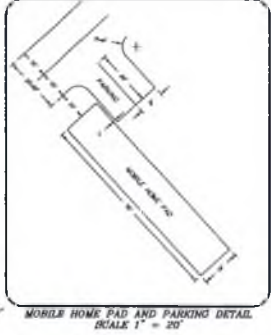
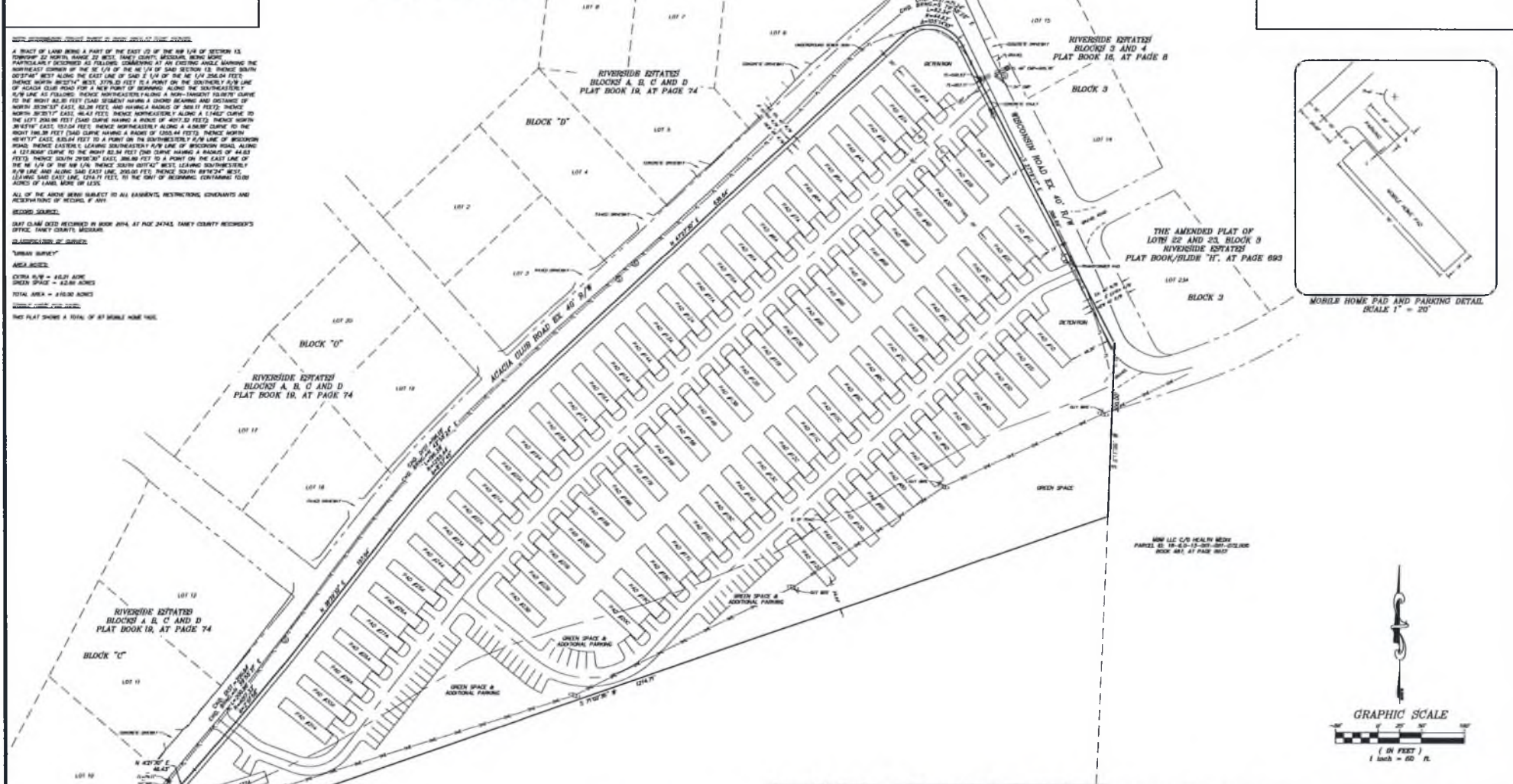
CLASSIFICATION OF SURVEY:

"TANDARD SURVEY"

AREA ACRES:

EXTRA SURV - 432.00 ACRES
 GREEN SPACE - 42.00 ACRES
 TOTAL AREA - 474.00 ACRES

THIS PLAT SHOWS A TOTAL OF 87 MOBILE HOME SITES.



Surveyor's Certification

I HEREBY CERTIFY THAT AT THE REQUEST OF THE PROPERTIES, THAT I HAVE MADE AN ACCURATE AND COMPLETE SURVEY OF THE LAND DESCRIBED HEREIN AND FOUND THE CORNERING TO BE AS LOCATED IN MY SURVEY PINS SURVEY WAS PERFORMED BY ACCORDANCE WITH THE CURRENT MISSOURI SURVEY STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ALL PLATS THAT DO NOT SHOW A SEAL AFFIXED IN BLUE INK MAY HAVE BEEN FALSIFICATIONALLY SIGNED. ALL INFORMATION SHOULD BE OBTAINED UNLESS WORKED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS BELOW.

Surveyed for: **JMS PROPERTIES**

WOLFE SURVEYING, INC.
 EDDIE D. WOLFE P.L.S. 2190 (PRESIDENT)
 PATRICK W. BROWN P.L.S. 201302081 (VICE PRESIDENT)
 JACK E. HOUSEMAN P.L.S. 2005019222 (SECRETARY)
 210 South Plaza Street, Dierks, MO 64835
 Phone: 417-334-0823 Fax: 417-334-0351

SHEET: 1 OF 1
 W.O. #23584
 D.W. #23584
 DATE: 11/24/2015

EDDIE D. WOLFE P.L.S. 2190
 PATRICK W. BROWN P.L.S. 201302081
 JACK E. HOUSEMAN P.L.S. 2005019222

"THE PRELIMINARY PLAT"

LOCATED IN PART OF THE E1/2 OF THE NW1/4 OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 22 WEST OF THE 5th PRINCIPAL MERIDIAN TANEY COUNTY, MISSOURI

DEED DESCRIPTION (TRACT THREE IN BOOK 2014, AT PAGE 24743):

A TRACT OF LAND BEING A PART OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 22 WEST, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING ANGLE MARKING THE NORTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 13; THENCE SOUTH 00°37'41" WEST ALONG THE EAST LINE OF SAID SE 1/4 OF THE NE 1/4 256.04 FEET; THENCE NORTH 89°22'14" WEST, 3776.32 FEET TO A POINT ON THE SOUTHERLY R/W LINE OF ACACIA CLUB ROAD FOR A NEW POINT OF BEGINNING; ALONG THE SOUTHEASTERLY R/W LINE AS FOLLOWS: THENCE NORTHEASTERLY ALONG A NON-TANGENT 10.076° CURVE TO THE RIGHT 82.30 FEET (SAID SEGMENT HAVING A CHORD BEARING AND DISTANCE OF NORTH 30°26'33" EAST, 82.28 FEET, AND HAVING A RADIUS OF 568.11 FEET); THENCE NORTH 30°26'33" EAST, 46.43 FEET; THENCE NORTHEASTERLY ALONG A 1.146° CURVE TO THE LEFT 200.98 FEET (SAID CURVE HAVING A RADIUS OF 4012.32 FEET); THENCE NORTH 30°43'19" EAST, 157.04 FEET; THENCE NORTHEASTERLY ALONG A 4.5638° CURVE TO THE RIGHT 196.38 FEET (SAID CURVE HAVING A RADIUS OF 1280.44 FEET); THENCE NORTH 42°41'17" EAST, 838.84 FEET TO A POINT ON THE SOUTHEASTERLY R/W LINE OF WISCONSIN ROAD; THENCE EASTERLY, LEAVING SOUTHEASTERLY R/W LINE OF WISCONSIN ROAD, ALONG A 127.8088° CURVE TO THE RIGHT 82.34 FEET (SAID CURVE HAVING A RADIUS OF 44.83 FEET); THENCE SOUTH 29°00'50" EAST, 306.00 FEET TO A POINT ON THE EAST LINE OF THE NE 1/4 OF THE NW 1/4; THENCE SOUTH 00°31'42" WEST, LEAVING SOUTHEASTERLY R/W LINE AND ALONG SAID EAST LINE, 200.00 FEET; THENCE SOUTH 89°16'24" WEST, LEAVING SAID EAST LINE, 1216.79 FEET, TO THE POINT OF BEGINNING CONTAINING 10.00 ACRES OF LAND, MORE OR LESS.

ALL OF THE ABOVE BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS AND RESERVATIONS OF RECORD, IF ANY.

RECORD SOURCE:
DEED CLAIM DEED RECORDED IN BOOK 2014, AT PAGE 24743, TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI.

CLASSIFICATION OF SURVEY:
URBAN SURVEY

AREA NOTES:
EXTRA R/W = 80.21 ACRES
GREEN SPACE = 22.00 ACRES

TOTAL AREA = 210.00 ACRES

MOBILE HOME PAD NOTE:
THIS PLAT SHOWS A TOTAL OF 87 MOBILE HOME PADS.

GREEN SPACE & ADDITIONAL PARKING

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GREEN SPACE & ADDITIONAL PARKING

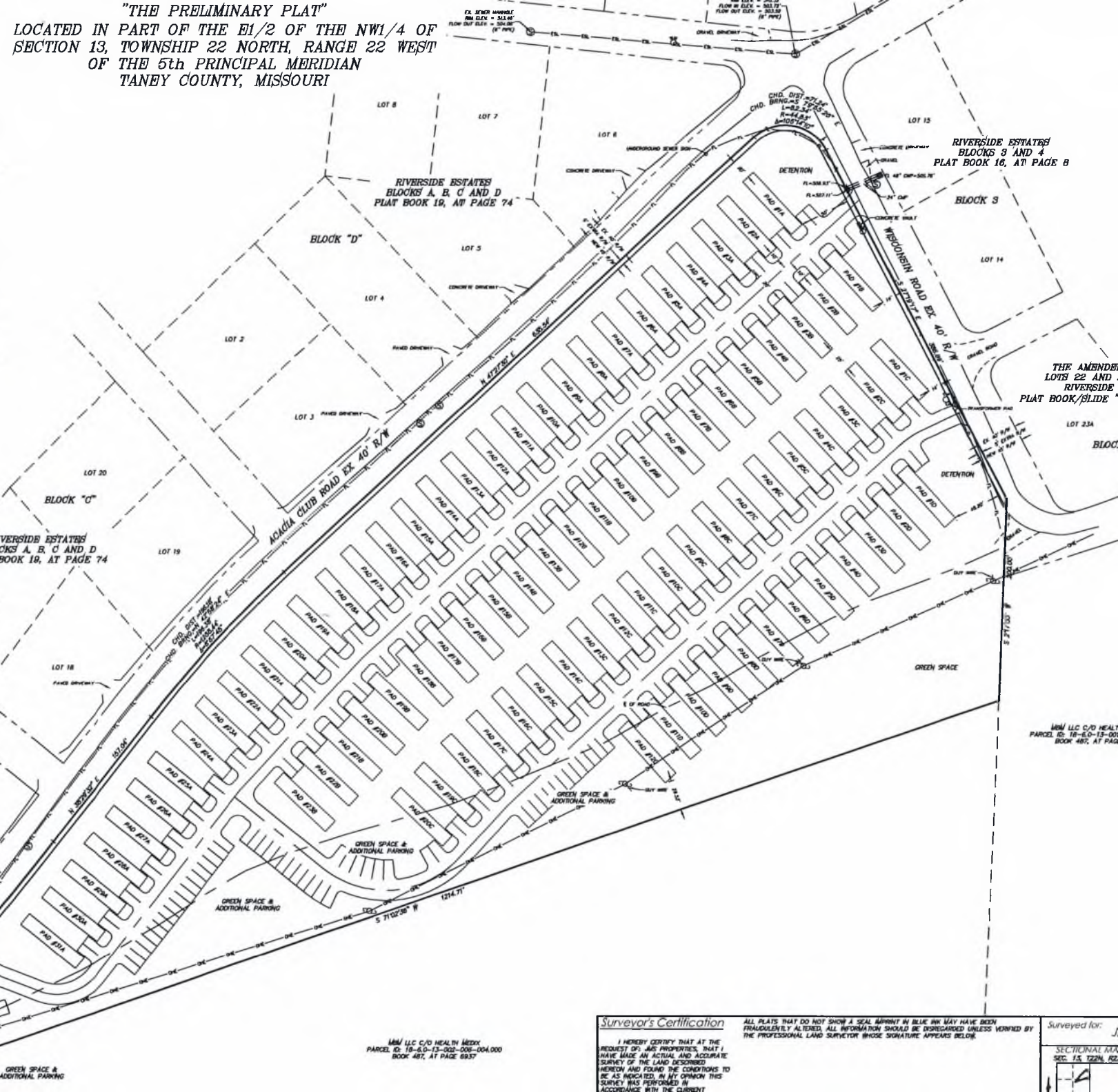
GREEN SPACE & ADDITIONAL PARKING

GREEN SPACE & ADDITIONAL PARKING

GREEN SPACE & ADDITIONAL PARKING

GREEN SPACE & ADDITIONAL PARKING

GREEN SPACE & ADDITIONAL PARKING



Surveyor's Certification

I HEREBY CERTIFY THAT AT THE REQUEST OF: THE PROPERTIES, THAT 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

ALL PLATS THAT DO NOT SHOW A SEAL IMPRINT IN BLUE INK MAY HAVE BEEN FRAUDULENTLY ALTERED. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS BELOW.

Surveyed for:

SECTIONAL MAP
SEC. 15, T22N, R22W

MMI LLC C/O HEALTH MEDIX
PARCEL ID: 18-80-13-000-004.000
BOOK 487, AT PAGE 6937

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=			
no known limitations	0	3	0	0
potential limitations but mitigation acceptable	-1			
mitigation inadequate	-2			

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

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

AIR QUALITY	n/a=			
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	-2	-8
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
LOT COVERAGE n/a=				
lot coverage compatible with surrounding areas	0	1	-2	-2
lot coverage exceeds surrounding areas by less than 50%	-1			
lot coverage exceeds surrounding areas by more than 50%	-2			
BUILDING BULK AND SCALE 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			
BUILDING MATERIALS 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			
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS 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			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS 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			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC. 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			
LANDSCAPED BUFFERS -- RESIDENTIAL n/a=				
approved landscaped buffer between homes and all streets / roads / highways	2	2	-2	-4
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
LANDSCAPED BUFFERS - INDUSTRIAL	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			
Local Economic Development				
RIGHT TO FARM	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			
RIGHT TO OPERATE	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			
DIVERSIFICATION	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			
Site Planning, Design, Occupancy				
RESIDENTIAL PRIVACY	n/a=			
privacy provided by structural design, or not applicable	2	2	-2	-4
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			
MIXED-USE DEVELOPMENTS	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			
Commercial Development				
DEVELOPMENT PATTERNS	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			

Acacia Club Mobile Home Park		Permit#:	15-26		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
DEVELOPMENT BUFFERING		n/a=			
approved and effectively designed landscaped buffers between structures and all roads	2				
minimal landscaped buffering, but compensates with expanse of land	1				
minimal landscaped buffering	0	3	-2	-6	
no landscaped buffering, but utilizes expanse of land	-1				
no or inadequate buffering or separation by land	-2				
Services - Capacity and Access					
TRAFFIC		n/a=			
no impact or insignificant impact on current traffic flows	0				
traffic flow increases expected but manageable using existing roads and road accesses	-1	2	-2	-4	
traffic flow increases exceed current road capacities	-2				
EMERGENCY SERVICES		n/a=			
structure size and/or access can be serviced by emergency equipment	0				
structure size and/or access may impede but not hinder serviceability	-1	5	0	0	
structure size and/or access could be problematic or non-serviceable	-2				
RIGHT-OF-WAY OF EXISTING ROADS		n/a=			
greater than 50 ft. right-of-way	1				
50 ft. right-of-way	0	5	1	5	
40 ft. right-of-way	-1				
less than 40 ft. right-of-way	-2				
Internal Improvements					
WATER SYSTEM SERVICE		n/a=			
central water system meeting DNR requirements for capacity, storage, design, etc.	2				
community well / water system meeting DNR requirements	1				
private wells meeting DNR requirements	0	3	2	6	
private wells not meeting any established standards	-1				
individual / private wells	-2				
EMERGENCY WATER SUPPLY		n/a=			
fire hydrant system throughout development with adequate pressure and flow	0				
fire hydrant system with limited coverage	-1	5	-2	-10	
no fire hydrant system	-2				
PEDESTRIAN CIRCULATION INFRASTRUCTURE		n/a=			
paved and dedicated walkways (no bicycles) provided throughout development	2				
paved walkways provided throughout development / maybe shared with bicycles	1				
designated walkways provided but unpaved	0	4	-2	-8	
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
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PEDESTRIAN SAFETY		n/a=			
separation of pedestrian walkways from roadways by landscape or structural buffer	2				
separation of pedestrian walkways from roadways by open land buffer	1		2	0	0
pedestrian walkways abut roadways with no buffering / protection	0				
BICYCLE CIRCULATION		n/a=			
dedicated / separate bike-ways with signage, bike racks, trails	2				
bicycle lanes shared with pedestrian walkways but separated by markings / signs	1		-1	0	0
no designated bike-ways	0				
UNDERGROUND UTILITIES		n/a=			
all utilities are provided underground up to each building / structure	2				
all utilities traverse development underground but may be above ground from easement	1				
utilities above ground but / over designated easements	0		4	2	8
utilities above ground and not within specific easements	-1				
no specific management of utilities	-2				
Open-Space Density					
USABLE OPEN SPACE		n/a=			
residential developments (>25 units) include more than 25% open recreational space	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		2	0	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				
weekly service reportedly available but not documented	-1		5	-1	-5
centralized, on-site trash collection receptacles available	-2				
SOLID WASTE DISPOSAL SERVICE COMMITMENT		n/a=			
restrictive covenants provide for weekly disposal for each occupied structure	0				
services available but not a requirement documented in covenants	-1		5	-1	-5
not applicable / no pick-up service provided	-2				

Total Weighted Score= -37

Maximum Possible Score= 61

Actual Score as Percent of Maximum= -60.7%

Number of Negative Scores= 11

Negative Scores as % of All Applicable Scores= 50.0%

Scoring Performed by:

Bob Atchley / Bonita Kissee

Date:

January 5, 2016

Project: Acacia Club Mobile Home Park

Permit#: 15-26

Policies Receiving a Negative Score	
Importance Factor 5:	off-site nuisances emergency water supply waste disposal service waste disposal commitment
Importance Factor 4:	use compatibility pedestrian circulation
Importance Factor 3:	development buffering
Importance Factor 2:	residential buffer / screening residential privacy traffic
Importance Factor 1:	lot coverage

Scoring by: Bob Atchley / Bonita Kisse

Date: January 5, 2016

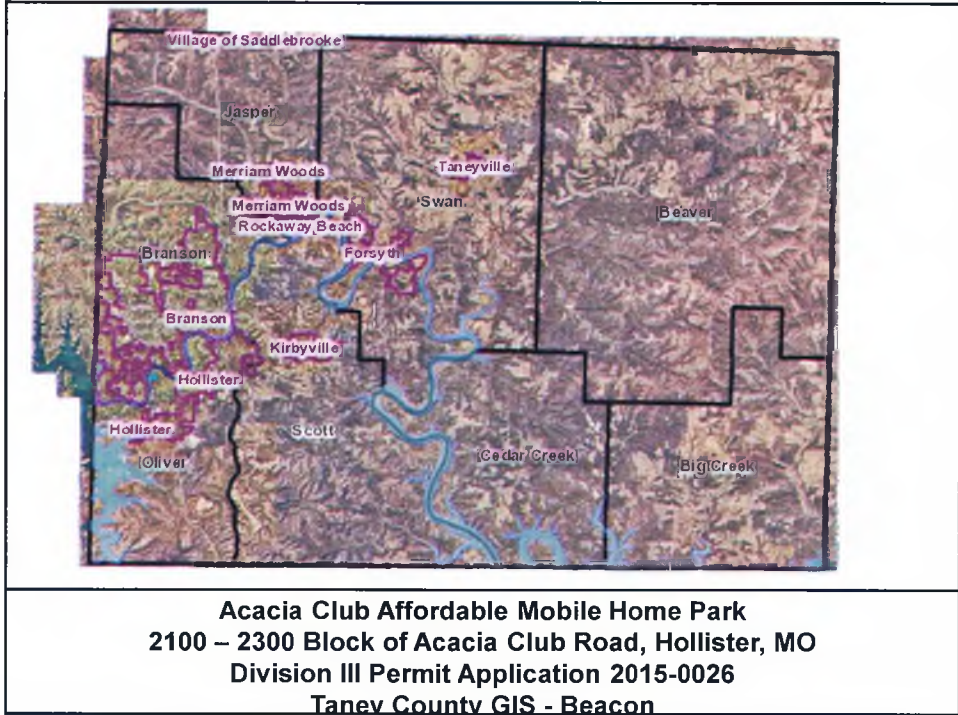
Project: Acacia Club Mobile Home Park

Permit: 15-26

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	61	-37	-60.7%	11	50.0%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	15	-15	4	57.1%
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	0	-5		
Importance Factor 4	16	-8	2	50.0%
slopes	0	0		
use compatibility	0	-8		
pedestrian circulation	8	-8		
underground utilities	8	8		
Importance Factor 3			1	33.3%
soil limitations	0	0		
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	6	-6		
water system service	6	6		
Importance Factor 2	16	-12	3	50.0%
wildlife habitat and fisheries	0	0		
air quality				
building materials				
residential buffer / screening	4	-4		
residential privacy	4	-4		
traffic	0	-4		
pedestrian safety	4	0		
usable open space	4	0		
Importance Factor 1	2	-2	1	50.0%
lot coverage	0	-2		
rooftop vents / equipment				
bicycle circulation	2	0		

Scoring by: Bob Atchley / Bonita Kissee
Date: January 5, 2016









**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: JMS Property, LLC

Proposed Development: Mobile
Home Park

Property Location: Acacia Club Rd.

Hearing Location: Taney County Courthouse
Time: 6:00 PM Date: 1/16
Phone: 417-546-7225





















TANEY COUNTY PLANNING COMMISSION

DIVISION III PERMIT STAFF REPORT

HEARING DATE: March 14, 2016

CASE NUMBER: 2015-0029

PROJECT: Woodland Hills LLC Multi-Family Development

APPLICANT: Woodland Hills LLC – Mark Cook

LOCATION: The subject property is located south of Flynn Road and west of Bird Road Branson, MO; Branson Township; Section 19, Township 23, Range 21.

REQUEST: The applicant, Woodland Hills LLC – Mark Cook is requesting the Planning Commission approval of a Division III Permit authorizing the development of a 68 unit multi-family development.

BACKGROUND and SITE HISTORY:

The subject property is a total of +/- 8.41 acres (per the Assessor's information as shown within Beacon) consisting of ten (10) separate parcels of land within the Woodland Park Subdivision and also the Sunset Acres Subdivision. Per the most recent information contained within the latest site plan, the parcels in question have been enumerated as follows:

08-4.0-19-003-004-001.000
08-4.0-19-003-004-001.001
08-4.0-19-003-004-004.000
08-4.0-19-003-004-005.000
08-4.0-19-003-004-031.000
08-4.0-19-003-004-032.000
08-4.0-19-003-004-028.000
08-4.0-19-003-004-007.000
08-4.0-19-003-004-007.001
08-4.0-19-003-004-008.000

On December 16, 2015 Division I Permit #s 2015-0193 and 2015-0194 were issued authorizing the construction of one (1) single-family residence on Lot 8 (Parcel # 08-4.0-19-003-004-004.000) and one (1) single family residence on lot 9 (Parcel # 08-4.0-19-003-004-005.000) of the Woodland Park Subdivision. At that time the applicant indicated to the Planning Staff that he had long term plans to convert the two single-

family residences into a duplex and a tri-plex. At that time, the applicant was informed that the construction of either a duplex or tri-plex would be viewed per the provisions of the Development Guidance Code as change of land-use requiring the Planning Commission approval of a Division III Permit. The properties in question are currently served by Branson municipal sewer. In December 2015 Mike Ray, City of Branson Utilities Director indicated that since the mobile homes were already connected to the Bee Creek Sewer system that Mr. Cook would be allowed a credit for one like reconnection on each parcel for each of the single-family dwellings.

During the Concept Hearing the applicant indicated that he had begun the Pre-Annexation process with the City of Branson. In speaking with staff from the City of Branson it was confirmed that Mr. Cook has begun the annexation process with the City of Branson but the pre-annexation agreement had been signed for only Lots 8 and 9 of the Woodland Park Subdivision. On February 18, 2015 Joel Hornickel the City of Branson Planning Director sent email correspondence indicating that, "If, and when Mr. Cook intends to develop the portion of his property which is contiguous with the City of Branson, he will be required to request annexation from the City of Branson."

The properties within both the Woodland Park Subdivision and also the Sunset Acres Subdivision contain primarily mobile homes. Many of the mobile homes were placed onsite in the 1970s and 1980s.

The applicant is now requesting the approval of a Division III Permit authorizing the re-development of a total of ten (10) parcels within the Woodland Park Subdivision and also the Sunset Acres Subdivision, in which the applicant is proposing to convert the mobile home subdivision into a multi-family development. Per the latest site plan submitted on March 9, 2016, the applicant is requesting to construct a total of seven (7) duplexes, two (2) tri-plexes and twelve (12) quad-plexes for a total of sixty-eight (68) multi-family units.

The current application was approved for Concept on February 16, 2016.

GENERAL DESCRIPTION:

The applicant, Woodland Hills LLC – Mark Cook is requesting the Planning Commission approval of a Division III Permit authorizing the development of a 68 unit multi-family development, consisting of seven (7) duplexes, two (2) tri-plexes and twelve (12) quad-plexes.

REVIEW:

The applicant is proposing to re-develop +/- 8.41 acres (per the Assessor's information as shown within Beacon) consisting of ten (10) separate parcels of land within the Woodland Park Subdivision and also the Sunset Acres Subdivision. The applicant is proposing to remove the existing mobile homes and constructed a total of 68 unit multi-family unit which will consist of seven (7) duplexes, two (2) tri-plexes and twelve (12) quad-plexes.

The property is currently accessed via two (2) existing roadways. The first private roadway is a gravel road coming into the property from Flynn Road. The second private

roadway is a gravel road which accesses the properties in question via Bird Road. The Site Plan indicates a new proposed road which would connect the two (2) existing roadways. The addition of a new roadway will require the replating of a portion of the two existing subdivisions. A new 50 foot wide right-of-way width will be required to be shown on the replat of the portions of the two subdivisions as required by subdivision regulations. The staff recommends that the replatted lots be given a new name so as to clearly define the development in question. The replat could be approved by the Planning Staff administratively. The staff recommends that prior to the issuance of Division II Permits for each of the structures that the applicant either improve the existing and proposed roadways, ensuring compliance with the Taney County Road Standards or that the applicant provide the Planning Department office with an appropriate security as denoted within the Subdivision Regulations.

Per the provisions of Table J-1 (On-Site Parking Performance Standards) of the Development Guidance Code 3 spaces are required for each duplex. This table also enumerates that high-density residential uses are to provide 1.5 spaces per two-bedroom dwelling unit with $\frac{1}{2}$ spaces added for a lockout bedroom and $\frac{1}{2}$ space added for each additional bedroom. The staff recommends that the submitted Site Plan be amended indicating the approximate parking areas.

The existing mobile homes within both the Woodland Park Subdivision and also the Sunset Acres Subdivision are currently served by Branson municipal sewer. The City of Branson has indicated that they will allow re-connection to the existing sewer lines without annexation for single-family uses but will require annexation of this contiguous property with the proposed change of use from single-family residential to multi-family residential. The City of Branson will also require that a separate service line is run for each unit within the proposed duplex, triplex and quad-plex structures. For example a quad-plex will require a total of four (4) separate service lines, for each of the four (4) units. The City of Branson may require a capacity analysis with the large increase in the number of units served within the property in question.

The existing subdivisions are served with water via Taney County Public Water Supply District # 2.

It appears that the development will not meet the impervious surface limitations of Table H-1 (Impervious Cover Limitations Table) of the Development Guidance Code. Therefore a stormwater management plan will be required, unless the applicant is able to demonstrate in writing that the impervious surface limitations of Table H-1 will be complied with.

