



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
ADDITION TO FOREST LAKE AT STONEBRIDGE VILLAGE
JUNE 9, 2008
#08-36

Public Hearing for the Addition to Forest Lake at Stonebridge Village in the Branson Township Sec. 15 Twp. 23 Rng. 22.

The applicant, Missouri Partners, Inc. request approval to develop a single family subdivision, condominium cabins, snack bar, and 9 hole golf course with ponds.

History: Approved for Concept May 19, 2008.

General Description: The subject property contains 115 acres in Taney County located off Limestone Drive. The adjoining properties to the request consist of commercial, multi-family, residential, and agricultural.

Review: The proposed site will consist of approximately 324 single family residential lots with 189 lots and 9 hole golf course in Taney County, condominium cabins and snack bar all in Stone County. The property is serviced by central sewer and water.

Summary: If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
 - a. Sediment and erosion control (Appendix B Sec. VI Item 2)
 - b. Stormwater management (Appendix B Item 3)
 - c. Land grading permit (Appendix B)
 - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60,3b Sec. A)
 - e. Utility easements and building line setbacks (Table 12)
 - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts (Chapter VI-VII).
3. No outside storage of equipment or solid waste materials.
4. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. 1 Item B)
5. This decision is subject to all existing easements.
6. The Decision of Record shall be filed in the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).