The adjoining property immediately to the north is Flynn Road, with vacant property within the City limits of Branson immediately on the other side of the road. The adjoining property immediately to the south is the Ozark Park Estates Mobile Home Subdivision, with multi-family development further to the south. The adjoining property immediately to the east is Bird Road, with the Fair Oaks and Shadybrook Subdivisions further to the east. The adjoining property immediately to the west is a mix of commercial and residential properties within the Camp Spriggs and Rustic Log Homes subdivisions.

The project has a number of similar adjoining uses. The staff feels that buffering would not be beneficial in this instance.

The project received a score of -35 on the Policy Checklist, out of a maximum possible score of 53. The relative policies receiving a negative score consist of off-site nuisances, right-of-way on existing roads, emergency water supply, solid waste disposal service, use compatibility, pedestrian circulation, building bulk/scale, development buffering, residential buffer / screening, residential privacy, traffic and lot coverage.

STAFF RECOMMENDATIONS:

If the Taney County Planning Commission approves Division III Permit # 2016-0006, 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 or demonstration that the project will comply with the impervious surface limitations of Table H-1.
 - c. Utility easements and building line setbacks (Table 12).
 - d. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6).
2. Compliance letters from the Western Taney County Fire Protection District, the City of Branson, the Taney County Public Water Supply District # 2 and the Taney County Road & Bridge Department 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. This decision is subject to all existing easements.
4. Division II Permits shall be required for all applicable structures in the development (Chapter 3, Section 1, Item B).
5. Prior to the issuance of Division II Permits all roadways within the multi-family development shall be improved assuring compliance with the Taney County Road Standards. The applicant shall allow for all road improvements to be inspected by the Taney County Road & Bridge Department. The applicant may provide the Planning Department office with an appropriate security for 110% of the costs of improvements as denoted within the Subdivision Regulations, in lieu of the required improvements.
6. Prior to the issuance of all Division II Permits the applicant shall first submit a Branson Municipal Sewer Permit for the applicable structure (ie duplex, triplex or quad-plex) to the Planning Department office.

7. Prior to the issuance of Division II Certificates of Conformance (C of Cs), the developer shall first present a Final Inspection from the Central Taney County Fire Protection District to the Taney County Planning Department Office, if required.

8. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire.

GENERAL GRADING NOTES

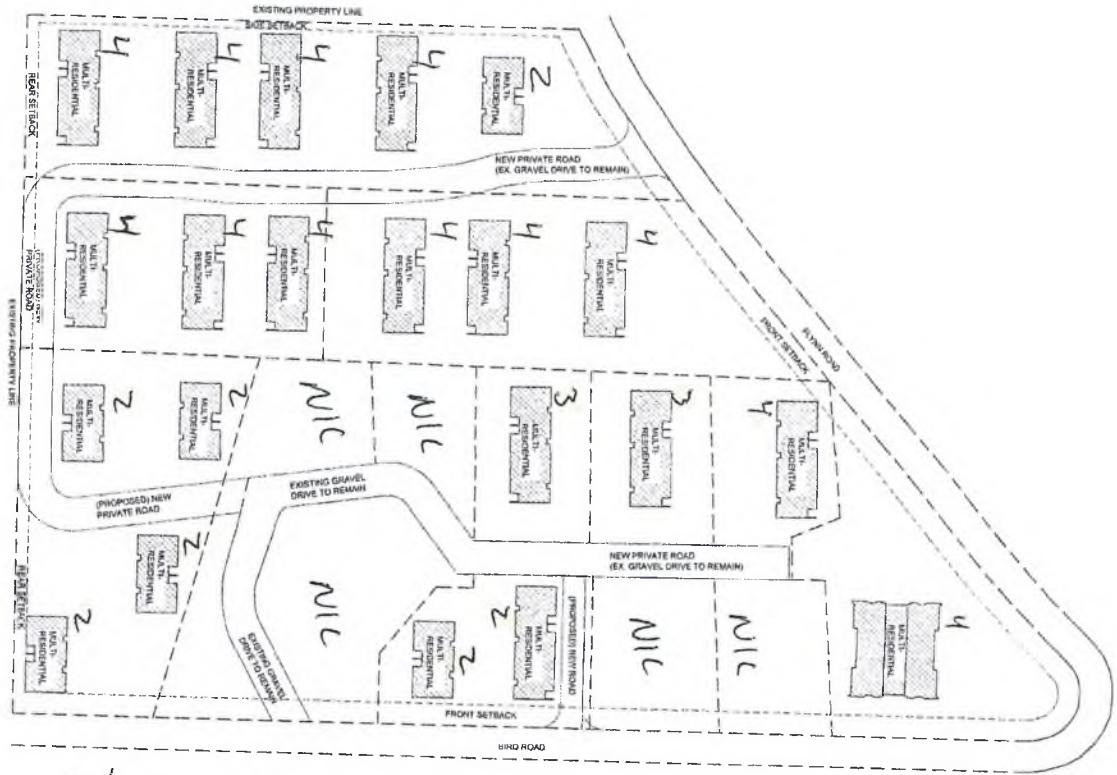
THE CONTRACTOR SHALL VERIFY THE EXISTING GRADE AND PLANT MATERIAL IN THE AREA OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

~~Not Used~~

~~Not Used~~

~~Not Used~~

SITE PLAN: ARCHITECTURAL



7- Duplexes
 2- 701-plex
 12- Four plex
 68- 2bed Room
 2 13A7H

SCALE 1/8" = 1'-0"

Figure 2.10 "For we are the workman, have been created in God's image for good works that God prepared beforehand so we may do them."

<p>design one architects</p> <p>113 BULL RUN RD. BRANSON, MO. 65616 417.231.2266</p>		<p>© 2015 DESIGN ONE</p>	<p>MULTI-RESIDENTIAL SITE PLAN FOR MARK COOK</p> <p>2115 BRADDOCK DR BRANSON MO 65616</p>	<p>SITE PLAN</p> <p>AS1.0</p> <p>DATE: 03/28/2016 REV: DATE:</p>
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Bob Atchley

From: Joel Hornickel [jhornickel@bransonmo.gov]
Sent: Thursday, February 18, 2016 10:03 AM
To: Kendall Powell; Bob Atchley; Mike Ray
Cc: Randy Fogle
Subject: RE: Seeking Input - Division III Permit 2015-0028

If, and when Mr. Cook's intends to develop the portion of his property which is contiguous with the City of Branson, he will be required to request annexation from the City of Branson. If the plan you provided is his true intent, I would ask the question why the City of Branson is reviewing each property individually. We should instead be requiring Mr. Cook to submit all of his properties at the same time, as an annexation request, so the City can fairly evaluate the full extent of his request as to what impacts it may have not only on our utilities, but also our other services.

Joel Hornickel

Director

City of Branson
Planning & Development Dept.

From: Kendall Powell
Sent: Wednesday, February 17, 2016 4:12 PM
To: Bob Atchley <boba@co.taney.mo.us>; Joel Hornickel <jhornickel@bransonmo.gov>; Mike Ray <mray@bransonmo.gov>
Cc: Randy Fogle <rfogle@bransonmo.gov>
Subject: RE: Seeking Input - Division III Permit 2015-0028

Bob,
Currently Mark Cook has signed a pre-annexation agreement for lots 8 & 9 only. The pre-annexation is in process to be reviewed by the Board.

Kendall Powell
Plans Examiner
City of Branson Utilities
Email: kdpowell@bransonmo.gov
Phone: (417) 243-2733
Fax: (417) 334-9519

From: Bob Atchley [mailto:boba@co.taney.mo.us]
Sent: Wednesday, February 17, 2016 2:48 PM
To: Joel Hornickel <jhornickel@bransonmo.gov>; Mike Ray <mray@bransonmo.gov>
Cc: Kendall Powell <kdpowell@bransonmo.gov>; Randy Fogle <rfogle@bransonmo.gov>
Subject: Seeking Input - Division III Permit 2015-0028
Importance: High

Hello Gentlemen,

I am seeking your input regarding Division III (Land Use) Permit # 2015-0028. I have attached a PDF copy of a PowerPoint Presentation that was utilized during the Concept Hearing, which was held yesterday evening. Woodland Hills, LLC / Mark Cook is seeking the Planning Commission approval of a Division III Permit authorizing the development of twelve existing lots as a multi-family development. During the Concept Hearing, Mr. Cook indicated to the Planning Commission that he is proposing to develop the twelve lots within

the Woodland Park and Sunset Acres Subdivisions as duplexes, triplexes and four-plexes. He further indicated that he is proposing to develop a total of 42 to 45 units. It is my understanding that the majority, if not all of the lots in question are served by Branson municipal sewer. As you know, Mr. Cook has been removing the mobile homes that had previously located upon the lots in question.

In December 2015 the Taney County Planning Department issued two (2) Division I (Residential Construction) Permits authorizing the construction of two (2) single-family residences on Lots 8 and 9 of the Woodland Park Subdivision (Parcel Numbers 08-4.0-19-003-004 and 08-4.0-19-003-004-005.000). Per the provisions of the Development Guidance Code (Zoning Regulations) these two Division I Permits strictly authorize the construction of two single-family residences. At the time of the issuance of the Division I Permits Mr. Cook indicated to me that he had long term plans to build a duplex on one of the two lots and a triplex on the second lot. At that time, I indicated to Mr. Cook that if he were to convert the two single family residences into a duplex and triplex he would be required to obtain the Planning Commission approval of a Division III (Land Use) Permit via a public hearing process. I further informed Mr. Cook that it is my understanding that the City of Branson would likely view the construction of a duplex and/or a triplex as a change of use, requiring the signing of a pre-annexation agreement.

During yesterday's Concept Hearing Mark Cook also indicated to the Planning Commission that he has signed a pre-annexation agreement and has begun the pre-annexation process with the City of Branson. I wanted to confirm that Mr. Cook has in fact signed the pre-annexation agreement for all twelve (12) of the lots as shown within the attached PDF. The Assessor's information as contained within the online Taney County GIS (Beacon) indicates that the property immediately north of Flynn Road as being located within the corporate limits of the City of Branson. In order to provide sewer service to this proposed multi-family development will the City of Branson require Mr. Cook to annex the property in question into the corporate limits of the City of Branson or will this proposal simply require the signing of the pre-annexation agreement? Please advise.

I sincerely appreciate all of your continued assistance.

Thank you again for your continued time and assistance.

Thanks Again,

Bob Atchley

Administrator

Taney County Planning Commission

P.O. Box 383

207 David Street

Forsyth, MO 65653

Phone: (417) 546-7225

Fax: (417) 546-6861

Bob Atchley

From: Bob Atchley
Sent: Monday, December 14, 2015 10:57 AM
To: 'markcook111@gmail.com'
Cc: Scott Starrett; 'mray@bransonmo.gov'; 'Kendall Powell'
Subject: Confirmation of Conversations Regarding Division I Permits 2015-0193 and 2015-0194

Importance: High

Hello Mark,

I am sending you this email in order to confirm our recent conversations (both via telephone and in person) regarding Lots 8 and 9 of the Woodland Park Subdivision (Parcel Numbers 08-4.0-19-003-004 and 08-4.0-19-003-004-005.000). As you know, on December 8, 2015 you applied for a Division I Permit for each of the two aforementioned lots. At this time Scott Starrett, the Division I and II Permit Inspector has confirmed that the two single-family residences will meet the setback requirements as enumerated within the Development Guidance Code. Once the Planning & Zoning office receives copies of the Branson Sewer Connection Permit for the two lots, our office will issue the two Division I Permits, authorizing the construction of two single-family residences.

As we have previously discussed, per the provisions of the Development Guidance Code these two Division I Permits will authorize strictly the construction of two single-family residences. You have indicated to me on a number of occasions that you have long term plans to build a duplex on one of the two lots and a triplex on the second lot. As I have previously indicated, if you are to convert the two single family residences into a duplex and triplex you will be required to obtain the Planning Commission approval of a Division III (Land Use) Permit via a public hearing process (Please let me know if you wish to have additional information regarding the Division III Permit Application Process). Please also note that it is my understanding that the City of Branson would likely view the construction of a duplex and/or a triplex as a change of use, requiring you to sign a pre-annexation agreement. As you know, if you were to sign the City of Branson's pre-annexation agreement you would also be required to build said structure(s) in conformance with the City of Branson's building code requirements.

Please feel free to contact me with questions or concerns. Thank you again for your time and assistance.

Thanks Again,

Bob Atchley
Administrator
Taney County Planning Commission
P.O. Box 383
207 David Street
Forsyth, MO 65653

Phone: (417) 546-7225
Fax: (417) 546-6861

Tracking:

Recipient
'markcook111@gmail.com'
Scott Starrett
'mray@bransonmo.gov'
'Kendall Powell'

Delivery
Delivered: 12/14/2015 10:57 AM

Read
Read: 12/14/2015 12:13 PM

Division III Relative Policy Scoring Sheet: Western Taney County

	Performance Value	Importance Factor	Score	Section Score
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=			
no known limitations	0	3	0	0
potential limitations but mitigation acceptable	-1			
mitigation inadequate	-2			
SLOPES	n/a=			
NOTE: if residential, mark "x" in box.....				
development on slope under 30%	0	4	0	0
slope exceeds 30% but is engineered and certified	-1			
slope exceeds 30% and not engineered	-2			
WILDLIFE HABITAT AND FISHERIES	n/a=			
no impact on critical wildlife habitat or fisheries issues	0	2	0	0
critical wildlife present but not threatened	-1			
potential impact on critical wildlife habitat or fisheries	-2			
AIR QUALITY	n/a=			
cannot cause impact	0	2	0	0
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	-1	-5
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			

Woodland Hills Multi-Family Residential		Permit#:		15-28	
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
LOT COVERAGE		n/a=			
lot coverage compatible with surrounding areas	0				
lot coverage exceeds surrounding areas by less than 50%	-1	1	-1	-1	
lot coverage exceeds surrounding areas by more than 50%	-2				
BUILDING BULK AND SCALE		n/a=			
bulk / scale less than or equivalent to surrounding areas	0				
bulk / scale differs from surrounding areas but not obtrusive	-1	3	-1	-3	
bulk / scale significantly different from surrounding areas / obtrusive	-2				
BUILDING MATERIALS		n/a=	x		
proposed materials equivalent to existing surrounding structures	0				
proposed materials similar and should blend with existing structures	-1	2			
materials differ from surrounding structures and would be noticeable	-2				
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS		n/a=	x		
no rooftop equipment or vents	2				
blocked from view by structure design	1				
blocked from view using screening	0	1			
partially blocked from view	-1				
exposed / not blocked from view	-2				
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS		n/a=	x		
no on-site waste containers	2				
blocked from view by structure design	1				
blocked from view using screening	0	3			
partially blocked from view	-1				
exposed / not blocked from view	-2				
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.		n/a=	x		
no outdoor storage of equipment, materials, etc., or outdoor work areas	2				
blocked from view by structure design	1				
blocked from view using screening	0	3			
partially blocked from view	-1				
exposed / not blocked from view	-2				
LANDSCAPED BUFFERS -- RESIDENTIAL		n/a=			
approved landscaped buffer between homes and all streets / roads / highways	2				
approved landscaped buffer from major roads / highways only	1				
minimal landscaped buffer, but compensates with expanse of land	0	2	-1	-2	
no landscaped buffer between residences and local streets	-1				
no landscaped buffer from any road	-2				

Woodland Hills Multi-Family Residential		Permit#:	15-28		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
LANDSCAPED BUFFERS - INDUSTRIAL		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			
Local Economic Development					
RIGHT TO FARM		n/a=			
does not limit existing agricultural uses / does not cause nuisance, predation		0	3	0	0
does not limit existing agricultural uses, but may result in minor nuisance		-1			
potential impact(s) on existing agricultural land		-2			
RIGHT TO OPERATE		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			
DIVERSIFICATION		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			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY		n/a=			
privacy provided by structural design, or not applicable		2	2	-2	-4
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			
MIXED-USE DEVELOPMENTS		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			
Commercial Development					
DEVELOPMENT PATTERNS		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			

Woodland Hills Multi-Family Residential		Permit#:	15-28		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
DEVELOPMENT BUFFERING		n/a=			
approved and effectively designed landscaped buffers between structures and all roads	2		3	-2	-6
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				
Services - Capacity and Access					
TRAFFIC		n/a=			
no impact or insignificant impact on current traffic flows	0		2	-1	-2
traffic flow increases expected but manageable using existing roads and road accesses	-1				
traffic flow increases exceed current road capacities	-2				
EMERGENCY SERVICES		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				
RIGHT-OF-WAY OF EXISTING ROADS		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				
Internal Improvements					
WATER SYSTEM SERVICE		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				
EMERGENCY WATER SUPPLY		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				
PEDESTRIAN CIRCULATION INFRASTRUCTURE		n/a=			
paved and dedicated walkways (no bicycles) provided throughout development	2		4	-2	-8
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
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PEDESTRIAN SAFETY	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		
BICYCLE CIRCULATION	n/a=			
dedicated / separate bike-ways with signage, bike racks, trails		2	1	0
bicycle lanes shared with pedestrian walkways but separated by markings / signs		1		
no designated bike-ways		0		
UNDERGROUND UTILITIES	n/a=			
all utilities are provided underground up to each building / structure		2	4	1
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		
Open-Space Density				
USABLE OPEN SPACE	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		
Solid Waste Disposal				
SOLID WASTE DISPOSAL SERVICE AVAILABILITY	n/a=			
weekly service is available and documentation of availability provided		0	5	-1
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= -35

Maximum Possible Score= 53

Actual Score as Percent of Maximum= -66.0%

Number of Negative Scores= 12

Negative Scores as % of All Applicable Scores= 54.5%

Scoring Performed by:

Bob Atchley

Date:

July 27, 2015

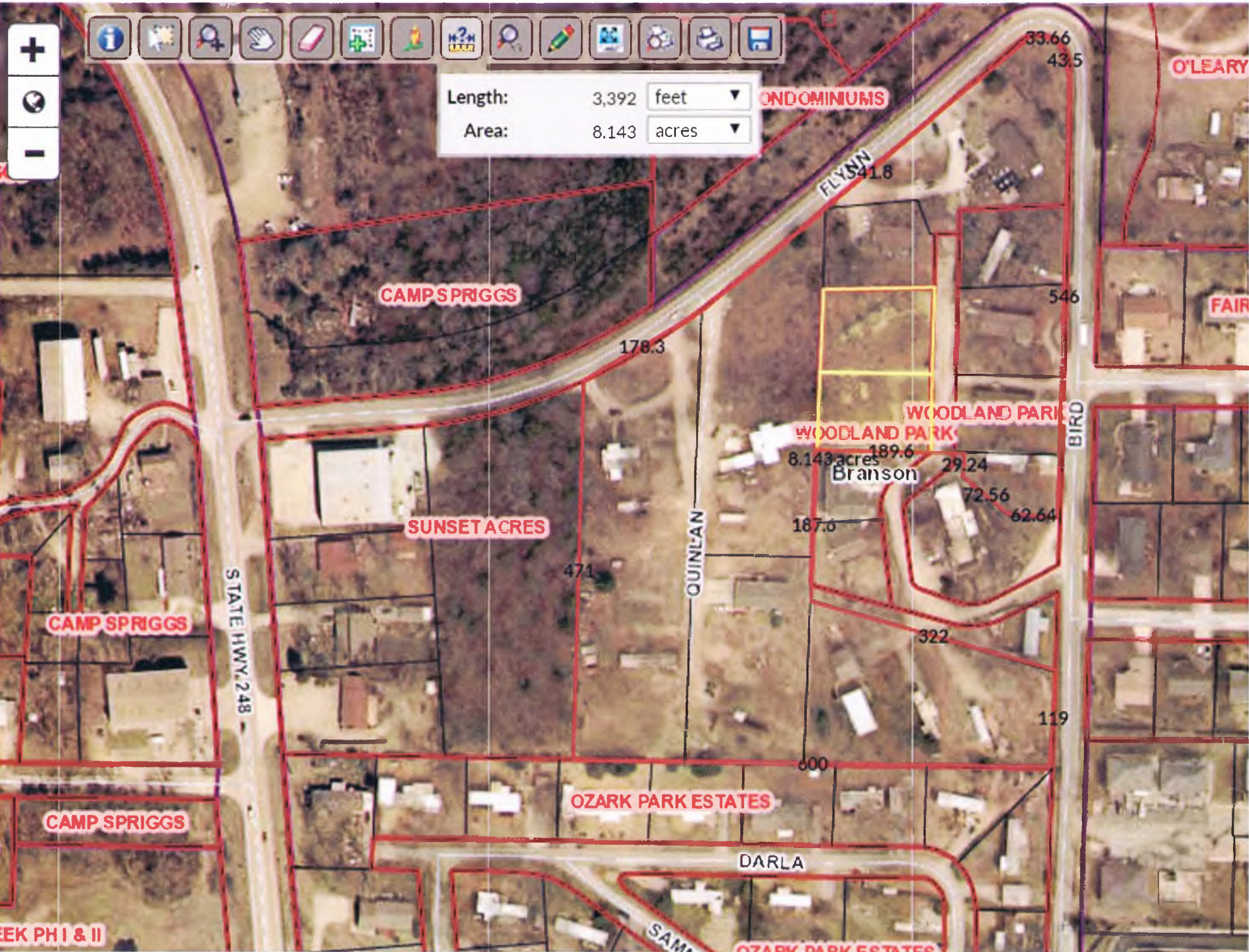
Project: Woodland Hills Multi-Family Residential

Permit#: 15-28

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 pedestrian circulation
Importance Factor 3:	building bulk/scale development buffering
Importance Factor 2:	residential buffer / screening residential privacy traffic
Importance Factor 1:	lot coverage

Scoring by: Bob Atchley

Date: July 27, 2015



Map navigation controls including zoom in (+), zoom out (-), and a compass icon.

Map toolbar containing various icons for information, layers, search, pan, measure, and other map functions.

Length: 3,392 feet
Area: 8.143 acres

CONDOMINIUMS

CAMP SPRIGGS

178.3

FLYNN
41.8

33.66
43.5

O'LEARY

546

FAIR

WOODLAND PARK

WOODLAND PARK
8.143 acres
Branson

189.6

29.24

72.56

187.6

62.64

SUNSET ACRES

471

QUINLAN

322

119

STATE HWY 248

CAMP SPRIGGS

600

OZARK PARK ESTATES


DARLA

CAMP SPRIGGS

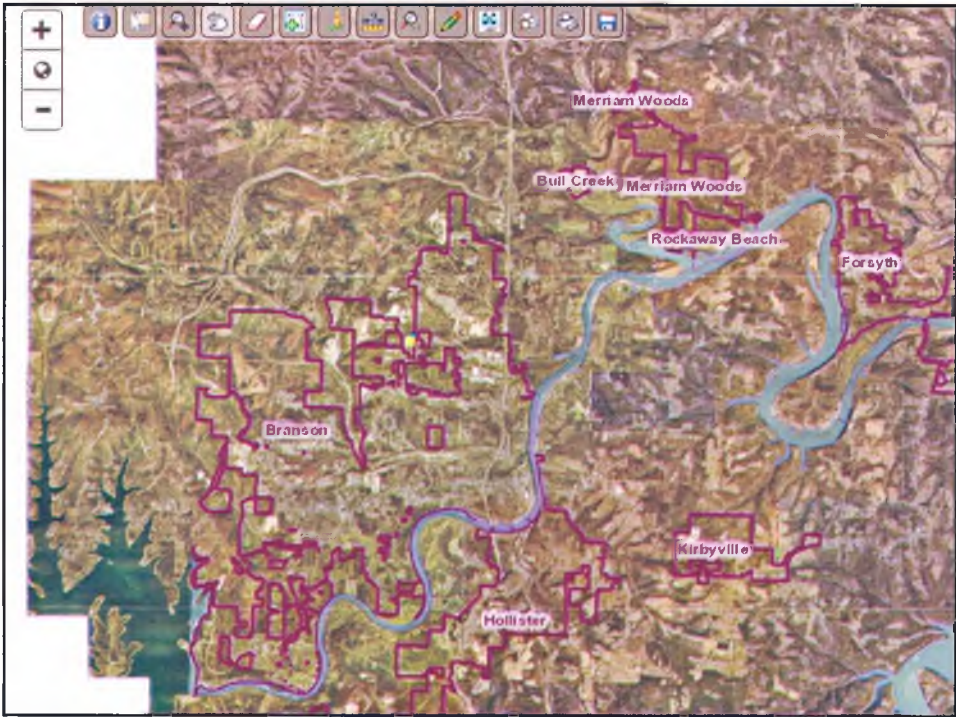
EEK PH I & II

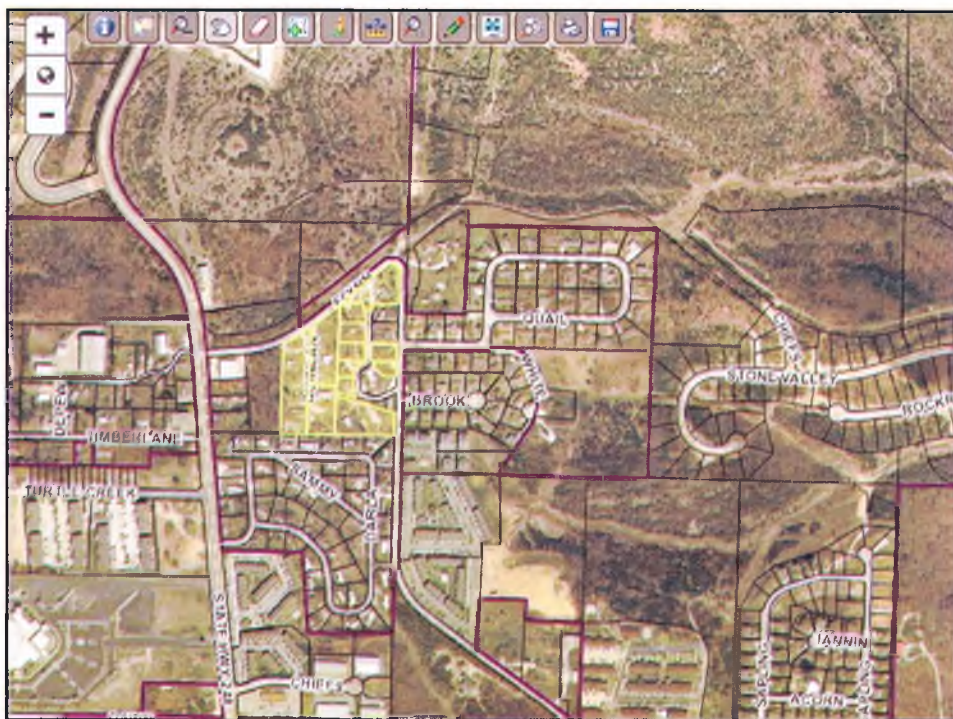
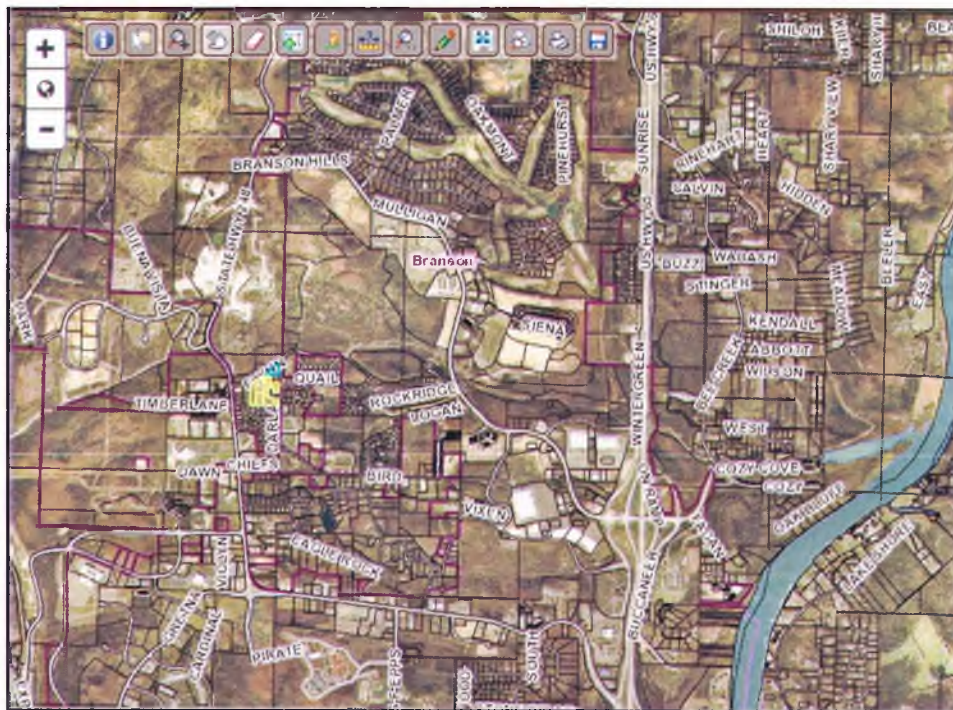
SAM

OZARK PARK ESTATES

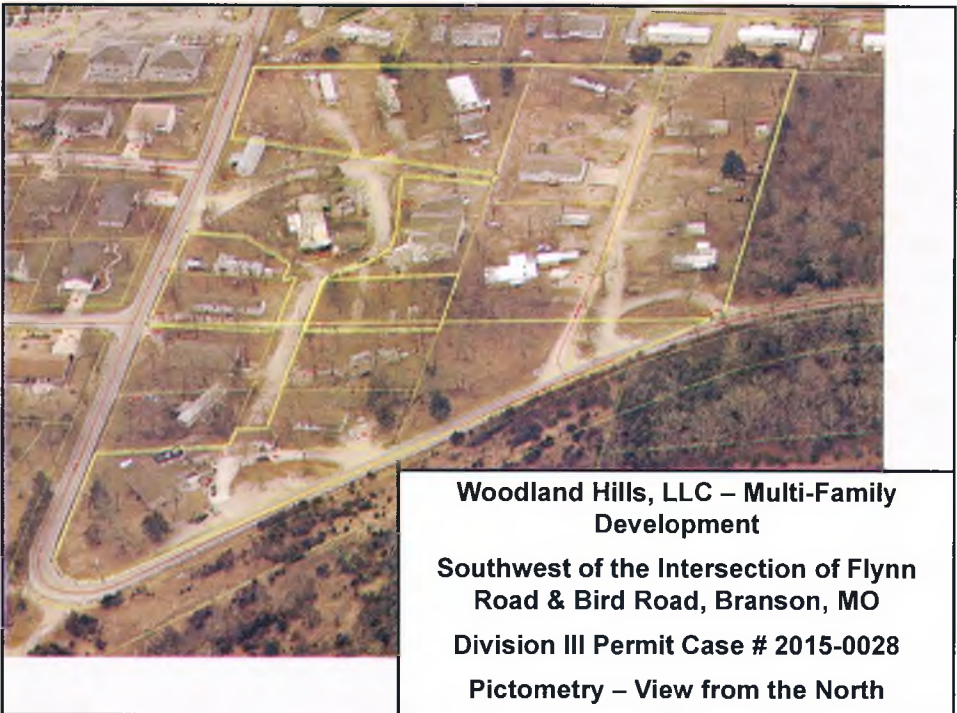


**Woodland Hills, LLC – Multi-Family Development
Southwest of the Intersection of Flynn Road & Bird Road, Branson, MO
Division III Permit Case # 2015-0028
Taney County GIS - Beacon**









**Woodland Hills,
LLC – Multi-
Family
Development**

**Southwest of the
Intersection of
Flynn Road &
Bird Road,
Branson, MO**

**Division III
Permit Case #
2015-0028**

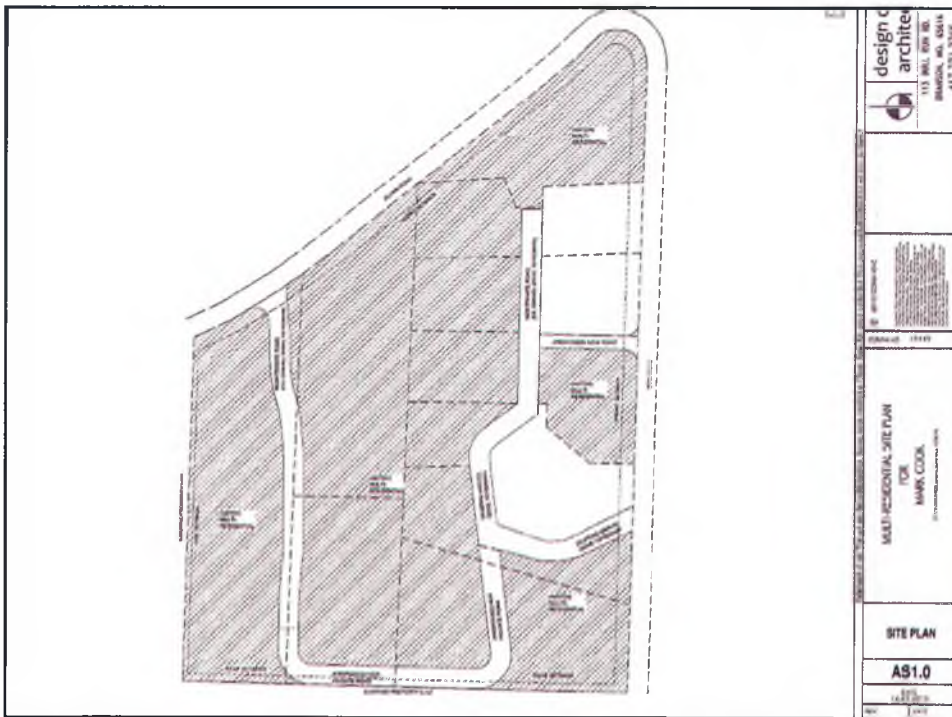
**Pictometry –
View from the
South**

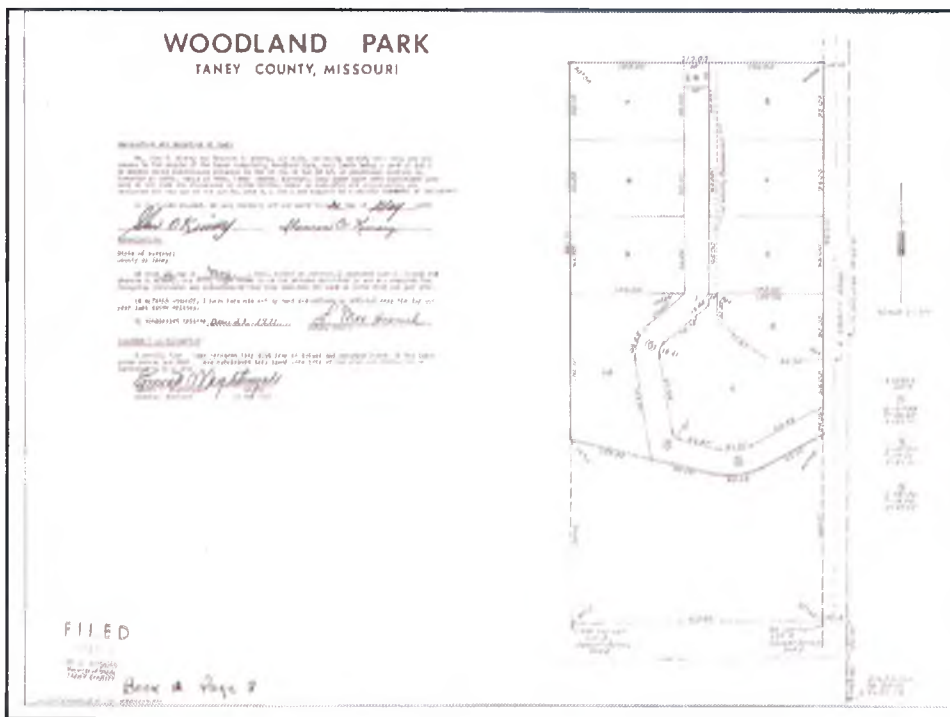


**Woodland Hills, LLC – Multi-Family Development
Southwest of the Intersection of Flynn Road & Bird Road, Branson, MO
Division III Permit Case # 2015-0028
Pictometry – View from the East**



Woodland Hills, LLC – Multi-Family Development
Southwest of the Intersection of Flynn Road & Bird Road, Branson, MO
Division III Permit Case # 2015-0028
Pictometry – View from the West







NOTICE OF PUBLIC HEARING

THE TANEY COUNTY PLANNING COMMISSION

Mark Cook
 Applicant: Mark Cook
 Proposed Development: Multi-Family Residential
 Property Location: Allis Bird Road
 Hearing Location: Taney County Courthouse
 Date: 3-14-16
 Time: 6:00 PM
 Phone: 417-546-7225



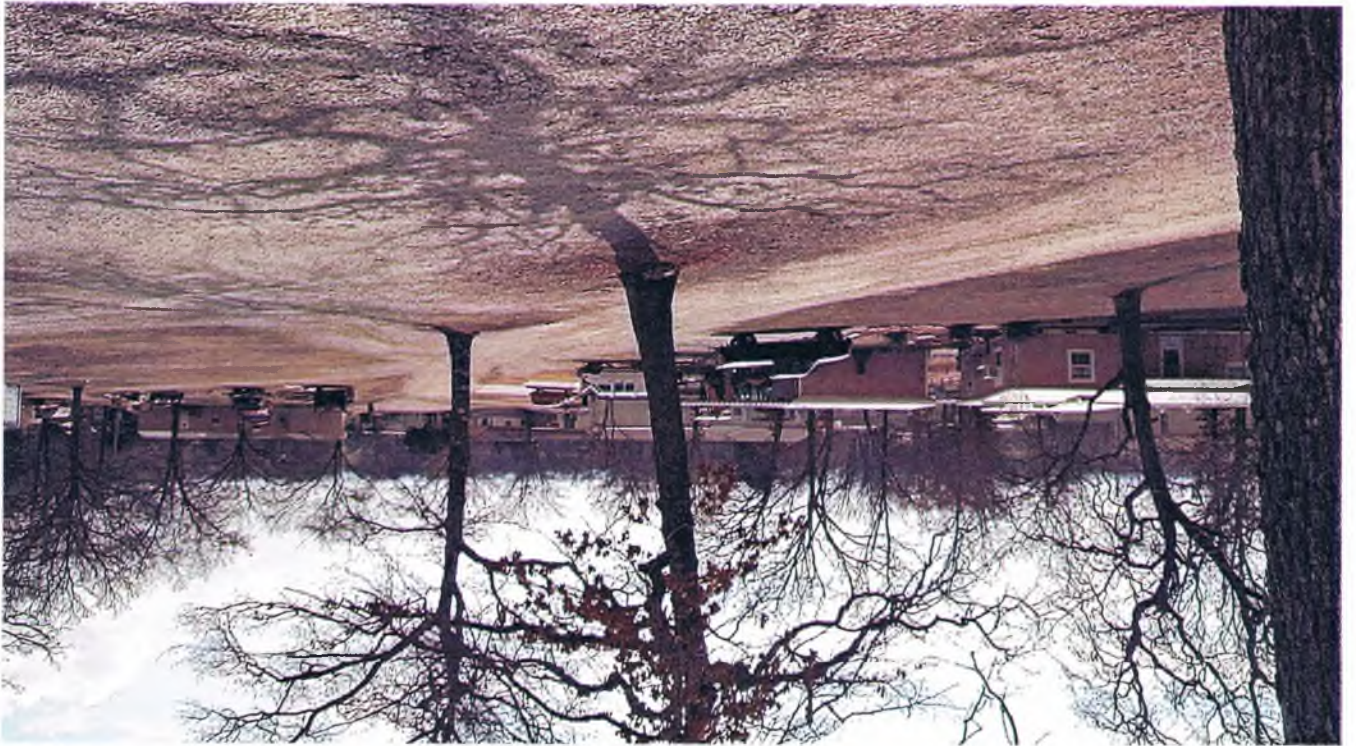
NOTICE OF PUBLIC HEARING

THE TANEY COUNTY PLANNING COMMISSION

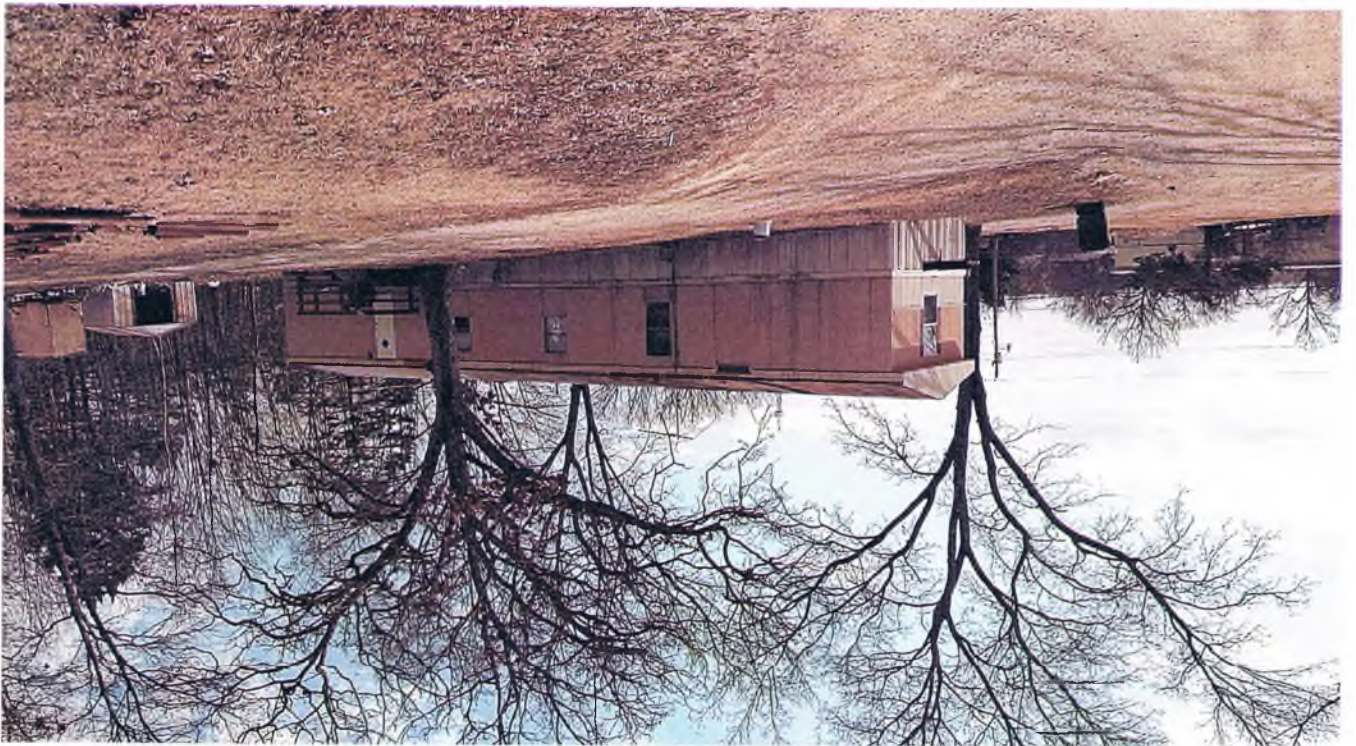
Will Hold A Public Hearing Concerning The Following Requested Zone Change Under The Division III Process

Applicant: Mark Cook
 Proposed Development: Multi-Family Residential
 Property Location: Allis Bird Road
 Hearing Location: Taney County Courthouse
 Date: 3-14-16
 Time: 6:00 PM
 Phone: 417-546-7225









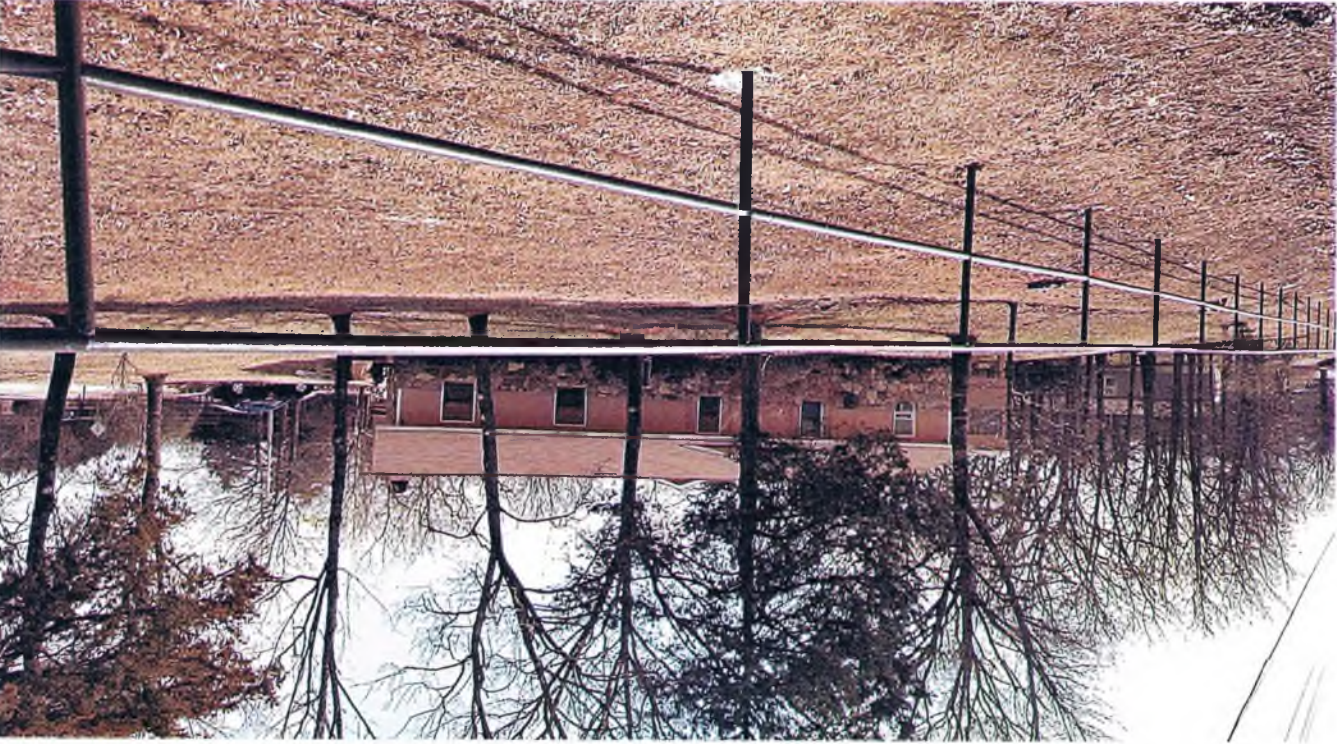






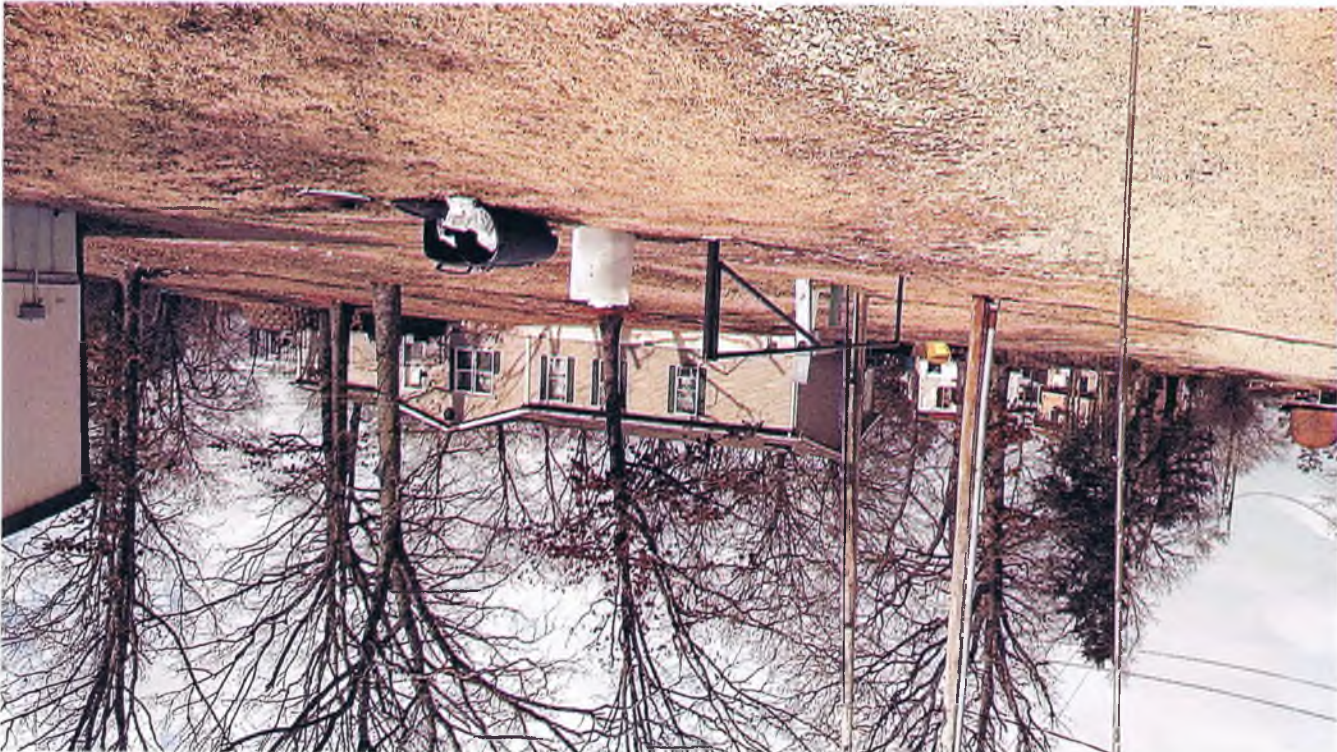


















**TANEY COUNTY
PLANNING COMMISSION
DIVISION III PERMIT
STAFF REPORT**

HEARING DATE: March 14, 2016

CASE NUMBER: 2015-0029

PROJECT: Premier Landscapes LLC

APPLICANT Ozark Mountain Ventures LLC – Shane Gunter & Amy Legg

LOCATION: The subject property is located at 250 Adair Road, Branson, MO; Branson Township; Section 5, Township 23, Range 21.

REQUEST: The applicant, Ozark Mountain Ventures LLC is requesting approval of a Division III Permit allowing for the relocation of the existing Premier Landscapes business to the property located at 250 Adair Road.

BACKGROUND and SITE HISTORY:

The subject property is a vacant +/- 23.90 acre (per the Assessor's Information) meets & bounds described tract of land, located at the 250 Adair Road, Branson, MO.

On August 18, 2008 the Planning Commission approved Division III Permit 2008-0046 authorizing the development of the U.S. Highway 65 Multi-Use Complex at Emory Creek Ranch. This approval authorized Missouri Partners, Inc. to develop +/- 400 acres, with the +/- 23.90 acre tract in question being a part of the development. This development was to consist of multi-family four story condominiums, cabins, hotel / lodging, indoor / outdoor water park, retail shops food establishments, large box specialty retail and other service industries, rodeo events, sporting events including racing events, concerts and festivals. However, this Division III Permit has now expired.

The current application was approved for Concept on February 16, 2016.

GENERAL DESCRIPTION:

The applicant, Ozark Mountain Ventures LLC is proposing to utilize the +/- 23.90 acre meets & bounds described tract of land as the new location for Premier Landscapes and also Premier Landscape Supply. The applicant has indicated that Ozark Mountain Ventures is proposing to construct a 6,000 square foot metal building.

Approximately 5,000 square feet of the proposed building is proposed to be utilized for the existing Premier Landscapes business. Premier Landscapes has been in operation since 2012. The applicant has indicated that the business provides landscape and landscape maintenance services to the Branson area. They specialize in new commercial and residential landscape installations which include: irrigations systems, retaining walls, sod installation, ground grading, shrub / plant installation etc. The maintenance department then focuses on landscape maintenance, such as: mowing, trimming, mulch application, fertilization programs, leaf removal etc. The majority of the 5,000 square foot space will be utilized for the storage and maintenance of the company's vehicles and equipment.

The remaining 1,000 square foot area would be utilized as a retail sales center for landscape materials of all kinds that would be sold to the general public. The applicant has stated that the following items will be sold: assorted gravel, assorted mulch, retaining wall blocks, pavers, firewood, straw, seed, landscape lighting, boulders, stacking rock, topsoil, planting pots, lawn ornaments etc.

REVIEW:

Per the submitted site plan, Premier Landscapes and also Premier Landscape Supply will be served by a commercial driveway directly off of Adair Road. A 60' wide Joint Road Easement, recorded at Book 2008 – Page 9505 serves both the property in question and also the adjoining property immediately to the southwest. Half of the road easement width lies upon each property. Adair Road is maintained by the Missouri Department of Transportation (MoDOT). However, there is an area where MoDOT's maintenance ends. According to information attained from MoDOT, there is a private 30' wide private ingress / egress easement from the end of Adair Road to the southern-most portion of the property in question (over 600 feet in length). The staff recommends that a condition be placed on the Decision of Record requiring a 50' wide right-of-way from the end of Adair Road to the southern-most boundary of the property in question.

The staff recommends that based upon the provisions of Table J-1 (On-Site Parking Performance Standards) of the Development Guidance Code that the approximately 5,000 square foot Premier Landscapes business be viewed for parking purposes as an industrial use. Per the provisions Table J-1, an industrial use would require 1 space for every employee, spaces for company-owned vehicles, adequate space for salesmen, visitors etc. The staff would further recommend that the Premier Landscape Supply (retail sales) portion of the business, within the approximately 1,000 square foot area, be viewed per the parking provisions as an other commercial use requiring 1 space for every 400 square feet. It appears that the proposed parking area will exceed the minimum parking requirements of the Development Guidance Code. However, the staff recommends that the applicant submit a detailed site plan indicating the approximate number of proposed parking spaces.

The applicant has already graded an area of the site of over an acre in size. The applicant will be required obtain a Land Disturbance Permit both via the Planning & Zoning Department and also via the Missouri Department of Natural Resources (MoDNR). The applicant has indicated that he will obtain the necessary permits.

The Premier Landscapes business will be served by an on-site wastewater treatment system and a private well. The on-site wastewater system will be approved via the On-Site Wastewater Permitting Division of the Planning & Zoning office. The well will be permitted via the Missouri Department of Natural Resources (MoDNR).

In viewing the site plan it appears that the proposed development will not exceed the impervious surface limitations of Table H-1 (Impervious Cover Limitations Table) of the Development Guidance Code on the +/- 23.90 acre tract. A stormwater management plan will not be required so long as the applicant is able to demonstrate in writing that he can comply with the impervious surface limitations of Table H-1.

The adjoining property immediately to the north is predominantly large vacant tracts of land. The adjoining property immediately to the south is a telecommunications tower and billboard sign, with commercial uses being located further to the south off of Adair Road. The adjoining property immediately to the east is U.S. Highway 65, with vacant and light residential property further to the east. The adjoining property immediately to the west is vacant with Victor Church Road being located further to the west.

Per the provisions of the Development Guidance Code buffering would not be required between this use and other existing uses. Most of the adjoining properties are either vacant or commercial uses.

The project received a score of -15 on the Policy Checklist, out of a maximum possible score of 67. The relative policies receiving a negative score consist of right-of-way on existing roads, emergency water supply, solid waste disposal service and utilities.

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 and the Taney County Road Standards that include plans for the following:
 - a. Sediment and erosion control (Section 4.1.1).
 - b. Stormwater management or demonstration that the project will comply with the impervious surface limitations of Table H-1.
 - c. Land Grading Permit for all non-agricultural land 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).
2. Compliance letters from the Western Taney County Fire Protection District, the Missouri Department of Natural Resources (MoDNR), the On-Site Wastewater Permitting Division of the Planning Department, the Missouri Department of Transportation (MoDOT) and the Taney County Road & Bridge Department 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. Prior to the opening of the Premier Landscape Supply business (retail sales to the general public) the applicant shall ensure that an easement of 50 feet in width is provided from the end of Adair Road to the southern property line of the property in question. Said easement shall be filed with the Taney County Recorder of Deeds office.
4. The portion of the roadway at the end of Adair Road shall be improved in compliance with the Taney County Road Standards. The roadway improvements shall be completed prior to the issuance of the Division II Certificates of Conformance (C of Cs). The applicant shall allow for all road improvements to be inspected by the Taney County Road & Bridge Department
5. This decision is subject to all existing easements.
6. Division II Permits shall be required for all applicable structures in the development (Chapter 3, Section 1, Item B).
7. Prior to the issuance of Division II Certificates of Conformance (C of Cs), the developer shall first present a Certificate of Occupancy (C of O) from the Western Taney County Fire Protection District to the Taney County Planning Department Office.
8. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter 2, Item 6).

TRACTS 1 AND 2
NORTHWEST CORNER
NE1/4 SE1/4
SEC. 5, T23N, R21W

NORTH LINE NE1/4 SE1/4

N 88°18'35" E 1301.51'
1061.27'

240.

TRACT 1
±23.90 ACRES
(Subject Site)

WEST LINE NE1/4 SE1/4

NEW POINT OF BEGINNING
ROAD EASEMENT

NEW POINT OF BEGINNING
TRACT 2

589.91'

1652.88'

N°08'59" W

1062.97'

333.81'

652.44'

D1°13'36" W

TRACT 2
±15.18 ACRES

S 88°24'20" W 1309.17'

SOUTH LINE N1/2 N1/2 SE1/4 SE1/4
S 88°15'44" W 749.55'

GENERAL WARRANTY DEED
BOOK 314, AT PAGE 348

Office + Wash
Rein. Shop

60' ROAD EASEMENT 30'
EACH SIDE OF CENTERLINE

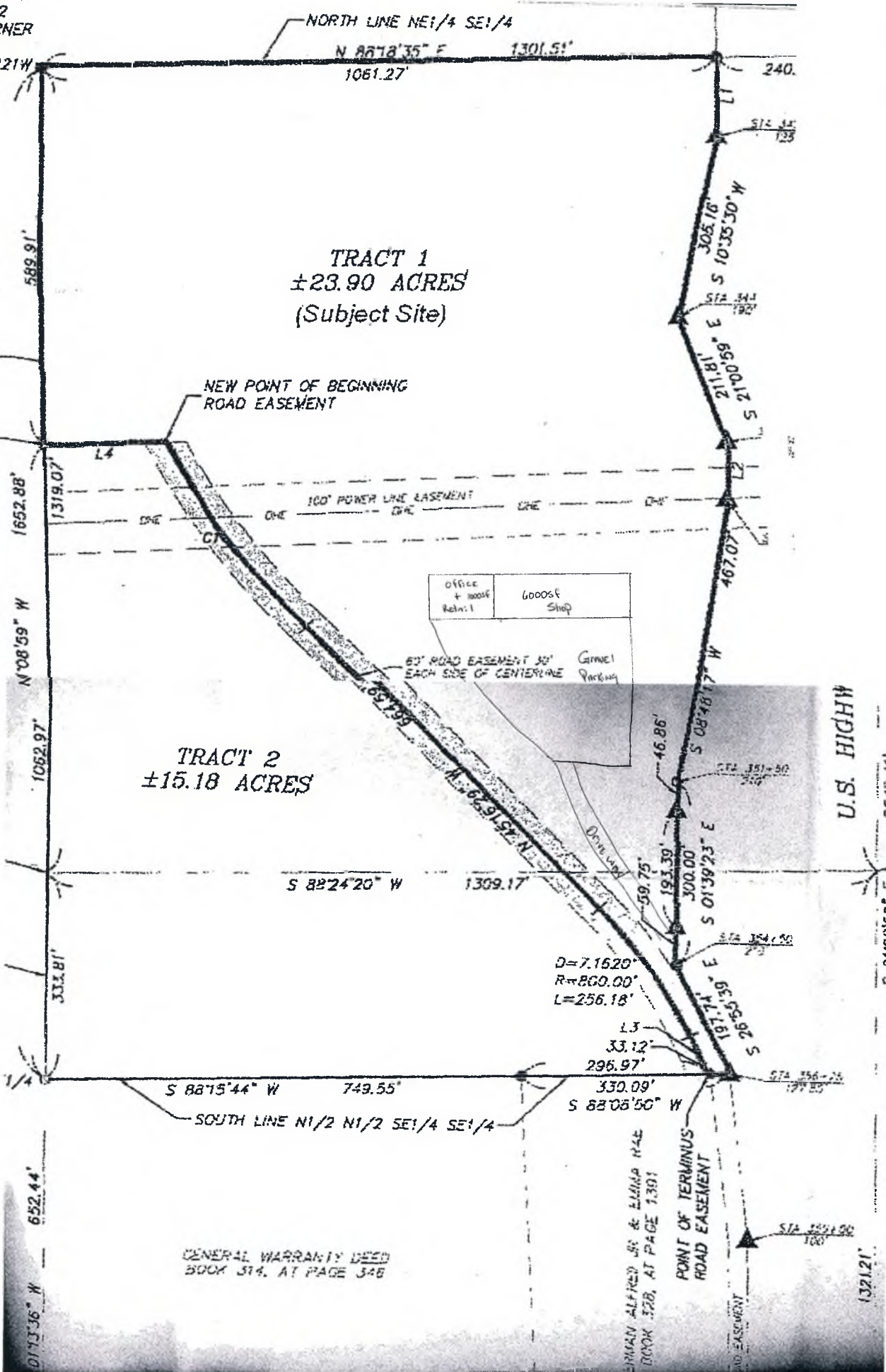
D=7.1620°
R=800.00'
L=256.18'

FRANK ALFRED SR & LINDA RAE
BOOK 578, AT PAGE 1301

POINT OF TERMINUS
ROAD EASEMENT

U.S. HIGHWAY

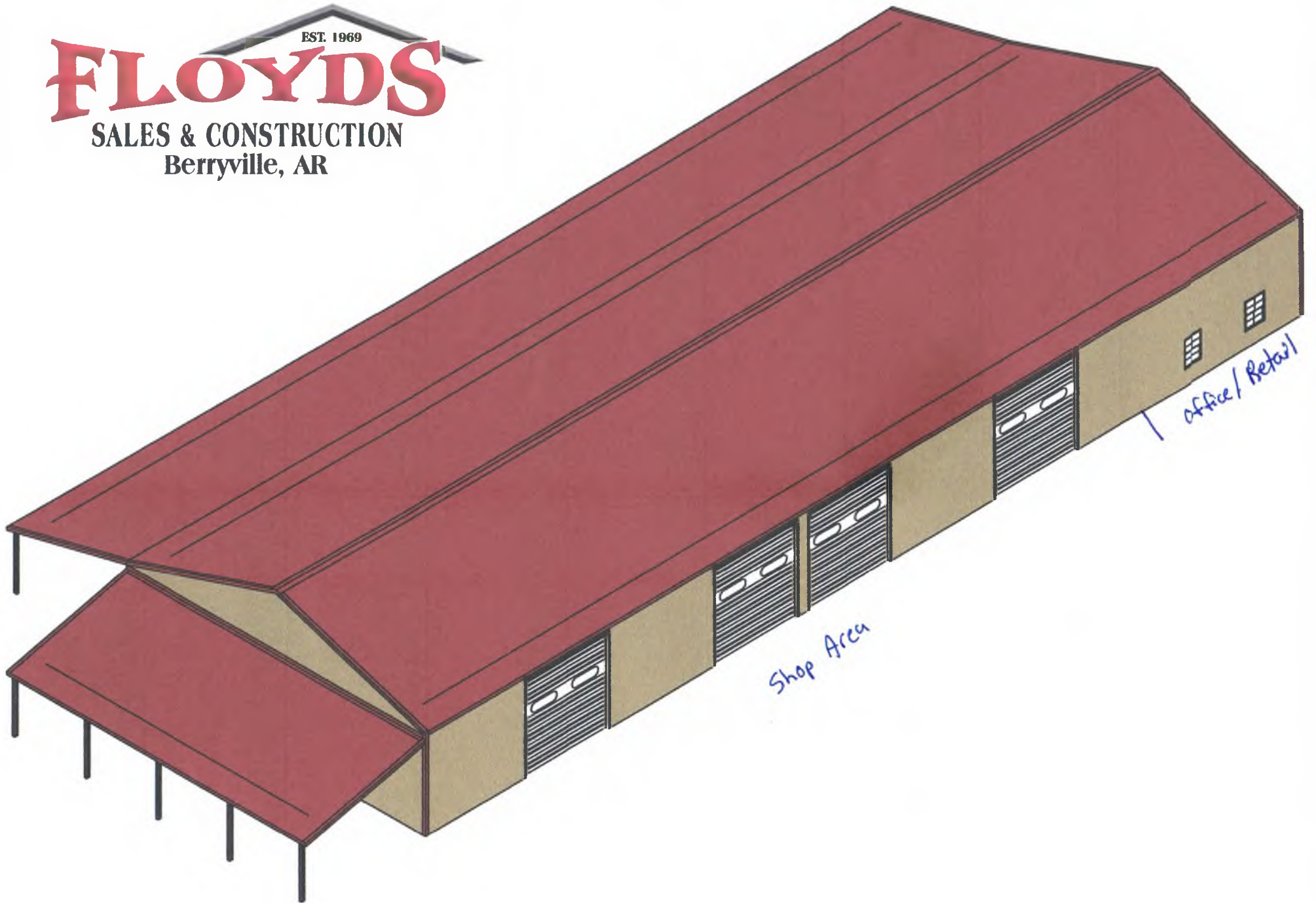
1321.21'



EST. 1969

FLOYDS

SALES & CONSTRUCTION
Berryville, AR



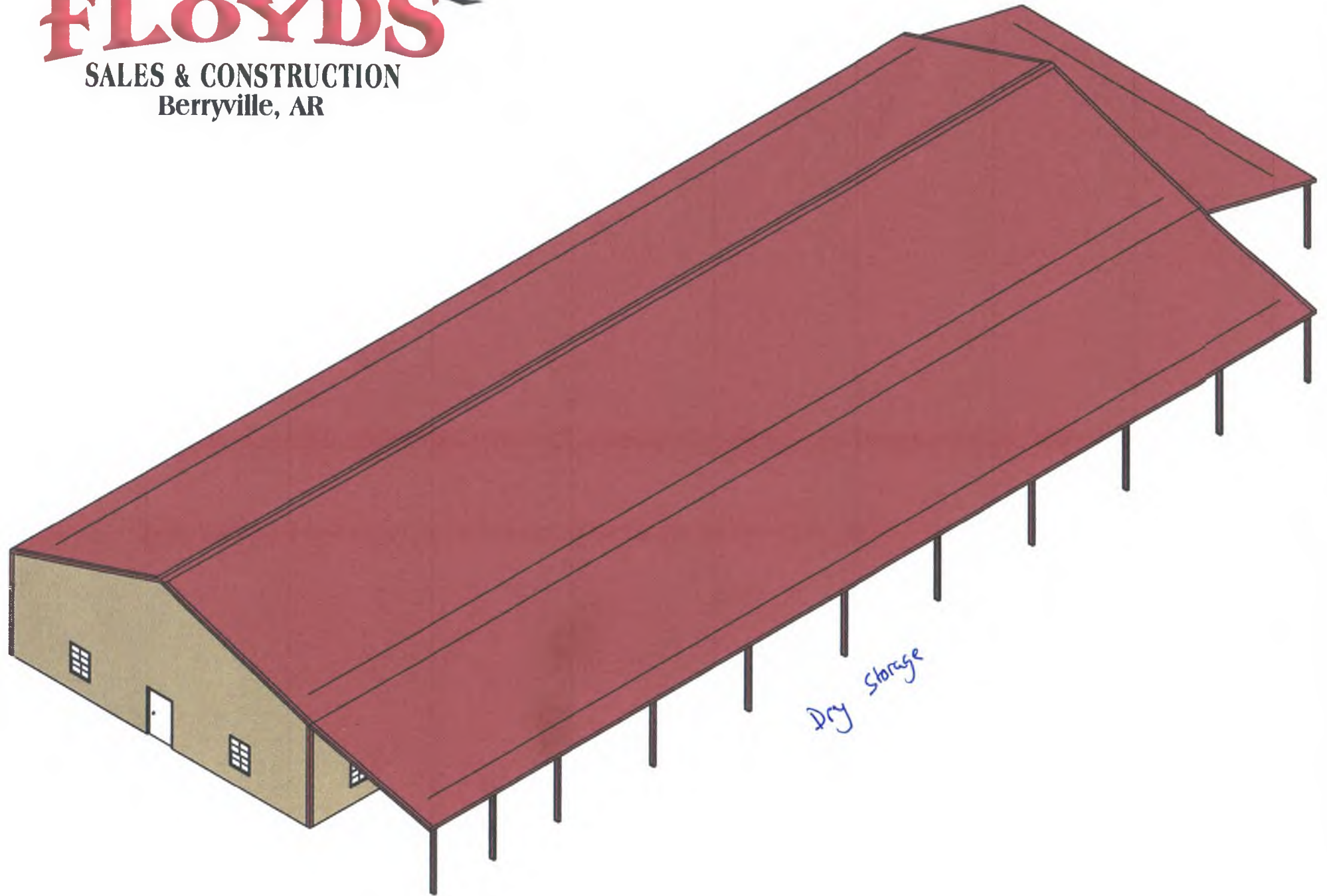
Shop Area

Office/Retail

EST. 1969

FLOYDS

SALES & CONSTRUCTION
Berryville, AR



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	0	0
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	1	4
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	2	6
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	0	0
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	0	0
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
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS	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			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS	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			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.	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			
LANDSCAPED BUFFERS -- RESIDENTIAL	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			
LANDSCAPED BUFFERS - INDUSTRIAL	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			
Local Economic Development				
AGRICULTURAL LANDS	n/a=			
no conversion of Class I-IV agricultural land to other use(s)	0	1	0	0
development requires reclassification of Class I-IV agricultural land to other use(s)	-2			
RIGHT TO FARM	n/a=			
does not limit existing agricultural uses / does not cause nuisance, predation	0	3	0	0
does not limit existing agricultural uses, but may result in minor nuisance	-1			
potential impact(s) on existing agricultural land	-2			
RIGHT TO OPERATE	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
DIVERSIFICATION	n/a=			
creates >=5 full-time, year-round jobs outside of recreation / resort sector	2			
creates full-time, year-round and seasonal jobs	1	4	1	4
creates seasonal jobs only	0			
Site Planning, Design, Occupancy				
RESIDENTIAL PRIVACY	n/a=	x		
privacy provided by structural design, or not applicable	2			
privacy provided by structural screening	1			
privacy provided by landscaped buffers	0	2		
privacy provided by open space	-1			
no acceptable or effective privacy buffering	-2			
MIXED-USE DEVELOPMENTS	n/a=	x		
uses / functions are compatible or not applicable	2			
uses / functions are integrated and separated based on compatibility	1			
uses / functions differ minimally and are not readily apparent	0	3		
uses / functions poorly integrated or separated	-1			
uses / functions mixed without regard to compatibility factors	-2			
Commercial Development				
DEVELOPMENT PATTERN / BUFFERING	n/a=			
approved and effectively designed landscaped buffers between structures and all roads	2			
minimal landscaped buffering, but compensates with expanse of land	1			
minimal landscaped buffering	0	4	0	0
no landscaped buffering, but utilizes expanse of land	-1			
no or inadequate buffering or separation by land	-2			
Services - Capacity and Access				
UTILITIES	n/a=			
adequate utilities capacity as evidenced by letter from each utility	0			
adequate utilities capacity without formal letter from each utility or not from all utilities	-1	4	-1	-4
inadequate information to determine adequacy of utilities	-2			
TRAFFIC	n/a=			
no impact or insignificant impact on current traffic flows	0			
traffic flow increases expected but manageable using existing roads and road accesses	-1	2	0	0
traffic flow increases exceed current road capacities	-2			
EMERGENCY SERVICES	n/a=			
structure size and/or access can be serviced by emergency equipment	0			
structure size and/or access may impede but not hinder serviceability	-1	3	0	0
structure size and/or access could be problematic or non-serviceable	-2			

Premier Landscapes		Permit#:	15-29		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
RIGHT-OF-WAY OF EXISTING ROADS		n/a=			
greater than 50 ft. right-of-way		1	5	-2	-10
50 ft. right-of-way		0			
40 ft. right-of-way		-1			
less than 40 ft. right-of-way		-2			
Internal Improvements					
WATER SYSTEMS		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			
EMERGENCY WATER SUPPLY		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			
PEDESTRIAN CIRCULATION		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			
PEDESTRIAN SAFETY		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			
BICYCLE CIRCULATION		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			
UNDERGROUND UTILITIES		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			

Premier Landscapes		Permit#:	15-29		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
Open-Space Density					
USABLE OPEN SPACE	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			
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= -15

Maximum Possible Score= 67

Actual Score as Percent of Maximum= -22.4%

Number of Negative Scores= 4

Negative Scores as % of Total Score= 11.4%

Scoring Performed by:

Bob Atchley & Bonita Kisse/Soutee

Date:

February 19, 2016

Project: Premier Landscapes

Permit#: 15-29

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

Scoring by: Bob Atchley & Bonita Kisse/Soutee

Date: February 19, 2016

Eastern District Relative Policies: Division III Permit

Project: **Premier Landscapes**

Permit: **15-29**

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	67	-15	-22.4%	4	23.5%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	5	-25	3	100.0%
sewage disposal				
right-of-way / roads	5	-10		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	40	4	1	12.5%
stormwater drainage	8	4		
air quality	0	0		
off-site nuisances	8	0		
use compatibility	0	0		
diversification	8	4		
development buffering	8	0		
utilities	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	12	6		
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	0		
Importance Factor 2				
residential landscape buffers				
right to operate				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands	0	0		
bicycle circulation				

Scoring by: *Bob Atchley & Bonita Kissee/Soutee*
 Date: *February 19, 2016*

Bob Atchley

From: Chad Zickefoose [Chad.Zickefoose@modot.mo.gov]
Sent: Wednesday, December 16, 2015 10:54 AM
To: Frank Miller
Cc: Beth Schaller; Stephen Shelton; Bob Atchley
Subject: RE: MoDOT GIS/Contact for Adair Road
Attachments: page from 10.152.pdf

Attached is a r/w sheet I found for that area.

MoDOT r/w is shown in red.
County/other r/w is shown in green.
Ingress/Egress easement is shown in blue.

It appears that MoDOT owns the r/w for Adair up to about the end of the pavement, then there is some additional public r/w (County?) for Keith Dr?? From there north a 30 ft ingress/egress easement extends up to the property in question.

Does this answer your question Bob??

Thanks,
Chad E. Zickefoose, P.E.
Transportation Project Manager - LPA
MoDOT - Southwest District - Springfield
phone: (417) 895-7638 fax: (417) 895-7610
LPA website: <http://www.modot.org/business/lpa/index.htm>

From: Frank Miller
Sent: Wednesday, December 16, 2015 9:54 AM
To: Chad Zickefoose
Cc: Beth Schaller; Stephen Shelton; Bob Atchley (boba@co.taney.mo.us)
Subject: FW: MoDOT GIS/Contact for Adair Road

Chad,

Would you please look into this and get back with Bob?

Thanks,
Frank

From: Bob Atchley [<mailto:boba@co.taney.mo.us>]
Sent: Wednesday, December 16, 2015 9:23 AM
To: Frank Miller
Subject: RE: MoDOT GIS/Contact for Adair Road

Hello Frank,

Ozark Mountain Ventures (Amy Leg) has purchased this property that we spoke about in July of this year. Please note that I have attached an aerial photo indicating the property in question as shown on the Taney County On-Line GIS (Beacon). The property owner is now indicating that she and her husband will be seeking Planning Commission approval for a landscaping business at this location. I am still concerned about access to the property in question. Does Adair Road fall within the right-of-way of U.S. Highway 65? If this roadway

does fall within the Highway 65 right-of-way and is maintained by MoDOT is there an approval process for seeking to extend said roadway? At the point that the property in question appears to contact the future roadway the property appears to only be about 30 feet wide. Taney County would normally require a 50 foot wide ingress / egress width. I sincerely appreciate all of your help!

Please feel free to contact me with additional questions or concerns. Thank you again for your continued time and assistance.

Thanks Again,

Bob Atchley

Taney County Planning Administrator

P.O. Box 383

207 David Street

Forsyth, MO 65653

Phone: (417) 546-7225

Fax: (417) 546-6861

FINAL PLANS

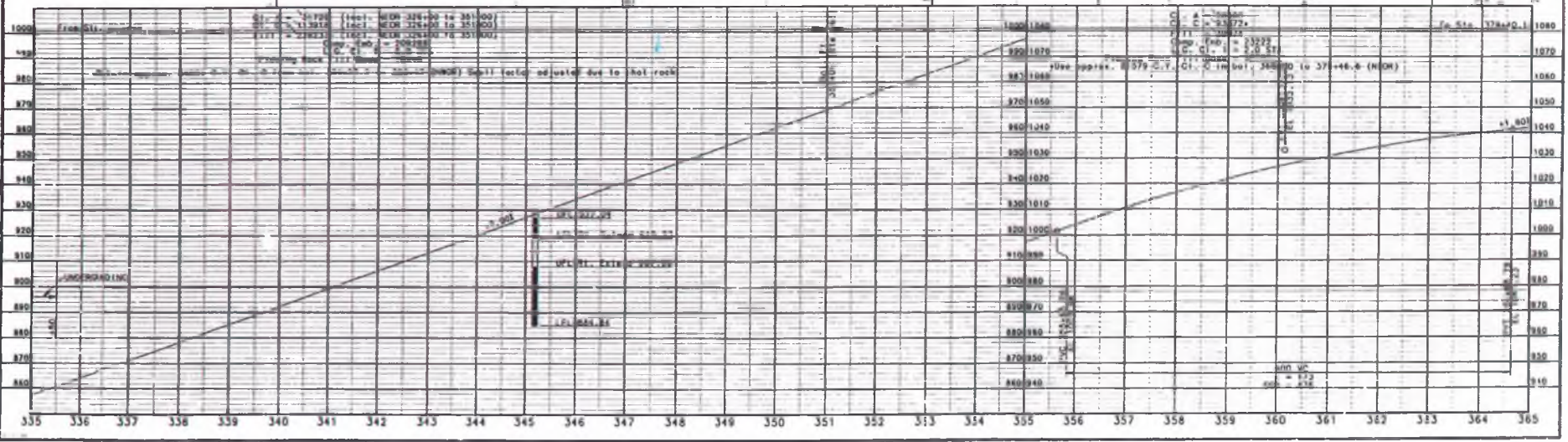
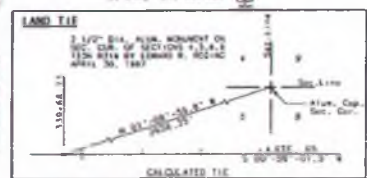
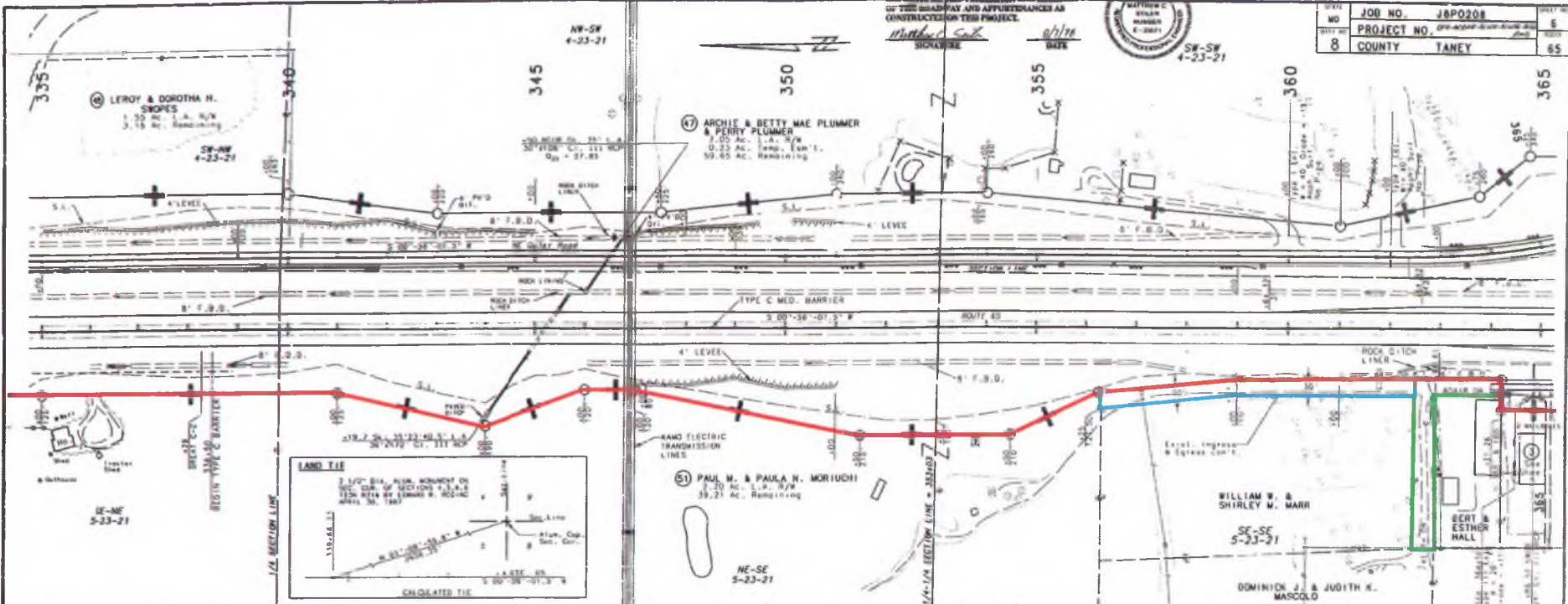
I CERTIFY THAT THIS DRAWING ACCURATELY REPRESENTS THE DESIGN AND CONSTRUCTION OF THIS ROADWAY AND APPLICANCES AS CONSTRUCTION OF THIS PROJECT.

Matthew C. Sisk
SIX MONTHS
DATE



FINAL PLANS

JOB NO.	J8P0208	5
PROJECT NO.	078-402P-2008-000	65
COUNTY	TANEY	

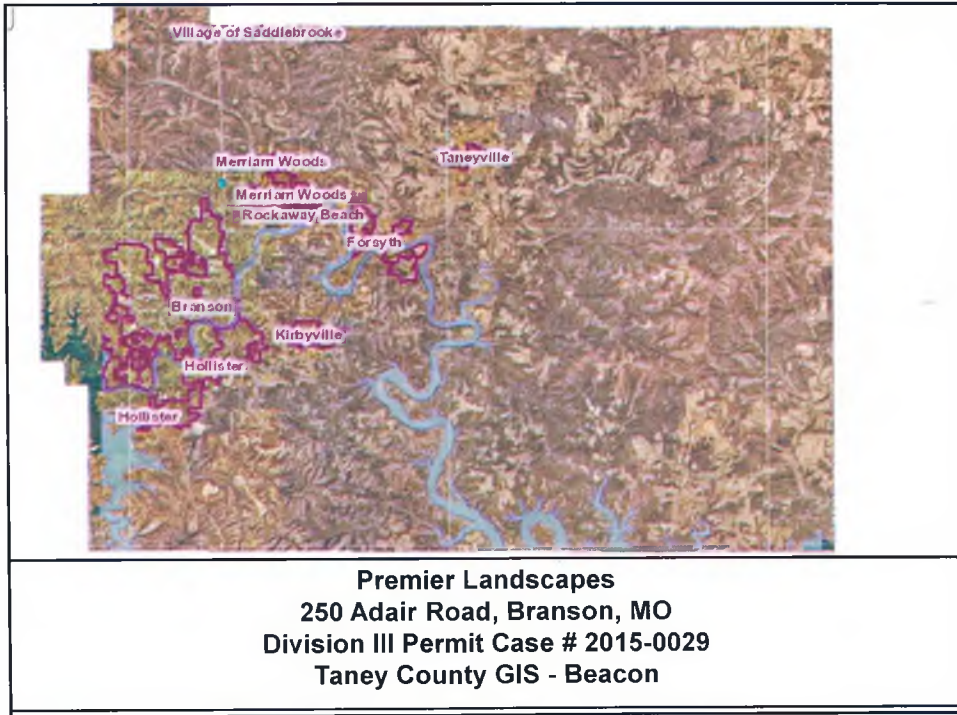


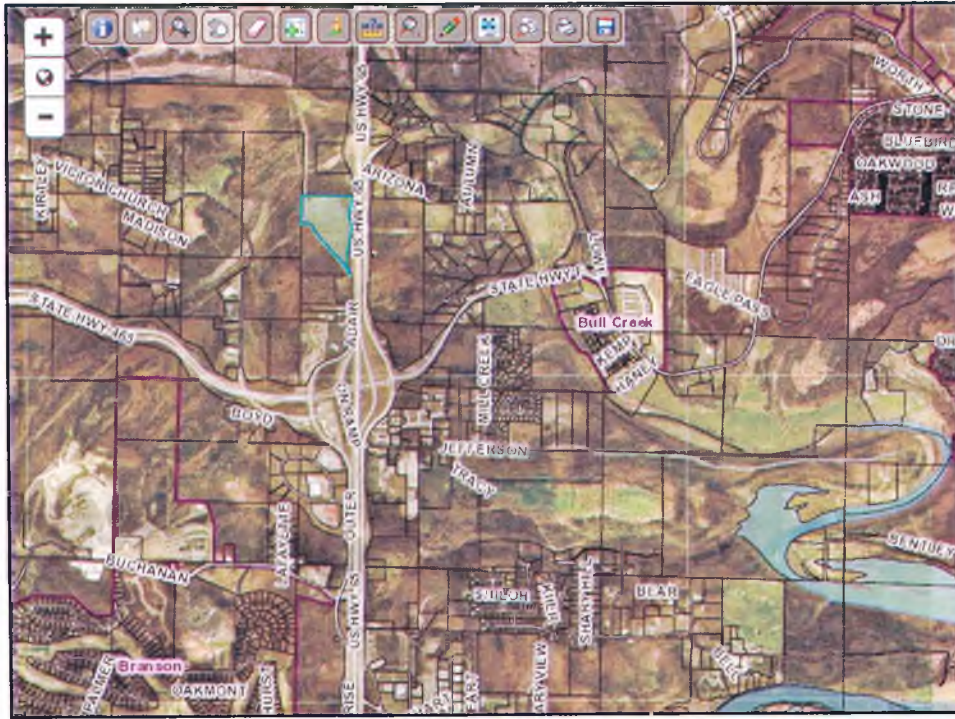
202



Premier Landscapes









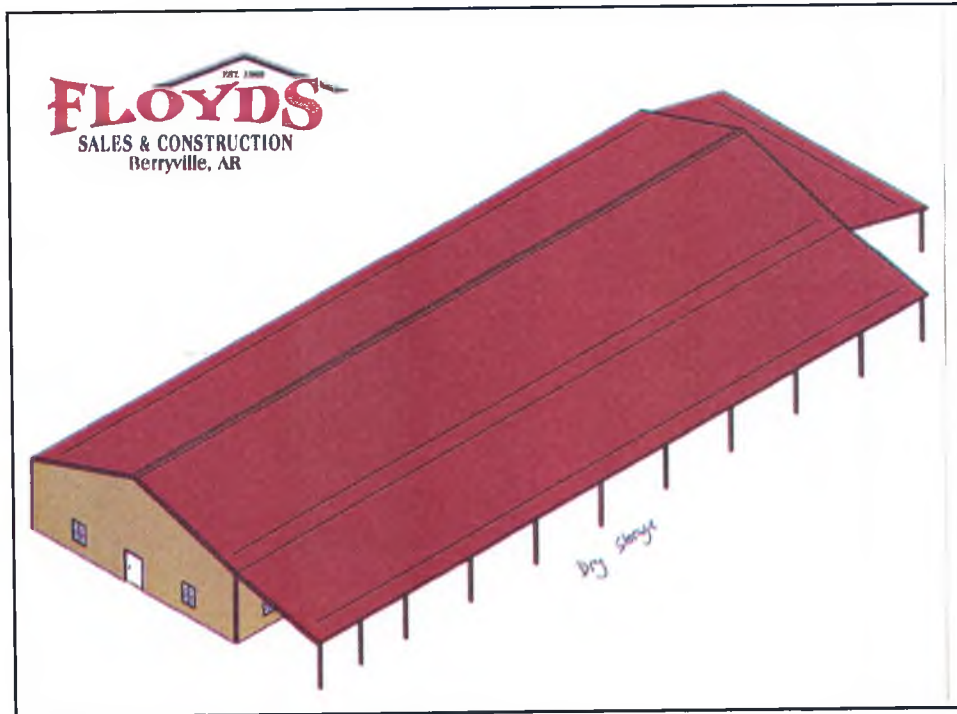
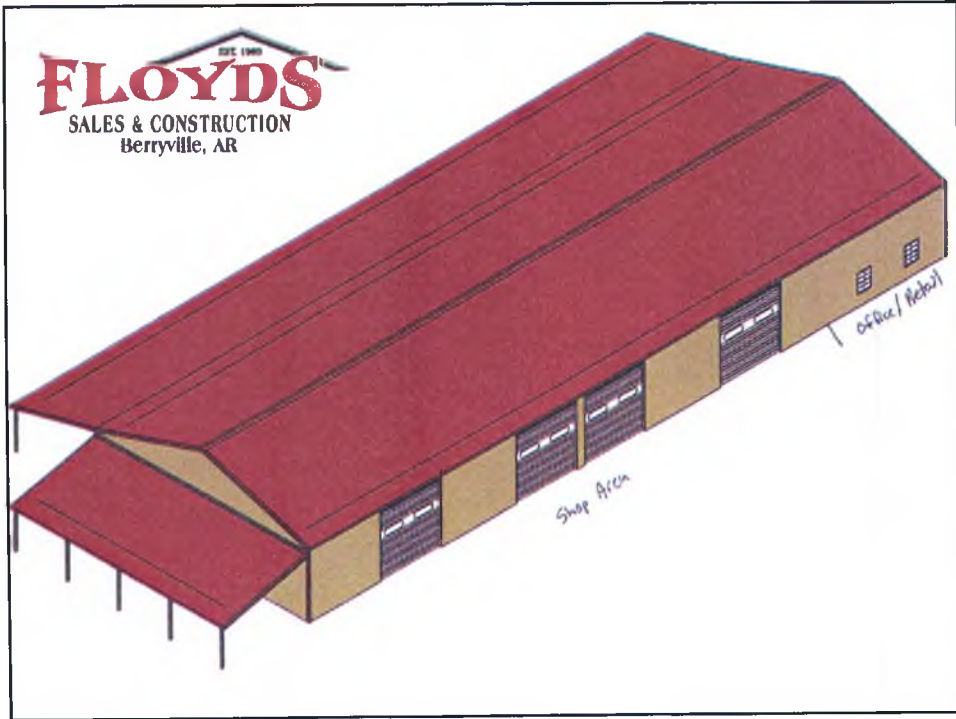




Premier Landscapes
250 Adair Road, Branson, MO
Division III Permit Case # 2015-0029
Pictometry – View from the East



Premier Landscapes
250 Adair Road, Branson, MO
Division III Permit Case # 2015-0029
Pictometry – View from the West

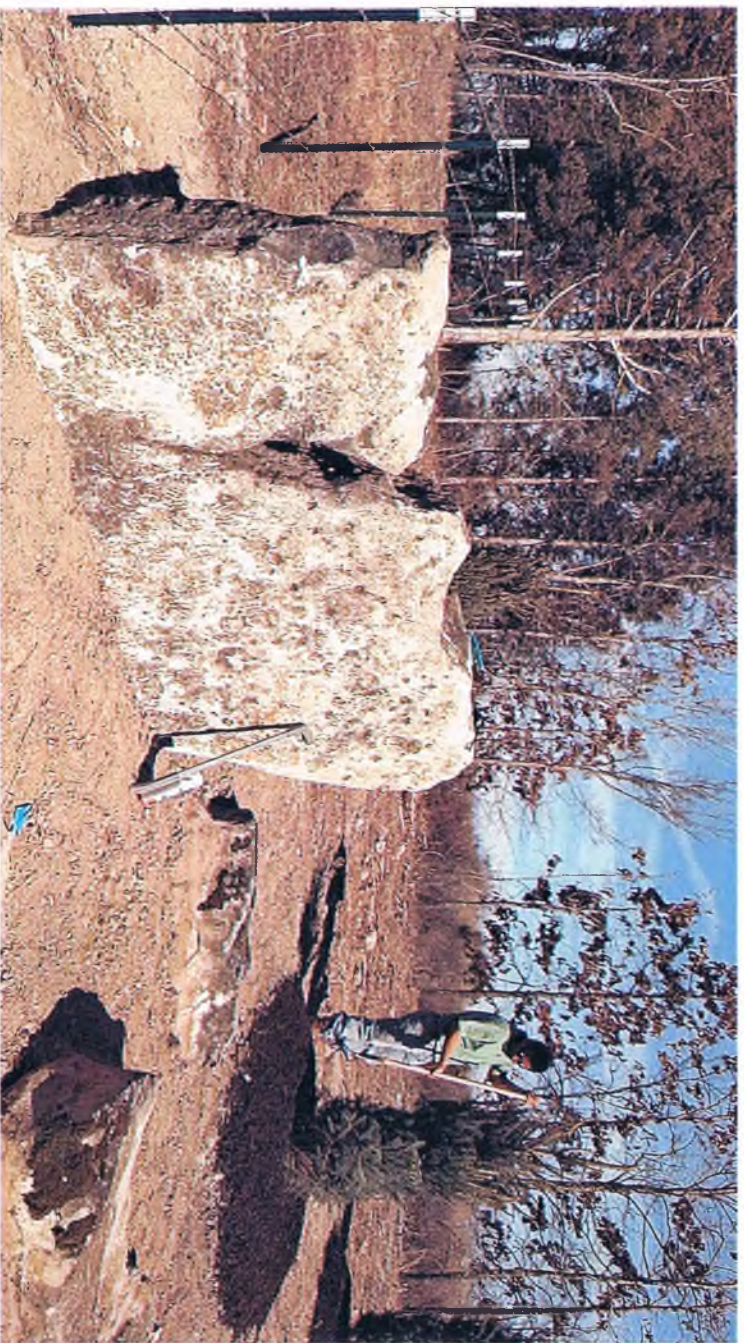




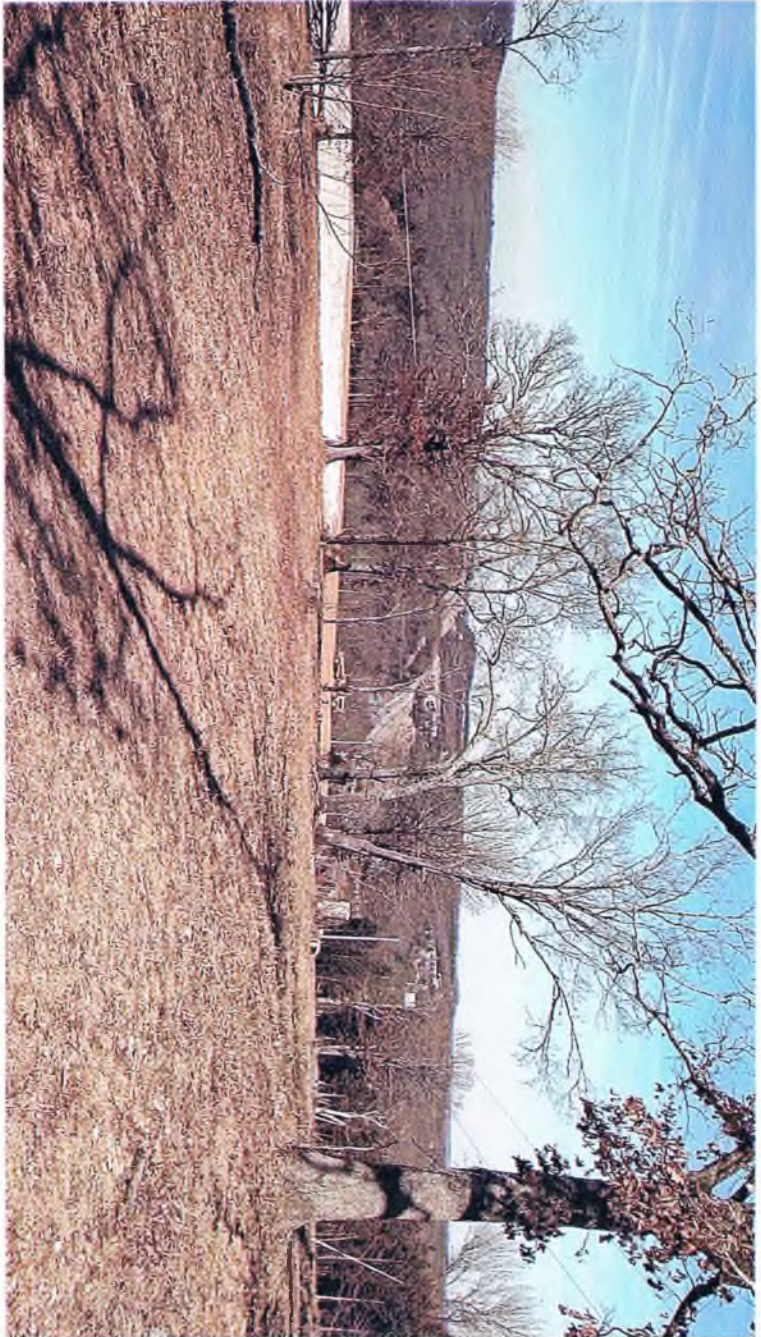
















TANEY COUNTY PLANNING COMMISSION

DIVISION III SPECIAL-USE PERMIT STAFF REPORT

HEARING DATE: March 14, 2016

CASE NUMBER: 2016-0001

PROJECT: 2581 Jones Road Vacation Rental

APPLICANT: Estate of Pamela Hall – Michael McLane (Personal Representative)

REPRESENTATIVES: William & Linda Nichols – Represented by Barb Durham of Sunset Realty

LOCATION: The subject property is located at, 2581 Jones Road, Ridgedale, MO; Oliver Township; Section 36, Township 22, Range 22.

REQUEST: The representatives, William & Linda Nichols are seeking the Planning Commission approval of a Division III Special-Use Permit allowing for the nightly rental of the existing single-family residence. The residence contains five (5) bedrooms, two (2) living areas and 3 ½ baths.

BACKGROUND and SITE HISTORY:

Per the Assessor's information the single-family residence was constructed in 1998. However, the staff has been unable to locate a Division I Permit authorizing the construction of this single-family residence or a Septic Permit authorizing the construction of the on-site wastewater treatment system. The single-family residence is approximately 4,500 square feet in size according to the information contained within the Multiple Listing Service (MLS).

The representatives, William & Linda Nichols (the buyers) are seeking the Planning Commission approval of a Division III Special-Use Permit authorizing the nightly rental of the property in question. The sale of the property is contingent upon the Planning Commission approval of the Division III Special-Use Permit in question.

The current application was approved for Concept on February 16, 2016.

GENERAL DESCRIPTION:

The subject property is a +/- 10.1 acre (per the Assessor's information) meets and bounds described tract of land. The property in question contains an approximately 4,450 square foot, five (5) bedroom, single-family residence, located at, 2581 Jones Road, Ridgedale, 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) calendar days, counting portions of days as full days.” Therefore, 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.” Therefore, the five (5) bedroom home would have a maximum occupancy of twelve (12) people.

The property is currently served by a private well and an individual, onsite wastewater (septic) system. On January 13, 2016, the Onsite Wastewater Permitting Staff conducted an onsite evaluation of the septic system. Scott Starrett located the concrete septic tank 100 feet south of the home. The size of the tank is unknown. Mr. Starrett has indicated in a letter to Barb Durham that “The tank seemed to be holding at the correct level and had an appropriate baffle in place next to the outlet pipe.” (The letter has been provided as a part of the packets.) There were no obvious signs of failure. However this is expected with the home being vacant for some time. The Onsite Wastewater Staff has suggested continued monitoring of the system and also having the tank pumped at regular intervals as needed.

The property is currently served by an existing drive off of Jones Road.

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 large shop building and a large driveway, which will easily accommodate the required six parking spaces.

The adjoining property immediately to the north is Jones Road and vacant wooded property. The adjoining property immediately to the south is vacant with the Missouri / Arkansas border further to the south. The adjoining property immediately to the east is predominantly vacant wooded property. The adjoining property immediately to the west is light residential and vacant property.

The project received a total score of -16 on the Policy Checklist, out of a maximum possible score of 29. The relative policies receiving a negative score consist of right-of-way on existing roads, emergency water supply and solid waste disposal service.

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.
2. Compliance letters from the Western Taney County Fire Protection District, the Missouri Department of Revenue and the Environmental Division of the Planning 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 valid Missouri Department of Revenue Sales Tax License shall be provided to the Planning Department prior to the issuance of a Certificate of Compliance.
4. In the event that the on-site wastewater treatment system begins to surface, showing signs of failure, the property owner shall either repair or replace said system ensuring capacity for the total number of people that may be accommodated via nightly rental.
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 2581 Jones Road Vacation Rental has been approved as a Special-Use Permit. Therefore the permit is specific to the representative 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).



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

Barb Durham
2582 Jones Rd
Ridgedale, MO 65739
01/13/2016

Barb Durham,

On January 13, 2016 I did an onsite observation at 2581 Jones Rd Ridgedale, MO parcel 19-6.0-23-000-000-020.000. I found a concrete septic tank 100 feet to the south of the home size unknown. The tank seemed to be holding at the correct level and had an appropriate baffle in place next to the outlet pipe. The lateral field was not confirmed but I would suspect the cleared area just to the south of the septic tank to be a location it could be. I did not find any evidence of a system failure but I realize the home has been vacant for some time and any failure would not be evident. I did find a clean out from the garage but have no idea where it goes? I would suggest continuing to monitor the system and have the septic tank pumped at regular intervals as needed.

SCOTT STARRETT
TANEY COUNTY PLANNING
417-546-7225- OFFICE
417-546-0764-MOBILE
417-546-6861-FAX
scotts@co.taney.mo.us

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	0
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		
NOTE: if residential, mark "x" in box.....			4	
development on slope under 30%		0		
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=			
cannot cause impact		0	2	0
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	0
buffered and minimally mitigated		-1		
cannot be mitigated		-2		

Compatibility Factors

USE COMPATIBILITY	n/a=			
no conflicts / isolated property		0	4	0
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
LOT COVERAGE	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			
BUILDING BULK AND SCALE	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			
BUILDING MATERIALS	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			
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS	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			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS	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			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.	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			
LANDSCAPED BUFFERS -- RESIDENTIAL	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
LANDSCAPED BUFFERS - INDUSTRIAL	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			
Local Economic Development					
RIGHT TO FARM	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			
RIGHT TO OPERATE	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			
DIVERSIFICATION	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			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY	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			
MIXED-USE DEVELOPMENTS	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			
Commercial Development					
DEVELOPMENT PATTERNS	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			

2581 Jones Road Vacation Rental		Permit#:	16-01		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
DEVELOPMENT BUFFERING		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			
Services - Capacity and Access					
TRAFFIC		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			
EMERGENCY SERVICES		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			
RIGHT-OF-WAY OF EXISTING ROADS		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			
Internal Improvements					
WATER SYSTEM SERVICE		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			
EMERGENCY WATER SUPPLY		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			
PEDESTRIAN CIRCULATION INFRASTRUCTURE		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
PEDESTRIAN SAFETY 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			
BICYCLE CIRCULATION 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			
UNDERGROUND UTILITIES n/a=				
all utilities are provided underground up to each building / structure	2	4	1	4
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			
Open-Space Density				
USABLE OPEN SPACE 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			
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= -16

Maximum Possible Score= 29

Actual Score as Percent of Maximum= -55.2%

Number of Negative Scores= 3

Negative Scores as % of All Applicable Scores= 27.3%

Scoring Performed by:

Bob Atchley

Date:

July 27, 2015

Project: 2581 Jones Road Vacation Rental

Permit#: 16-01

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

Scoring by: *Bob Atchley*

Date: *July 27, 2015*

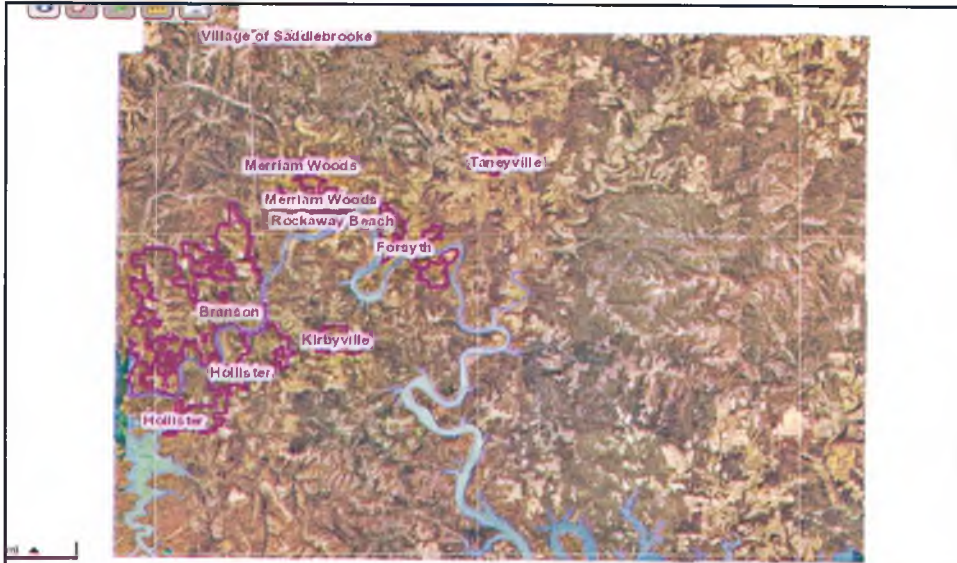
Project: 2581 Jones Road Vacation Rental

Permit: 16-01

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	29	-16	-55.2%	3	27.3%

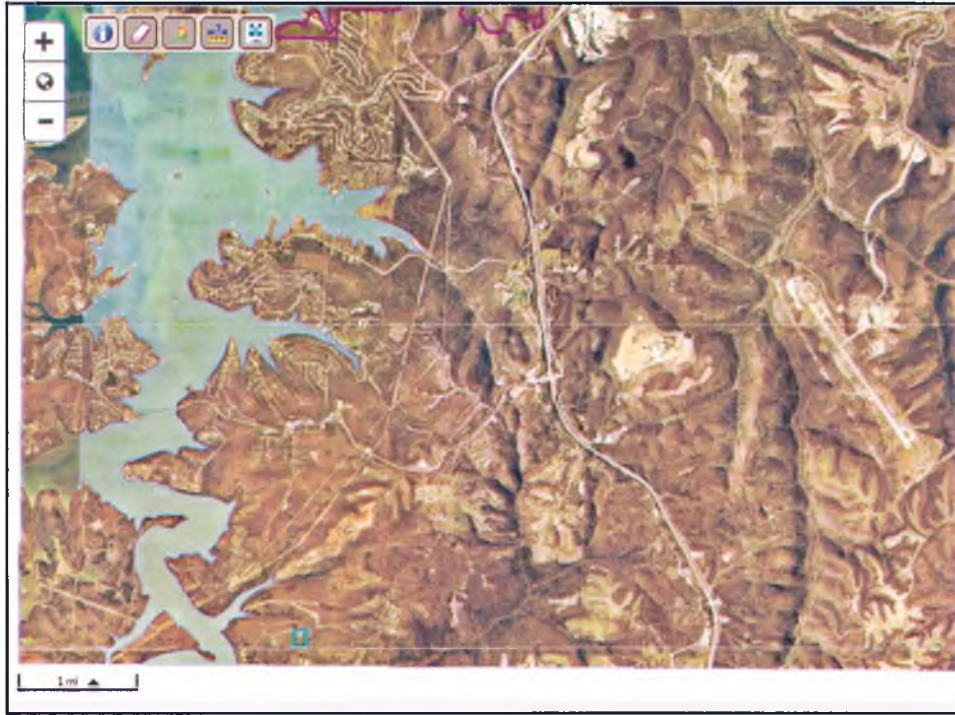
	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	15	-20	3	50.0%
sewage disposal	10	0		
off-site nuisances	0	0		
diversification				
emergency services	0	0		
right-of-way/roads	5	-5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	8	4		
slopes				
use compatibility	0	0		
pedestrian circulation				
underground utilities	8	4		
Importance Factor 3				
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		
Importance Factor 2				
wildlife habitat and fisheries				
air quality	0	0		
building materials				
residential buffer / screening				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
lot coverage				
rooftop vents / equipment				
bicycle circulation				

Scoring by: Bob Atchley
 Date: July 27, 2015



**2581 Jones Road Vacation Rental
2581 Jones Road, Branson, MO
Division III Permit Case # 2016-0001
Taney County GIS - Beacon**









TANEY COUNTY PLANNING COMMISSION

DIVISION III PERMIT STAFF REPORT

HEARING DATE: March 14, 2016

CASE NUMBER: 2016-0003

PROJECT: Stonegate Glass Chapel
Reception / Fellowship Hall

APPLICANTS: Doug & Doty Property Company –
Douglas & Doty Thomas

LOCATION: The subject property is located at 11027 State
Highway 176, Walnut Shade, MO; Jasper
Township; Section 5, Township 24, Range 21.

REQUEST: The applicants, Douglas & Doty Thomas are requesting the Planning Commission approval of a Division III Permit allowing for the construction of an approximately 3,200 square foot building which will serve as the new reception / fellowship hall for the existing Stonegate Glass Wedding Chapel. The applicants are further requesting the Planning Commission approval of a Division III Permit bringing the existing wedding chapel use, ensuring that the business is in compliance with the provisions of the Development Guidance Code.

BACKGROUND and SITE HISTORY:

The subject property is a +/- 13.24 acre (per the Assessor's information as contained within Beacon) meets and bounds described tract, located at 11027 State Highway 176, Walnut Shade, MO.

According to the Assessor's data (as contained within Beacon) the Stonegate Glass Chapel structure was originally constructed in 2000. However, after an exhaustive search neither the Planning Department staff nor the current property owners were able to locate the original Division III Permit which authorized the development of the Stonegate Glass Chapel land-use, even though the building and the business appear to have been in operation since 2000. The current property owners purchased the property in November 2013. The Planning Department Staff has also been unable to locate a Division II Permit which authorized the construction of the Stonegate Glass Chapel Structure.

On June 17, 2004 the Planning Department office issued Division II Permit # 2004-0032 to the former owner of the Stonegate Glass Chapel, authorizing the construction of a reception and banquet hall, located at 10923 State Highway 176. The building in question is located upon an adjacent +/- 1.12 acre tract of land. The structure in question is currently being utilized as a timeshare office.

On January 9, 2014 the Planning Staff issued Division II Permit 2014-0010, authorizing a 500 square foot addition to the existing Stonegate Glass Chapel, allowing for a new dressing room and two restrooms to be added to the existing chapel building. A Division II Permit customarily references the original Division III Permit. However, in this instance the Division II Permit does not reference a Division III Permit.

The applicants are now requesting the Planning Commission approval of a Division III Permit allowing for the construction of an approximately 3,200 square foot building which will serve as the new reception / fellowship hall for the existing Stonegate Glass Wedding Chapel; while also seeking to bring the existing Stone Glass Chapel use into compliance with the provisions of the Development Guidance Code.

The current application was approved for Concept on February 16, 2016.

GENERAL DESCRIPTION:

The applicants are requesting the Planning Commission approval of a Division III Permit allowing for the construction of an approximately 3,200 square foot building which will serve as the new reception / fellowship hall for the existing Stonegate Glass Wedding Chapel; while also ensuring that the existing wedding chapel is in compliance with the provisions of the Development Guidance Code.

REVIEW:

During the Concept Hearing the applicants indicated that the Stonegate Glass Chapel currently may accommodate up to a total of seven (7) weddings on site per day. The existing wedding chapel closes at 10:00 PM and the applicants have indicated that this will not change with the addition of the Reception / Fellowship Hall. During the Concept Hearing the applicants further indicated that the speakers within the Reception / Fellowship Hall will be point directly toward U.S. Highway 65 so as to protect neighboring property owners from any noise concerns. The applicants have indicated that the existing Glass Chapel will accommodate up to 200 people. The proposed Reception / Fellowship Hall will have a capacity of approximately 150 people.

The proposed Reception / Fellowship Hall will be served by the existing commercial driveway off of State Highway 176 and also the existing paved, commercial parking lot. Per the provisions of Table J-1 (On-Site Parking Performance Standards) of the Development Guidance Code 1 space is required for every four (4) seats and/or 30 square feet of floor area used for assembly. The existing parking area exceeds the minimum parking requirements of the Development Guidance Code.

The property in question will be served by an existing onsite wastewater treatment system. The applicants have indicated that currently both weddings and receptions are held within the Glass Chapel. Upon completion of the Reception Hall building,

receptions would then be held with this separate structure. However, the applicants have indicated that they will not utilize the Reception Hall at the same time that weddings are taking place in the Glass Chapel. They have further indicated that the same number of wedding events that are occurring on site now will be held on site in the future, even after the completion of the Reception Hall. The receptions will now be held in the Reception Hall versus the Glass Chapel. The Onsite Wastewater Permitting Staff conducted an onsite evaluation of the septic system. Scott Starrett located the septic tank. The size of the tank is unknown. Mr. Starrett has indicated that there were no obvious signs of failure. However Mr. Starrett has recommended that the system be monitored at regular intervals. Per Mr. Starrett's recommendations the applicant's are planning to pump the septic system once a year.

In viewing both the existing development and also the addition of the Reception / Fellowship Hall it appears that the impervious surface limitations of Table H-1 (Impervious Cover Limitations Table) of the Development Guidance Code will not be exceeded on the +/- 13.24 acre tract. A stormwater management plan will not be required so long as the applicants are able to demonstrate in writing that the impervious surface limitations of Table H-1 will be complied with.

The adjoining property immediately to the north is State Highway 176, light residential and an RV Park. The adjoining property immediately to the south is commercial and light residential, with large vacant tracts of land located further to the south. The adjoining property immediately to the east is both State Highway 176 and U.S Highway 65, with Ozark Shooters further to the east. The adjoining property immediately to the west is light residential, with large vacant tracts of land further to the west.

The proposed Reception / Fellowship Hall will be buffered by existing trees. The applicants further indicated that they plan to plant evergreen giants between the proposed structure and the neighboring single-family residence to the west.

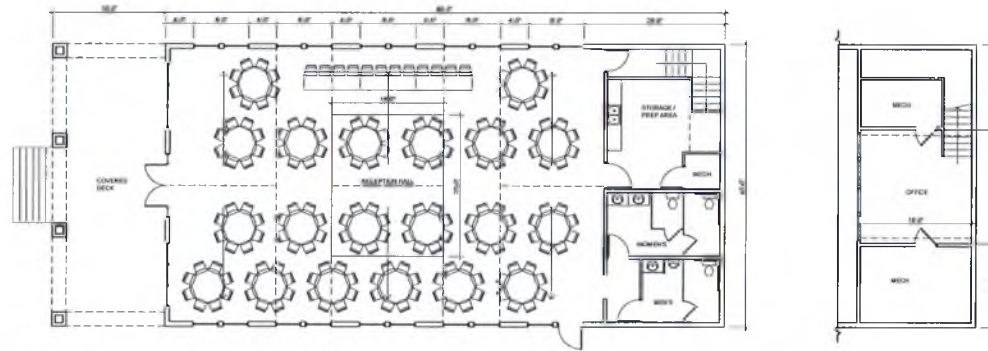
The project received a score of 5 on the Policy Checklist, out of a maximum possible score of 59. The relative policies receiving a negative score consist of emergency water supply, solid waste disposal service, use compatibility, and utilities.

STAFF RECOMMENDATIONS:

If the Taney County Planning Commission approves Division III Permit # 2015-0027, 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 or demonstration that the project will comply with the impervious surface limitations of Table H-1.
 - c. Utility easements and building line setbacks (Table 12).
 - d. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6).
2. Compliance letters from the Western Taney County Fire Protection District and the On-Site Wastewater Permitting Division of the Planning Department 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 Stonegate Glass Chapel shall be open to the public no later than 10:00 PM.
4. In the event that the on-site wastewater treatment system begins to surface, showing signs of failure, the property owner shall either repair or replace said system.
5. Speakers within the Stonegate Glass Chapel Reception / Fellowship Hall shall be directed toward U.S. Highway 65.
6. This decision is subject to all existing easements.
7. Division II Permits shall be required for all applicable structures in the development (Chapter 3, Section 1, Item B).
8. Prior to the issuance of Division II Certificates of Conformance (C of Cs), the developer shall first present a Final Inspection from the Western Taney County Fire Protection District to the Taney County Planning Department Office.
9. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter 2, Item 6).

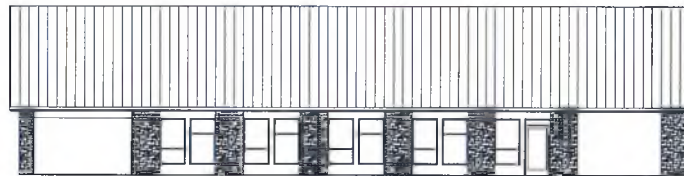
RECEPTION HALL FOR
STONEGATE GLASS CHAPEL



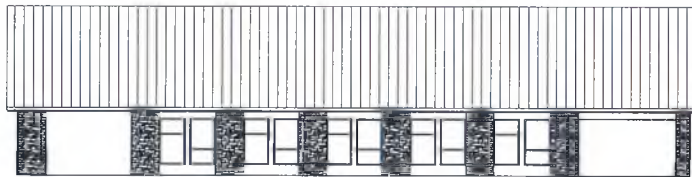
FLOOR PLAN
SCALE 1/8" = 1'-0"



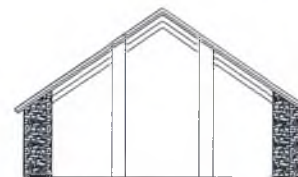
SOUTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"

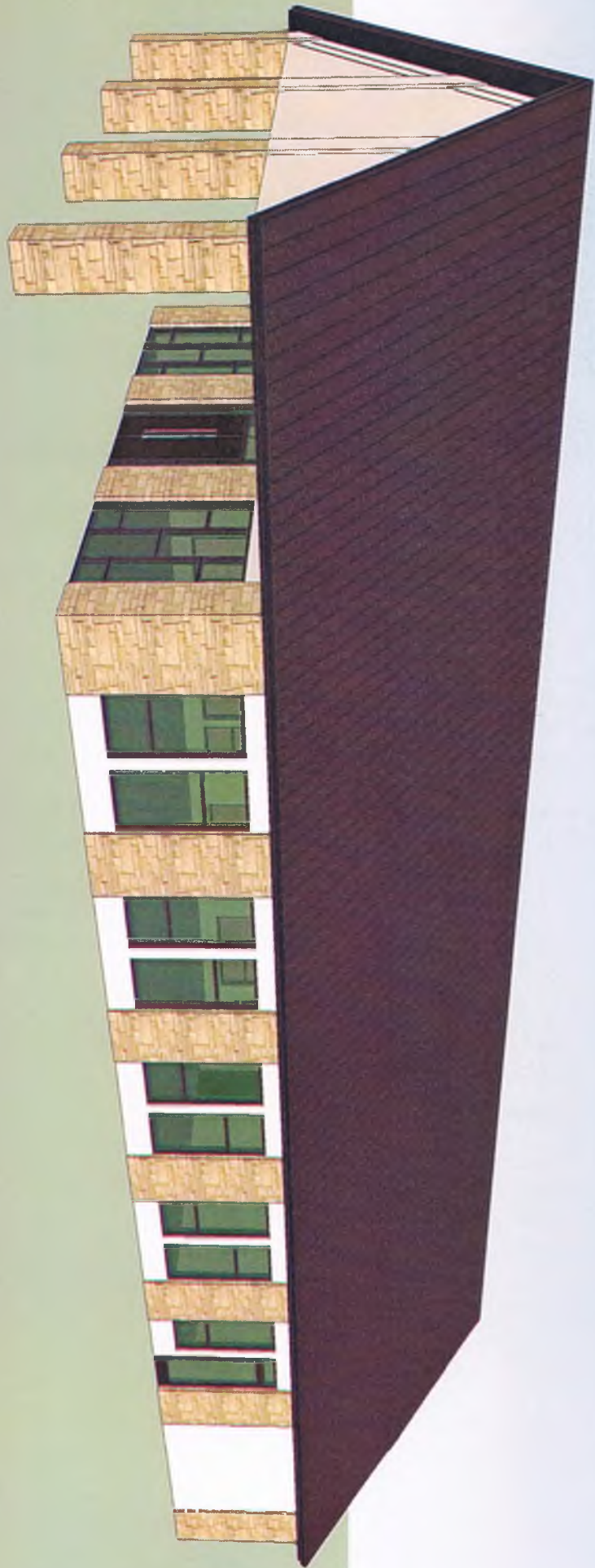


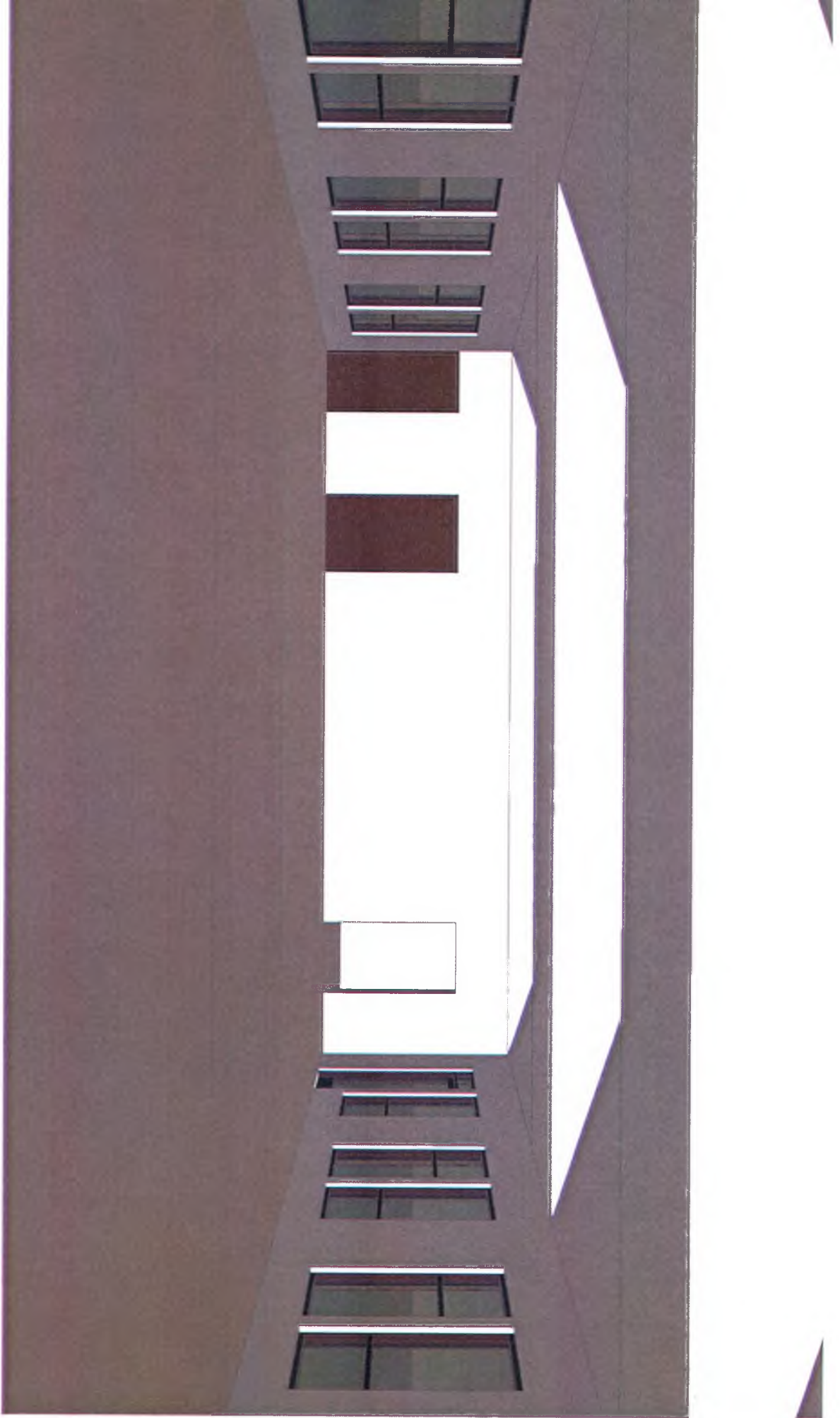
NORTH ELEVATION
SCALE 1/8" = 1'-0"

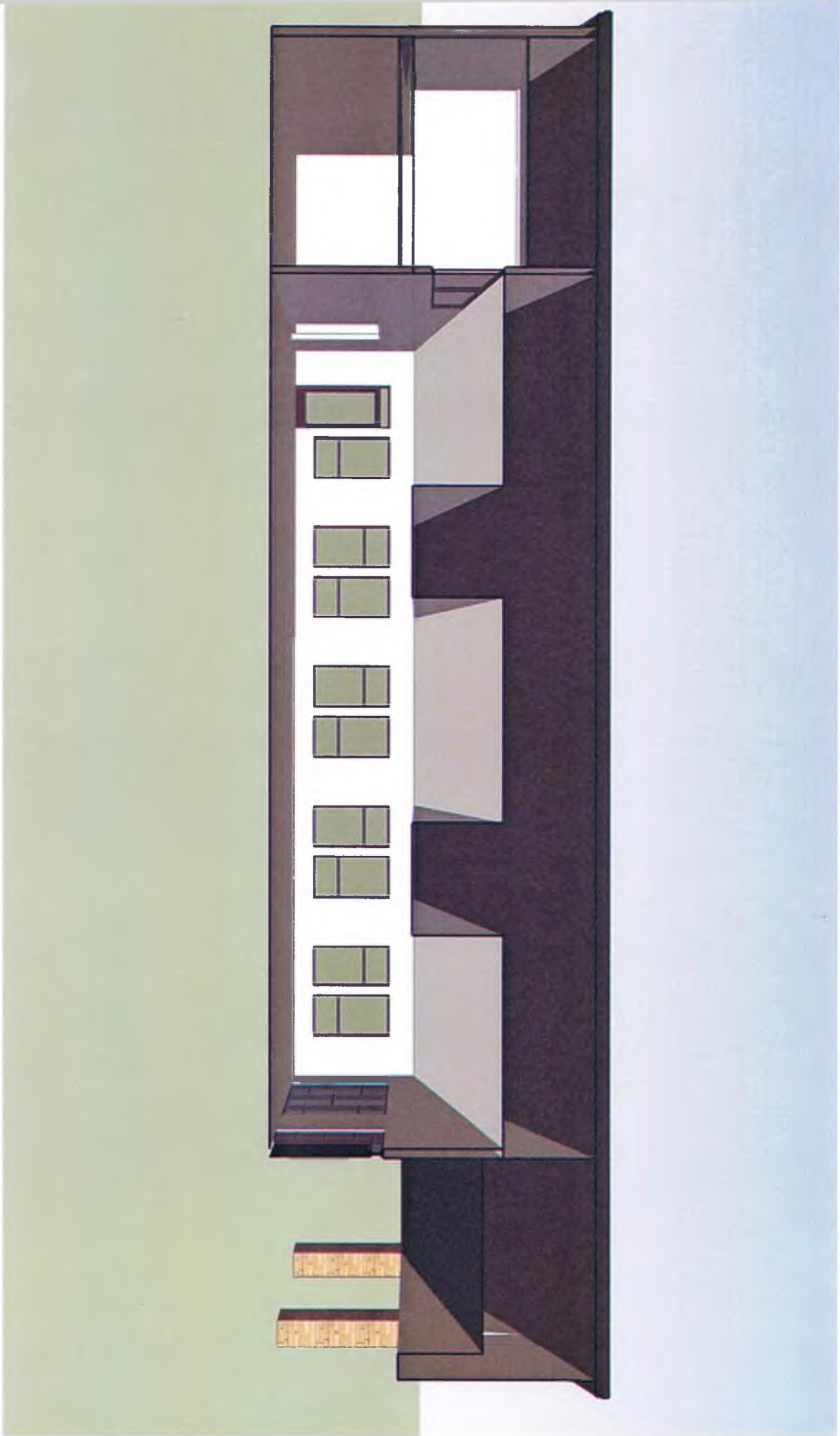


JACK BALL ARCHITECTS, PC
ARCHITECTURE AND PLANNING
444 SOUTH CAMPBELL AVENUE
SPRINGFIELD, MISSOURI 65806
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Division III Relative Policy Scoring Sheet:
Eastern Taney County

Performance Value	Importance Factor	Score	Section Score
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Water Quality

SEWAGE DISPOSAL	n/a=			
centralized system	2	5	0	0
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	1	4
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		
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	2	8
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	-1	-4
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
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS 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			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS 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			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC. 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			
LANDSCAPED BUFFERS -- RESIDENTIAL 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			
LANDSCAPED BUFFERS - INDUSTRIAL 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			
Local Economic Development				
AGRICULTURAL LANDS n/a=				
no conversion of Class I-IV agricultural land to other use(s)	0	1	0	0
development requires reclassification of Class I-IV agricultural land to other use(s)	-2			
RIGHT TO FARM 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			
RIGHT TO OPERATE 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
DIVERSIFICATION	n/a=				
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2			
creates full-time, year-round and seasonal jobs		1	4	1	4
creates seasonal jobs only		0			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY	n/a=	x			
privacy provided by structural design, or not applicable		2			
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0	2		
privacy provided by open space		-1			
no acceptable or effective privacy buffering		-2			
MIXED-USE DEVELOPMENTS	n/a=	x			
uses / functions are compatible or not applicable		2			
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0	3		
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatibility factors		-2			
Commercial Development					
DEVELOPMENT PATTERN / BUFFERING	n/a=	x			
approved and effectively designed landscaped buffers between structures and all roads		2			
minimal landscaped buffering, but compensates with expanse of land		1			
minimal landscaped buffering		0	4		
no landscaped buffering, but utilizes expanse of land		-1			
no or inadequate buffering or separation by land		-2			
Services - Capacity and Access					
UTILITIES	n/a=				
adequate utilities capacity as evidenced by letter from each utility		0			
adequate utilities capacity without formal letter from each utility or not from all utilities		-1	4	-1	-4
inadequate information to determine adequacy of utilities		-2			
TRAFFIC	n/a=				
no impact or insignificant impact on current traffic flows		0			
traffic flow increases expected but manageable using existing roads and road accesses		-1	2	0	0
traffic flow increases exceed current road capacities		-2			
EMERGENCY SERVICES	n/a=				
structure size and/or access can be serviced by emergency equipment		0			
structure size and/or access may impede but not hinder serviceability		-1	3	0	0
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
RIGHT-OF-WAY OF EXISTING ROADS 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			
Internal Improvements				
WATER SYSTEMS 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			
EMERGENCY WATER SUPPLY 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			
PEDESTRIAN CIRCULATION n/a=	x			
paved and dedicated walkways (no bicycles) provided throughout development	2	4	2	
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			
PEDESTRIAN SAFETY 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			
BICYCLE CIRCULATION 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			
UNDERGROUND UTILITIES n/a=				
all utilities are provided underground up to each building / structure	2	4	1	4
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=	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		

Solid Waste Disposal				
SOLID WASTE DISPOSAL SERVICE AVAILABILITY	n/a=			
weekly service is available and documentation of availability provided		0	5	-1
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= 5
Maximum Possible Score= 59
Actual Score as Percent of Maximum= 8.5%
Number of Negative Scores= 4
Negative Scores as % of Total Score= 11.4%

Scoring Performed by:
Bob Atchley & Bonita Kisse/Soutee

Date:
February 18, 2016

Project: Stonegate Glass Chapel Reception Hall

Permit#: 16-03

Policies Receiving a Negative Score	
Importance Factor 5:	emergency water supply waste disposal service
Importance Factor 4:	use compatibility utilities
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: Bob Atchley & Bonita Kisse/Soutee

Date: February 18, 2016

Eastern District Relative Policies: Division III Permit

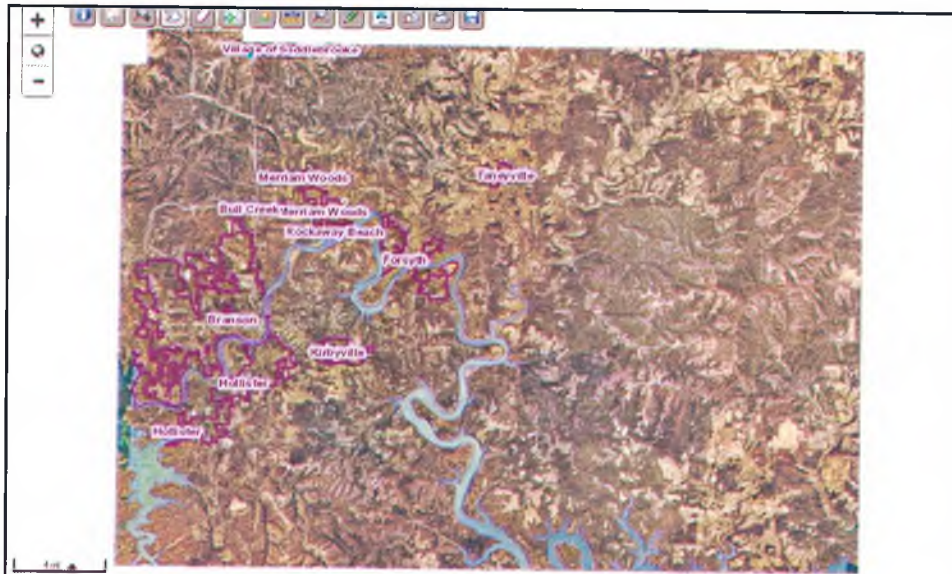
Project: **Stonegate Glass Chapel Reception Hall**

Permit: **16-03**

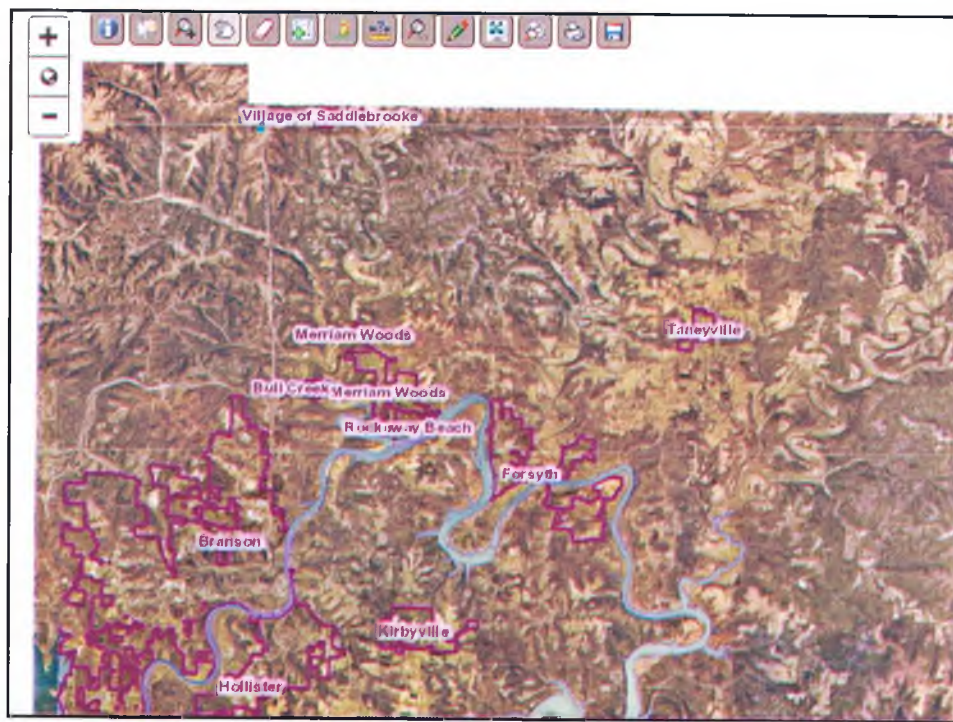
	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	59	5	8.5%	4	28.6%

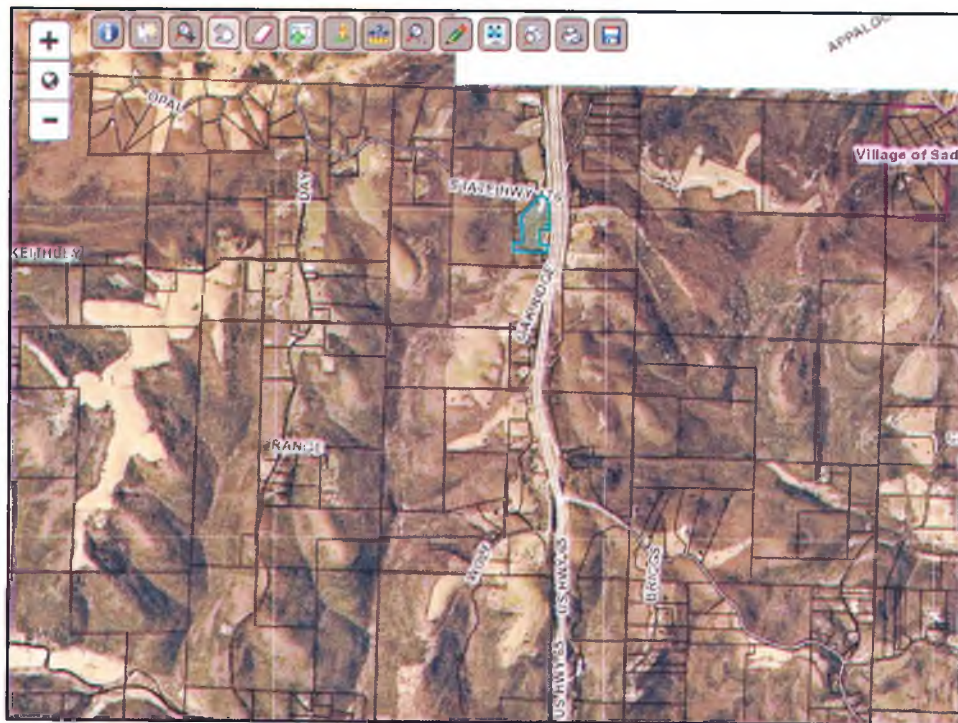
	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	5	-10	2	66.7%
sewage disposal				
right-of-way / roads	5	5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	32	12	2	33.3%
stormwater drainage	8	4		
air quality				
off-site nuisances	8	8		
use compatibility	0	-4		
diversification	8	4		
development buffering				
utilities	0	-4		
pedestrian circulation				
underground utilities	8	4		
Importance Factor 3	12	3		
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	0		
Importance Factor 2				
residential landscape buffers				
right to operate				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands	0	0		
bicycle circulation				

Scoring by: *Bob Atchley & Bonita Kisse/Soutee*
 Date: *February 18, 2016*



Stonegate Glass Chapel
11027 State Highway 176, Walnut Shade, MO
Division III Permit Case # 2016-0003
Taney County GIS - Beacon







**Stonegate
Glass Chapel
11027 State
Highway 176,
Walnut Shade,
MO
Pictometry –
View from the
South**

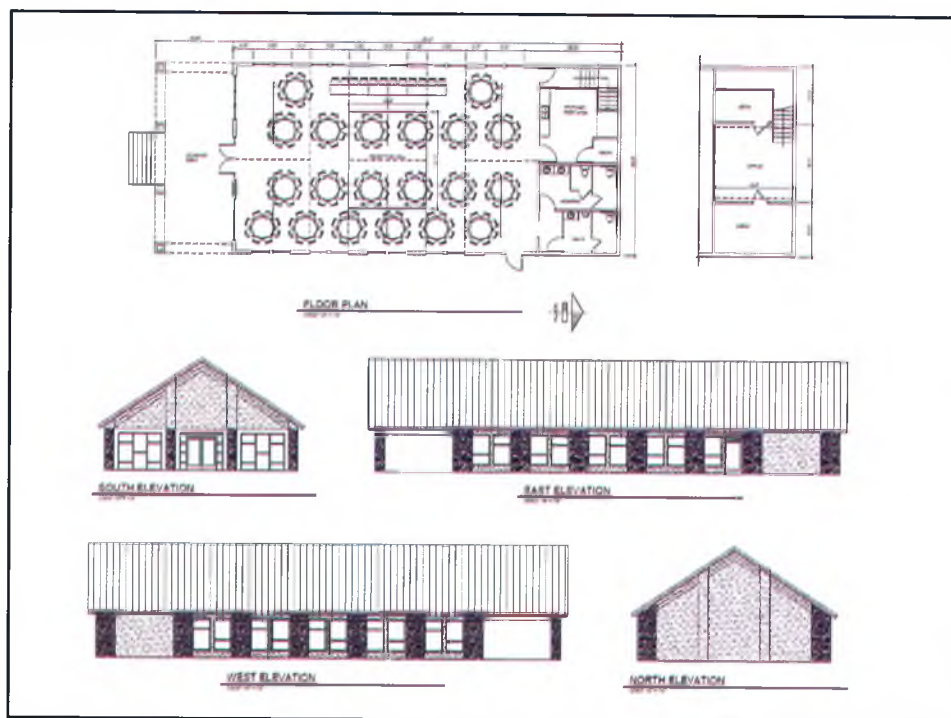
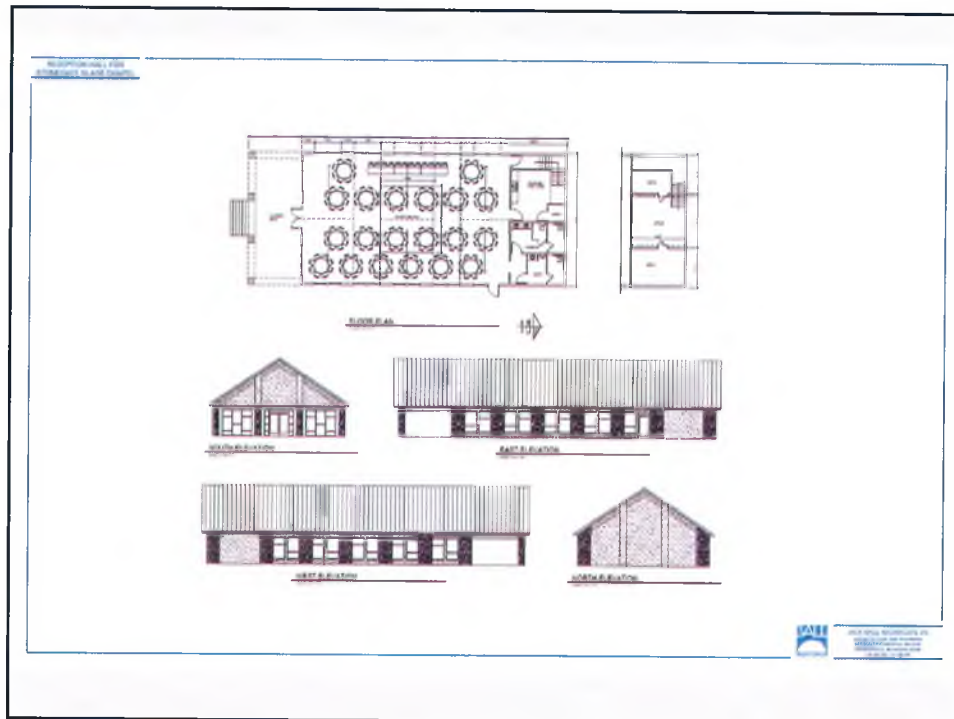


**Stonegate Glass Chapel
11027 State Highway 176, Walnut Shade, MO
Pictometry – View from the East**

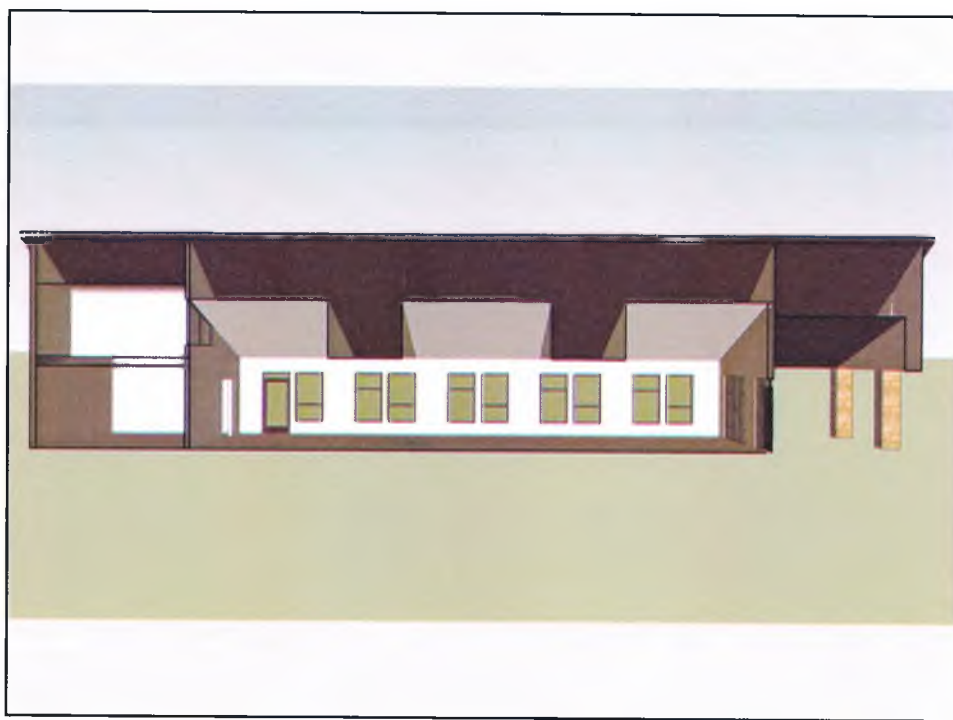
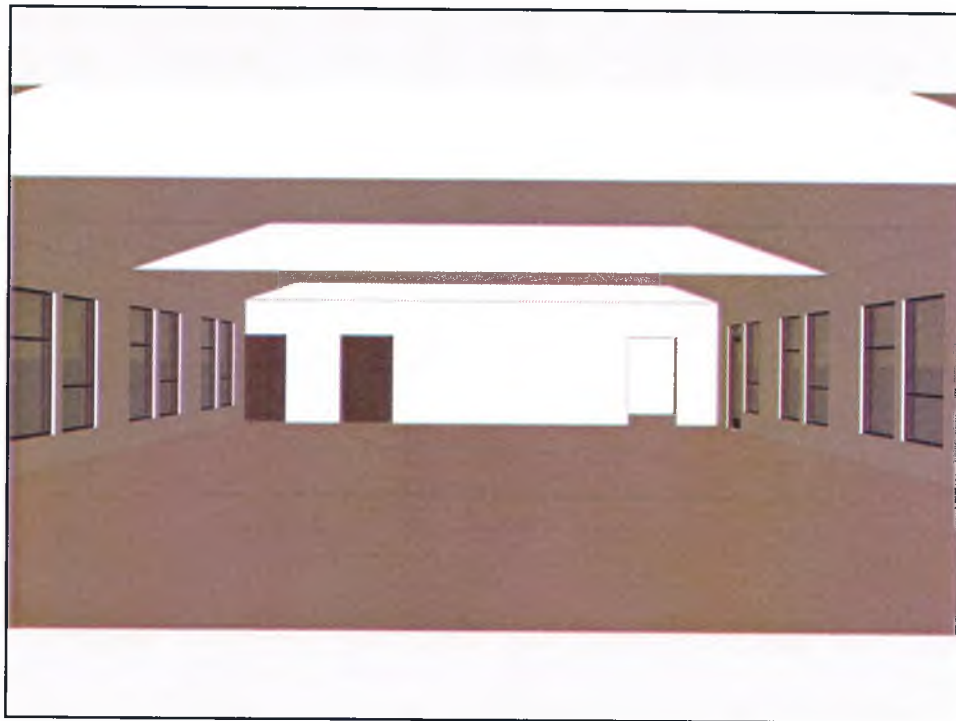


Stonegate Glass Chapel
11027 State Highway 176, Walnut Shade, MO
Pictometry – View from the West































**TANEY COUNTY
PLANNING COMMISSION
DIVISION III PERMIT
STAFF REPORT**

HEARING DATE: March 14, 2016

CASE NUMBER: 2016-0004

PROJECT: Tire Crew, LLC Automotive Repair

APPLICANTS: Donald & Janice Goodman

LOCATION: The subject property is located at 13730 U.S. Highway 160, Forsyth, MO; Swan Township; Section 20, Township 24, Range 20.

REQUEST: The applicants, Donald & Janice Goodman are requesting the Planning Commission approval of a Division III Permit allowing for the construction of an approximately 3,600 square foot (60' x 60') building which will serve as the Tire Crew Automotive Repair.

BACKGROUND and SITE HISTORY:

The subject property is a +/- 2.01 acre (as indicated on the Amended Plat of Lot 3 of the Replat of Plot 5 of Cedar Point Farms) lot within the Cedar Point Farms subdivision, located at 13730 U.S. Highway 160, Forsyth, MO. The property in question was recently sold to the applicants via a Warranty Deed containing a meet and bounds property description. Wolfe Surveying has recently submitted the Amended Plat of Lot 3 of the Replat of Plot 5 of Cedar Point Farms in order to bring the lot in question into compliance with the provisions of the Subdivision Regulations. The Taney County Subdivision Regulations require the lot in question to be created via a replat versus the subdivision of the land by deed via a meet and bounds description. The Replat in question is currently being reviewed administratively by the Planning & Zoning Staff.

The Tire Crew Automotive Repair facility is currently being operated out of an existing building located on the other side of the highway located at 13797 U.S. Highway 160, Forsyth, MO. The applicants, Donald & Janice Goodman are requesting the Planning Commission approval of a Division III Permit allowing for the construction of an approximately 3,600 square foot (60' x 60') building which will allow the Tire Crew Automotive Repair to be moved to a permanent located.

The current application was approved for Concept on February 16, 2016.

GENERAL DESCRIPTION:

The applicants, Donald & Janice Goodman are requesting the Planning Commission approval of a Division III Permit allowing for the construction of an approximately 3,600 square foot (60' x 60') building which will serve as the Tire Crew Automotive Repair.

REVIEW:

During the Concept Hearing the applicants indicated that the Tire Crew Automotive Repair is a full automotive repair facility. The applicants are proposing to build a 3,600 square foot (60' x 60') red iron building. The building will contain a total of five (5) bays, with three (3) bays facing the front of the building and two (2) bays being located at the rear of the building.

Per the provisions of Table J-1 (On-Site Parking Performance Standards) of the Development Guidance Code 1 space is required for every 300 square feet for auto sales and services center. Therefore the parking area will require a minimum of twelve (12) parking spaces, with a minimum of 1 space clearly marked for handicapped parking.

The property in question will be served by an onsite waste water treatment system and a private well. The onsite waste water treatment system will be permitted via Scott Starrett, On-Site Wastewater Permitting, in conjunction with the Missouri Department of Health and Senior Services

In viewing the site plan for the Tire Crew Automotive Repair facility it appears that the impervious surface limitations of Table H-1 (Impervious Cover Limitations Table) of the Development Guidance Code will not be exceeded on the +/- 2.01 acre lot. A stormwater management plan will not be required so long as the applicants are able to demonstrate in writing that the impervious surface limitations of Table H-1 will be complied with.

The adjoining property immediately to the north is primarily commercial in nature, with a mobile home subdivision being located further to the north. The adjoining property immediately apartments with residential and commercial tracts of land located further to the south. The adjoining property immediately to the east is U.S. Highway 160 with commercial properties further to the east. The adjoining property immediately to the west is vacant plots of land within the Cedar Point Farms subdivision.

Per the provisions of the Development Guidance Code buffering would not required between this use and other existing uses. Most of the adjoining properties are commercial uses.

The project received a score of -10 on the Policy Checklist, out of a maximum possible score of 59. The relative policies receiving a negative score consist of emergency water supply, solid waste disposal service, stormwater drainage, air quality, utilities and traffic.

STAFF RECOMMENDATIONS:

If the Taney County Planning Commission approves Division III Permit # 2016-0004, 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 or demonstration that the project will comply with the impervious surface limitations of Table H-1.
 - c. Utility easements and building line setbacks (Table 12).
 - d. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6).
2. Compliance letters from the Central Taney County Fire Protection District and the On-Site Wastewater Permitting Division of the Planning Department 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. This decision is subject to all existing easements.
4. Division II Permits shall be required for all applicable structures in the development (Chapter 3, Section 1, Item B).
5. Prior to the issuance of the Division II Permit the Amended Plat of Lot 3 of the Replat of Plot 5 of Cedar Point Farms must first be approved by the Planning & Zoning Department and filed with the Recorder of Deed office.
6. Prior to the issuance of Division II Certificates of Conformance (C of Cs), the developer shall first present a Final Inspection from the Central Taney County Fire Protection District to the Taney County Planning Department Office, if required.
7. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire.

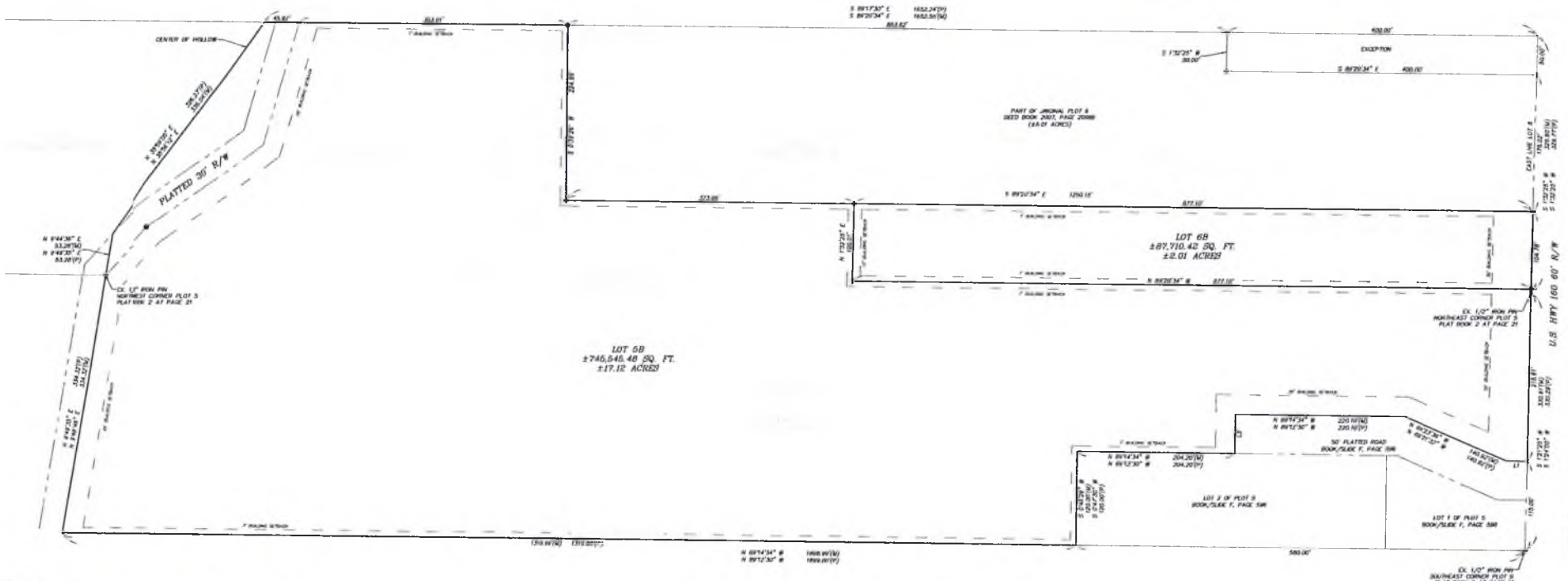
RECORDERS SPACE

RECORDERS SPACE

THE AMENDED PLAT OF
 LOT 3 OF THE REPLAT OF PLOT 5 OF CEDAR POINT FARMS,
 PLOT 6A OF PLOT 6 OF CEDAR POINT FARMS
 AND PART OF PLOT 6 OF CEDAR POINT FARMS
 LOCATED IN THE NW1/4 SECTION 20, T24N, R20W
 OF THE 5th PRINCIPAL MERIDIAN TANEY COUNTY, MISSOURI



VICINITY MAP
 NOT TO SCALE



SURVEYOR'S DECLARATION
 I, EDDIE D. WOLFE, DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY PERSONAL SUPERVISION FROM AN ORIGINAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY WOLFE SURVEYING, INC., DATED 2/24/2010 AND RECORDED BY EDDIE D. WOLFE, P.L.S. NO. 2190, AND THAT THE CORNER MONUMENTS AND LOT CORNERS AND BOUNDARIES WERE PLACED UNDER THE PERSONAL SUPERVISION OF EDDIE D. WOLFE, P.L.S. NO. 2190, IN ACCORDANCE WITH THE CURRENT MISSOURI BARBARA STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND THE SURVEYOR REGULATIONS OF TANEY COUNTY, MISSOURI.

INDUSTRIAL PARK PLAZA, INC.
 THE UNDERSIGNED INDUSTRIAL PARK PLAZA, INC., A MISSOURI CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE SOLE OWNER OF THE PROPERTY DESCRIBED HEREIN, WHICH IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE COUNTY OF TANEY, AND THAT IT FREELY ADVERTISES THIS PLAN OF SUBDIVISION AND DEEDS TO PUBLIC USE. ALL AREAS SHOWN ON THIS PLAT AS EASEMENTS OR INCIDENT RIGHT OF WAY, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE AND THAT IT WILL MAINTAIN ALL SUCH AREAS UNDER THE ORDER OF SUBDIVISION AS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY.
 IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREunto SET HIS HAND AND SEAL OF OFFICE, THIS 24th DAY OF FEBRUARY, 2010.
 INDUSTRIAL PARK PLAZA, INC.

CERTIFICATE OF APPROVAL
 I HEREBY CERTIFY THAT THE AMENDED PLAT SHOWN ON THIS SURVEY HAS BEEN APPROVED BY THE TANEY COUNTY PLANNING COMMISSION, THIS PLAT DOES NOT VIOLATE THE PROVISIONS OF THE TANEY COUNTY DEVELOPMENT DISTRIBUTE CODE OR THE TANEY COUNTY SUBDIVISION REGULATIONS.

PLANNING COMMISSION CHAIRMAN: DAVE

PLANNING ADMINISTRATOR: DAVE

DEPUTY CLERK OF TANEY COUNTY: DAVE
 I HEREBY CERTIFY THAT THE AMENDED PLAT SHOWN ON THIS SURVEY HAS BEEN APPROVED BY THE TANEY COUNTY BY ADMINISTRATION.

Surveyor's Certification

I HEREBY CERTIFY THAT AT THE REQUEST OF PATRICK W. BROWNE, THAT I HAVE MADE AN ACCURATE AND ADEQUATE SURVEY OF THE LAND DESCRIBED HEREON AND THAT THE CORNERS TO BE LOCATED BY MY SURVEY, THIS SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE CURRENT MISSOURI BARBARA STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ALL PLATS THAT DO NOT SHOW A SEAL IMPRINT IN BLUE INK MAY NOT HAVE BEEN TRIANGULATED AS STATED. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS BELOW.

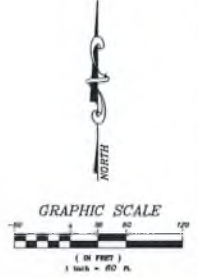
EDDIE D. WOLFE P.L.S. 2190
 PATRICK W. BROWNE P.L.S. 201300061
 JACK E. HOUSEMAN P.L.S. 200201922

EDDIE D. WOLFE, P.L.S. NO. 2190

DEED DESCRIPTION BOOK 624, AT PAGE 159:
 ALL OF LOTS 1, 2, AND 3 OF THE REPLAT OF PLOT 5 OF CEDAR POINT FARMS, INCLUDING A 50 FOOT ROADWAY, AS PER THE RECORDED PLAT THERE, RECORDED IN P.L.S. BOOK/SLEEVE 1-586, BEING A PART OF THE NW1/4 OF SECTION 20, TOWNSHIP 24N, RANGE 20E, TANEY COUNTY, MISSOURI.
 ALSO,
 ALL OF PLOT 6 OF CEDAR POINT FARMS SUBDIVISION OF THE NW1/4 AND A PART OF THE NW1/4 OF THE SW1/4 EAST OF THE HOLLOW, ALL IN SECTION 20, TOWNSHIP 24N, RANGE 20E, AS PER THE RECORDED PLAT THEREIN, RECORDED IN P.L.S. BOOK/SLEEVE 2-722, TANEY COUNTY RECORDER'S OFFICE, EXCEPT A TRACT OF LAND RECORDED AS BEING SHOWN AT THE NE CORNER OF SAID PLOT 6 IN CEDAR POINT FARMS AND BEING BOUND BY A DISTANCE OF 50 FEET ALONG HIGHWAY 105 IN RANGE 20E, THENCE WEST A DISTANCE OF 400 FEET; THENCE NORTH A DISTANCE OF 50 FEET; THENCE EAST A DISTANCE OF 500 FEET TO THE POINT OF BEGINNING, ALL OF THE ABOVE BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, & ANY.

LAND LISTING:
 (M) = MEASURED
 (V) = PLAT
RECORDS LISTING:
 GENERAL WARRANTY DEED RECORDED IN BOOK 447, AT PAGE 1159.
 SUBDIVISION PLAT RECORDED IN PLAT BOOK - 41, PAGE 21.
 SUBDIVISION PLAT RECORDED IN PLAT BOOK/SLEEVE 2, AT PAGE 224.
 SUBDIVISION PLAT RECORDED IN PLAT BOOK/SLEEVE F, AT PAGE 190.
 ALL OF THE ABOVE BEING RECORDED IN THE TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI.

SEAL OF STAMP: RETIRED PUBLIC
 BY COMMISSION EXPRES: _____
 BY ADMINISTRATION: DAVE



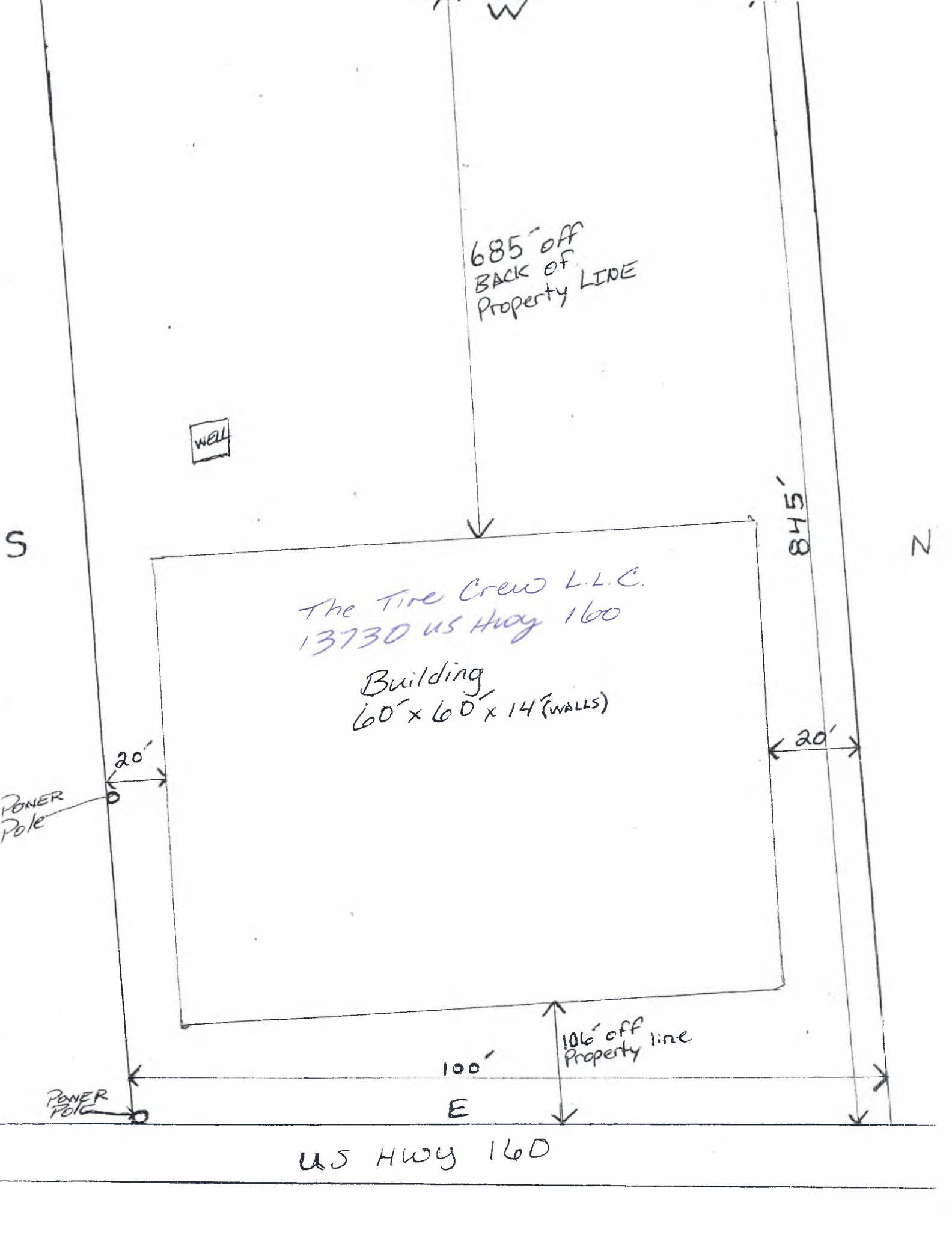
Surveyed for: **INDUSTRIAL PARK PLAZA, INC.**

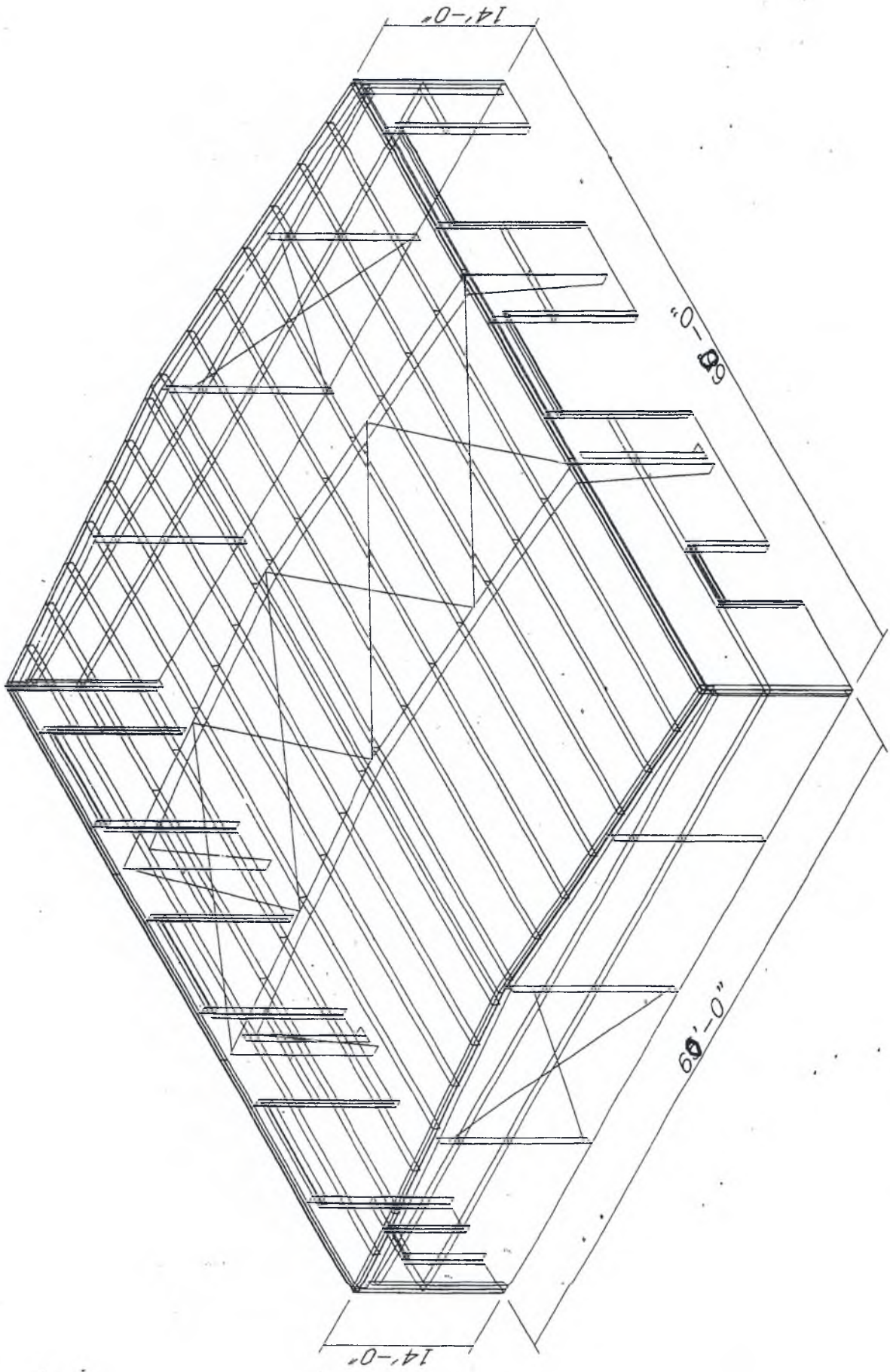
SYMBOL	STANDARD LEGEND
○	1/4" - SET 1/2" HIGH PIN
●	EX. 1/2" HIGH PIN
⊕	EXISTING STONE
⊗	CONCRETE MONUMENT
⊙	WOOD MONUMENT
⊚	ALUM. MONUMENT

TANEY COUNTY, MO
 BASE OF MONUMENT: EAST LINE LOT 6
 SCALE: 1" = 60'

WOLFE SURVEYING, INC.
 EDDIE D. WOLFE P.L.S. 2190 (PRESIDENT)
 PATRICK W. BROWNE P.L.S. 201300061 (SECRETARY)
 JACK E. HOUSEMAN P.L.S. 200201922 (SECRETARY)
 270 South Park Street, Bowling, MO 63618
 Phone: 417-334-8820 Fax: 417-334-3181

SHEET: 1 OF 1
 WOLFE SURVEYING, INC. 03/04/2010
 BLD: #1732 DWG: #1732-AMD
 DRAWN BY: G. HOFFER SCALE: 1"=60.00'





Tire Crew LLC Automotive Repair		Permit#:	16-04		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
Water Quality					
SEWAGE DISPOSAL		n/a=			
centralized system		2	5	0	0
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	-1	-4
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	-2	-8
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	2	6
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	0	0
transparent change / change not readily noticeable		-1			
impact readily apparent / out of place		-2			

Tire Crew LLC Automotive Repair		Permit#:	16-04		
Division Ili Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS		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		
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS		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		
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.		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		
LANDSCAPED BUFFERS -- RESIDENTIAL		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		
LANDSCAPED BUFFERS - INDUSTRIAL		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		
Local Economic Development					
AGRICULTURAL LANDS		n/a=			
no conversion of Class I-IV agricultural land to other use(s)			0	1	0
development requires reclassification of Class I-IV agricultural land to other use(s)			-2		
RIGHT TO FARM		n/a=			
does not limit existing agricultural uses / does not cause nuisance, predation			0	3	0
does not limit existing agricultural uses, but may result in minor nuisance			-1		
potential impact(s) on existing agricultural land			-2		
RIGHT TO OPERATE		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		

Tire Crew LLC Automotive Repair		Permit#:	16-04		
Division Ili Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
DIVERSIFICATION		n/a=			
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2			
creates full-time, year-round and seasonal jobs		1	4	2	8
creates seasonal jobs only		0			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY		n/a=	x		
privacy provided by structural design, or not applicable		2			
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0	2		
privacy provided by open space		-1			
no acceptable or effective privacy buffering		-2			
MIXED-USE DEVELOPMENTS		n/a=	x		
uses / functions are compatible or not applicable		2			
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0	3		
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatibility factors		-2			
Commercial Development					
DEVELOPMENT PATTERN / BUFFERING		n/a=	x		
approved and effectively designed landscaped buffers between structures and all roads		2			
minimal landscaped buffering, but compensates with expanse of land		1			
minimal landscaped buffering		0	4		
no landscaped buffering, but utilizes expanse of land		-1			
no or inadequate buffering or separation by land		-2			
Services - Capacity and Access					
UTILITIES		n/a=			
adequate utilities capacity as evidenced by letter from each utility		0			
adequate utilities capacity without formal letter from each utility or not from all utilities		-1	4	-1	-4
inadequate information to determine adequacy of utilities		-2			
TRAFFIC		n/a=			
no impact or insignificant impact on current traffic flows		0			
traffic flow increases expected but manageable using existing roads and road accesses		-1	2	-1	-2
traffic flow increases exceed current road capacities		-2			
EMERGENCY SERVICES		n/a=			
structure size and/or access can be serviced by emergency equipment		0			
structure size and/or access may impede but not hinder serviceability		-1	3	0	0
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
RIGHT-OF-WAY OF EXISTING ROADS 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			
Internal Improvements				
WATER SYSTEMS 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			
EMERGENCY WATER SUPPLY 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			
PEDESTRIAN CIRCULATION 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			
PEDESTRIAN SAFETY 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			
BICYCLE CIRCULATION 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			
UNDERGROUND UTILITIES 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			

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=	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		

Solid Waste Disposal				
SOLID WASTE DISPOSAL SERVICE AVAILABILITY	n/a=			
weekly service is available and documentation of availability provided		0	5	-1
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= -10
Maximum Possible Score= 59
Actual Score as Percent of Maximum= -16.9%
Number of Negative Scores= 6
Negative Scores as % of Total Score= 17.1%

Scoring Performed by:	Date:
<i>Bob Atchley & Bonita Kisse/Souttee</i>	<i>February 18, 2016</i>

Project: Tire Crew LLC Automotive Repair

Permit#: 16-04

Policies Receiving a Negative Score	
Importance Factor 5:	emergency water supply waste disposal service
Importance Factor 4:	stormwater drainage air quality utilities
Importance Factor 3:	none
Importance Factor 2:	traffic
Importance Factor 1:	none

Scoring by: Bob Atchley & Bonita Kisse/Soutee

Date: February 18, 2016

Eastern District Relative Policies: Division III Permit


Project: **Tire Crew LLC Automotive Repair**

Permit: **16-04**

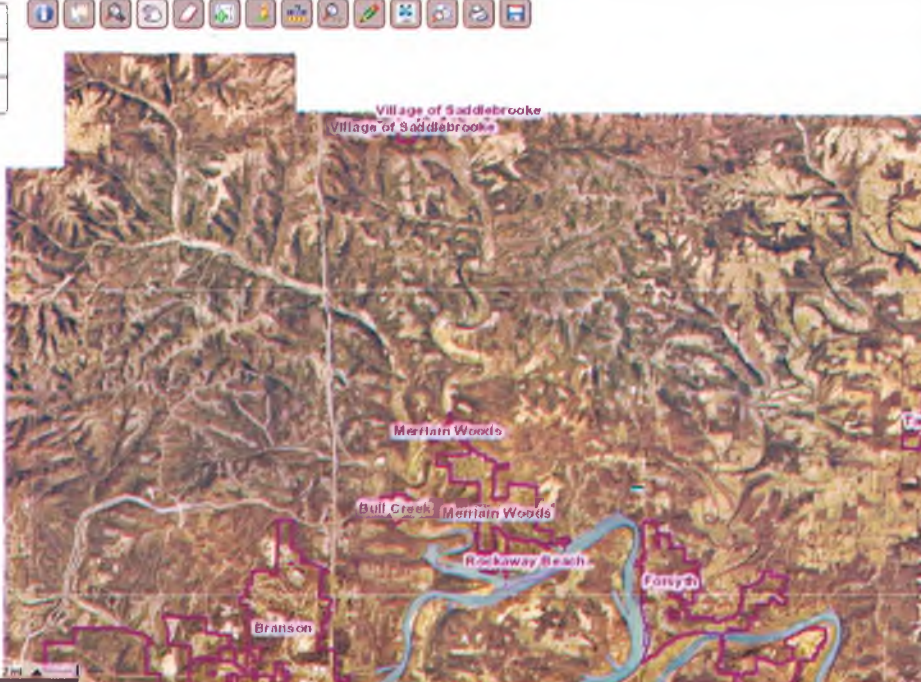
	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	59	-10	-16.9%	6	37.5%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	5	-10	2	66.7%
sewage disposal				
right-of-way / roads	5	5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	32	-4	3	42.9%
stormwater drainage	8	-4		
air quality	0	-8		
off-site nuisances	8	4		
use compatibility	0	0		
diversification	8	8		
development buffering				
utilities	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	12	6		
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	0		
Importance Factor 2	0	-2	1	100.0%
residential landscape buffers				
right to operate				
residential privacy				
traffic	0	-2		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands	0	0		
bicycle circulation				

Scoring by: *Bob Atchley & Bonita Kisse/Soutee*
 Date: *February 18, 2016*

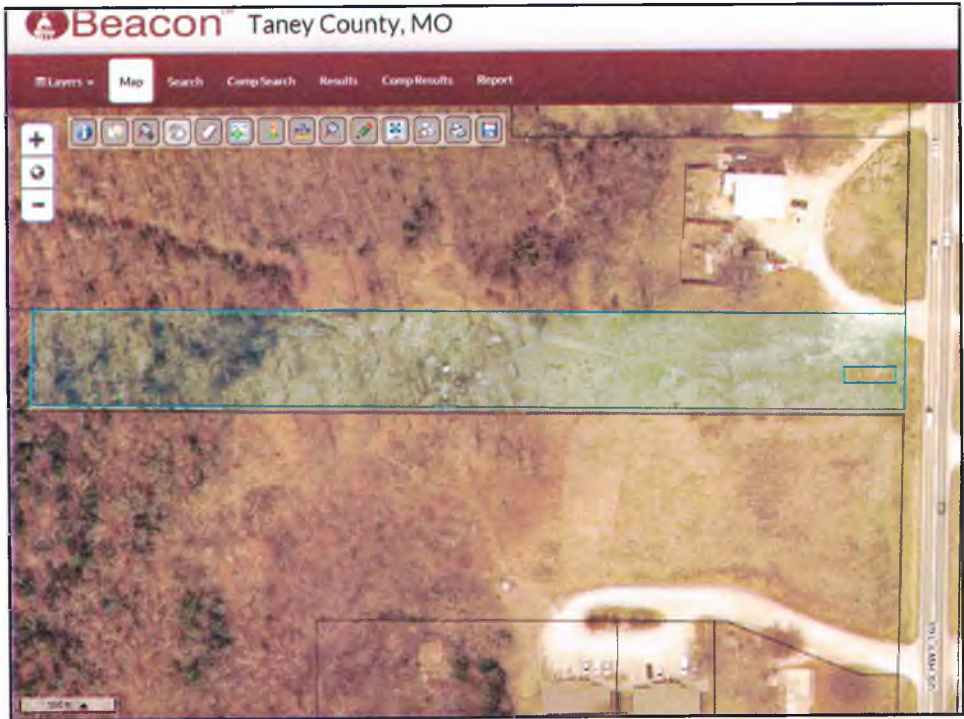


Tire Crew, LLC – Automotive Repair
13797 U.S. Highway 160, Forsyth, MO
Division III Permit Case # 2016-0004
Taney County GIS - Beacon



7mi







**Tire Crew, LLC – Automotive Repair
13797 U.S. Highway 160, Forsyth, MO
Division III Permit Case # 2016-0004
Pictometry – View from the South**

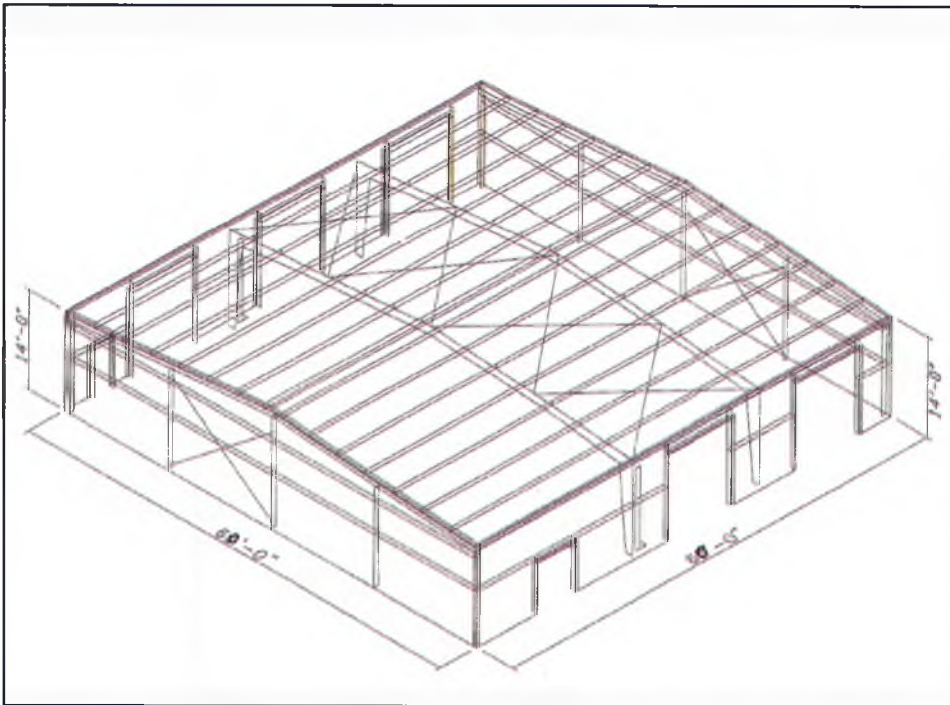


**Tire Crew, LLC
– Automotive
Repair**

**13797 U.S.
Highway 160,
Forsyth, MO**

**Division III
Permit Case #
2016-0004**

**Pictometry –
View from the
East**

















**TANEY COUNTY
PLANNING COMMISSION
DIVISION III PERMIT
STAFF REPORT**

HEARING DATE: March 14, 2016

CASE NUMBER: 2016-0006

PROJECT: Tree Town

APPLICANT: Alanna Hovey

REPRESENTATIVE: Kelly Lundgrin

LOCATION: The subject property is located at 421 North Emory Creek Road, Walnut Shade, MO; Jasper Township; Section 32, Township 24, Range 21.

REQUEST: The applicant, Alanna Hovey is requesting the Planning Commission approval of a Division III Permit authorizing the development of a bed and breakfast facility consisting of a total of twenty (20) tree houses.

BACKGROUND and SITE HISTORY:

The subject property is a total of +/- 40.00 acre (per the Assessor's information as shown within Beacon) consisting of two separate parcels of land. The first parcel is +/- 10.00 acres and second parcel is +/-30.00 acres (Parcel #s 05-9.0-32-000-000-006.000 and 05-9.0-32-000-000-005.000). Both parcels are meets and bounds described tracts of land located at 421 North Emory Creek Road, Walnut Shade, MO.

The applicant is now requesting the approval of a Division III Permit authorizing the development of Tree Town, a bed and breakfast facility consisting of a total of twenty (20) tree houses.

The current application was approved for Concept on February 16, 2016.

GENERAL DESCRIPTION:

The applicant is now requesting the approval of a Division III Permit authorizing the development of Tree Town, a bed and breakfast facility consisting of a total of twenty (20) tree houses.

REVIEW:

The Tree Town development will be a bed and breakfast facility that will consist of a total of twenty (20) tree house structures. The representative indicated that Tree Town will be developed in phases. The first phase of the development will consist of approximately nine (9) tree houses. The second phase of the development will consist of an additional nine (9) tree houses. The representative has indicated that many of the tree houses constructed within the second (2nd) phase will be located within the floodplain. Each of the structures located within the floodplain (Special Flood Hazard Area) will require the issuance of a Floodplain Development Permit and an Elevation Certificate. The Elevation Certificate must be completed by an architect, engineer or survey licensed in the State of Missouri, indicating that the top of the floor is built at least one (1) foot above the Base Flood Elevation. During the Concept Hearing the representative indicated that the tree houses will each contain a single bedroom and bathroom. Each of the tree houses will be between 288 square feet and 576 square feet in size. During the Concept Hearing the representative also indicated that there will be an event center and a kitchen facility located within tree house structures as well. During the Concept Hearing the representative indicated that the tree houses will be elevated approximately 8 to 10 feet above the ground surface. The representative has indicated that the tree houses will be interconnected via raised bridges.

The property is currently accessed via a 40 foot wide road easement. Per the provisions of the Road Standards, the 40 foot wide road easement will need to be a minimum of 50 feet in width. The roadway must be improved, ensuring compliance with the Taney County Road Standards. The representative has indicated that the applicant will be applying for a variance from the provisions of the Road Standards, allowing for a variance from the 50 foot right-of-way width requirements and also a variance allowing for the roadway to be constructed without the 2 foot shoulders on each side of the roadway.

The representative has indicated that on-site parking will be provided under each of the tree house units. Per the provisions of Table J-1 (On-Site Parking Performance Standards) of the Development Guidance Code 1.5 spaces are required per two-bedroom dwelling unit with ½ spaces added for a lockout bedroom and ½ space added for each additional bedroom. The applicant should have more than an adequate area for parking within the +/- 40.00 acres.

The property in question will be required to be served by either an onsite wastewater treatment system or a wastewater treatment plant. Either the onsite wastewater treatment system or a wastewater treatment plant will require Missouri Department of Natural Resources (MoDNR) approval. Any wastewater treatment system which will serve seven (7) or more units must be approved via the MoDNR. Depending upon the average wastewater flows generated, the development may require the construction of a new wastewater treatment facility.

It appears that the impervious surface limitations of Table H-1 (Impervious Cover Limitations Table) of the Development Guidance Code will not be exceeded on the +/- 40.00 acre property. A stormwater management plan will not be required so long as the

applicants are able to demonstrate in writing that the impervious surface limitations of Table H-1 will be complied with.

The adjoining property immediately to the north and south is primarily large commercial tracts of land. The adjoining property immediately to the east is vacant property, with light residential property and U.S. Highway 65 further to the east. The adjoining property immediately to the west is vacant property, Emory Creek Ranch subdivision being located further to the west.

The development will be buffered from all directions with the existing trees and vegetation.

The project received a score of -39 on the Policy Checklist, out of a maximum possible score of 67. The relative policies receiving a negative score consist of sewage disposal, right-of-way on existing roads, emergency water supply, solid waste disposal service, stormwater drainage, utilities, emergency services and traffic.

STAFF RECOMMENDATIONS:

If the Taney County Planning Commission approves Division III Permit # 2016-0006, 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 or demonstration that the project will comply with the impervious surface limitations of Table H-1.
 - c. Utility easements and building line setbacks (Table 12).
 - d. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6).
2. Compliance letters from the Western Taney County Fire Protection District, the Missouri Department of Natural Resources and the Taney County Road & Bridge Department 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. This decision is subject to all existing easements.
4. Division II Permits shall be required for all applicable structures in the development (Chapter 3, Section 1, Item B).
5. Prior to the issuance of Division II Permits the applicant shall ensure that an easement of 50 feet in width is provided from the end of Emory Creek Road to the property line in question. Said easement shall be filed with the Taney County Recorder of Deeds office.
6. Prior to the issuance of Division II Permits the roadway providing access to the Tree Town property shall be improved assuring compliance with the Taney

County Road Standards. The applicant shall allow for all road improvements to be inspected by the Taney County Road & Bridge Department.

7. Prior to the issuance of Division II Certificates of Conformance (C of Cs), the developer shall first present a Final Inspection from the Central Taney County Fire Protection District to the Taney County Planning Department Office, if required.
8. Prior to the issuance of Division II Certificates of Conformance (C of Cs), the developer shall first receive approval for all Floodplain Development Permits and Elevation Certificates for all FEMA defined structures that are located within the Special Flood Hazard Area (SFHA – Floodplain).
9. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire.



Google

Imagery Date: 3/11/2015 36.447988°N 92.135300°W 102 ft eye alt

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1336

Tree Town		Permit#:	16-03		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
Water Quality					
SEWAGE DISPOSAL		n/a=			
centralized system		2	5	-1	-5
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	-1	-4
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	0	0
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	0	0
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	0	0
transparent change / change not readily noticeable		-1			
impact readily apparent / out of place		-2			

Tree Town		Permit#:	16-03		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS		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		
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS		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		
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.		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		
LANDSCAPED BUFFERS -- RESIDENTIAL		n/a=			
approved landscaped buffer between homes and all streets / roads / highways			2	2	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		
LANDSCAPED BUFFERS - INDUSTRIAL		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		
Local Economic Development					
AGRICULTURAL LANDS		n/a=			
no conversion of Class I-IV agricultural land to other use(s)			0	1	0
development requires reclassification of Class I-IV agricultural land to other use(s)			-2		
RIGHT TO FARM		n/a=			
does not limit existing agricultural uses / does not cause nuisance, predation			0	3	0
does not limit existing agricultural uses, but may result in minor nuisance			-1		
potential impact(s) on existing agricultural land			-2		
RIGHT TO OPERATE		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		

Tree Town		Permit#:	16-03		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
DIVERSIFICATION		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			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY		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			
MIXED-USE DEVELOPMENTS		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			
Commercial Development					
DEVELOPMENT PATTERN / BUFFERING		n/a=			
approved and effectively designed landscaped buffers between structures and all roads		2	4	1	4
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			
Services - Capacity and Access					
UTILITIES		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			
TRAFFIC		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			
EMERGENCY SERVICES		n/a=			
structure size and/or access can be serviced by emergency equipment		0	3	-2	-6
structure size and/or access may impede but not hinder serviceability		-1			
structure size and/or access could be problematic or non-serviceable		-2			

Tree Town		Permit#:	16-03		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
RIGHT-OF-WAY OF EXISTING ROADS		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			
Internal Improvements					
WATER SYSTEMS		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			
EMERGENCY WATER SUPPLY		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			
PEDESTRIAN CIRCULATION		n/a=	x		
paved and dedicated walkways (no bicycles) provided throughout development		2	4	2	
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			
PEDESTRIAN SAFETY		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			
BICYCLE CIRCULATION		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			
UNDERGROUND UTILITIES		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			

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=	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		
Solid Waste Disposal				
SOLID WASTE DISPOSAL SERVICE AVAILABILITY	n/a=			
weekly service is available and documentation of availability provided		0	5	-1
weekly service reportedly available but not documented		-1		
centralized, on-site trash collection receptacles available		-2		
SOLID WASTE DISPOSAL SERVICE COMMITMENT				
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= -39
Maximum Possible Score= 67
Actual Score as Percent of Maximum= -58.2%
Number of Negative Scores= 8
Negative Scores as % of Total Score= 22.9%

Scoring Performed by:
Bob Atchley & Bonita Kisse/Soutee

Date:
February 18, 2016

Eastern District Relative Policies: Division III Permit

Project: **Tree Town**

Permit: **16-03**

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	67	-39	-58.2%	8	42.1%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	15	-25	4	100.0%
sewage disposal	10	-5		
right-of-way / roads	5	-5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	32	-4	2	28.6%
stormwater drainage	8	-4		
air quality	0	0		
off-site nuisances	8	0		
use compatibility	0	0		
diversification				
development buffering	8	4		
utilities	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	12	-6	1	25.0%
preservation of critical areas	6	0		
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	-6		
water systems	6	0		
Importance Factor 2	8	-4	1	33.3%
residential landscape buffers	4	0		
right to operate				
residential privacy	4	0		
traffic	0	-4		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands	0	0		
bicycle circulation				

Scoring by: *Bob Atchley & Bonita Kisse/Soutee*
 Date: *February 18, 2016*

Project: **Tree Town**

Permit#: **16-03**

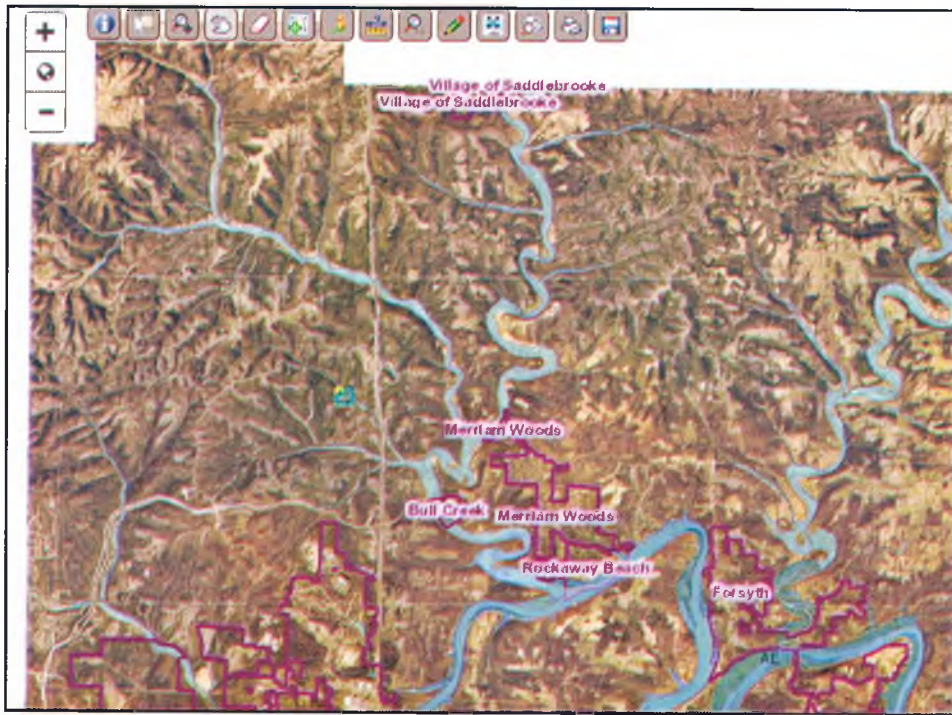
Policies Receiving a Negative Score	
Importance Factor 5:	sewage disposal right-of-way / roads emergency water supply waste disposal service
Importance Factor 4:	stormwater drainage utilities
Importance Factor 3:	emergency services
Importance Factor 2:	traffic
Importance Factor 1:	none

Scoring by: *Bob Atchley & Bonita Kisse/Soutee*

Date: *February 18, 2016*



Tree Town
421 North Emory Creek Road, Walnut Shade, MO
Division III Permit Case # 2016-0006
Taney County GIS - Beacon



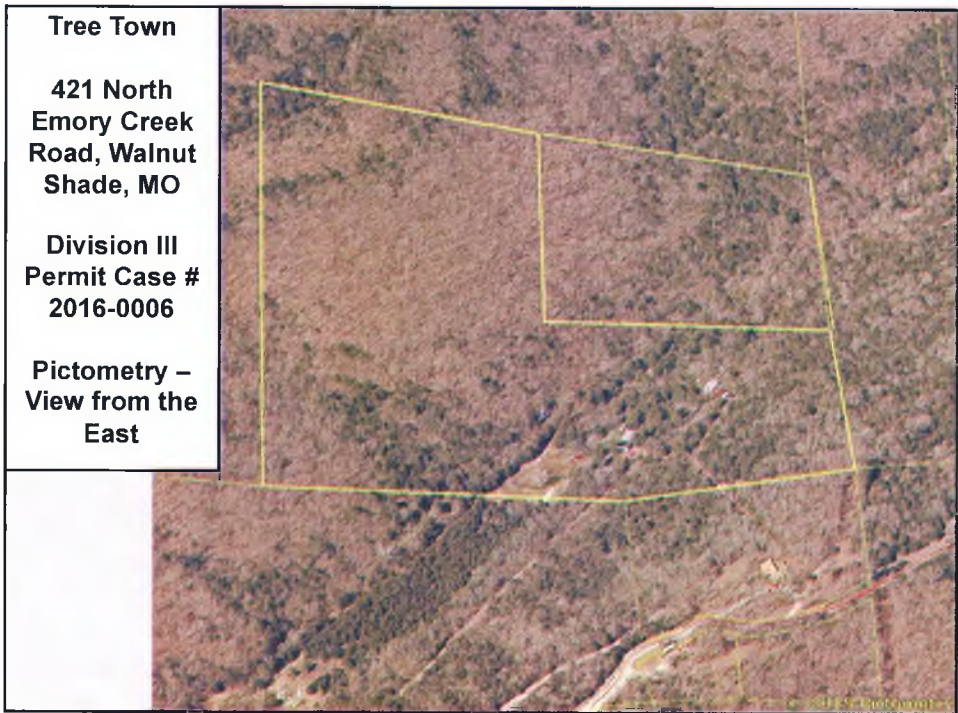


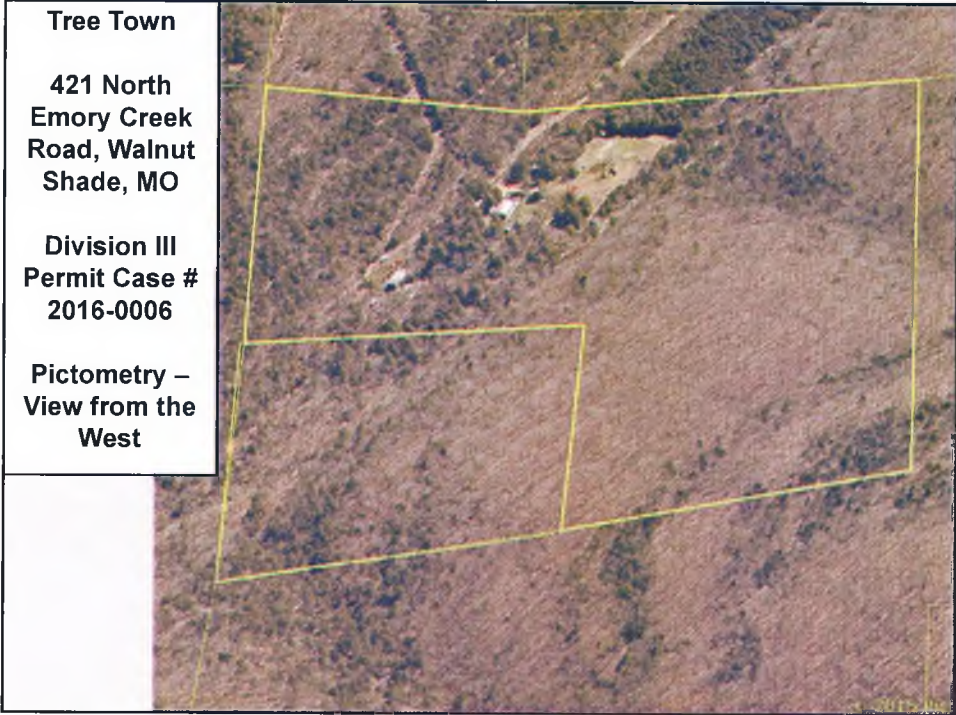


Tree Town
421 North Emory Creek Road, Walnut Shade, MO
Division III Permit Case # 2016-0006
Pictometry – View from the North



Tree Town
421 North Emory Creek Road, Walnut Shade, MO
Division III Permit Case # 2016-0006
Pictometry – View from the South





**NO
TRESPASSING**

**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

Under the Division III Process

Applicant: Alana Hoye
Project: Bed & Breakfast
Tree House

Property Location: 401 N. Emory
Peck V. Road

Hearing Location: Same
Time: 7:00 PM Date: 7-14-16
Phone: 417-845-1226









