

TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
SYCAMORE RIDGE PHASE II
#06-15

Public Hearing for Sycamore Ridge Phase II, located at St. Hwy. 248, in the Branson Township, Sec. 13, 18 Twp. 23 Rng. 21, 22.

The applicant, PTTW Properties, LLC requests approval to develop 30 additional units, and two office storage buildings.

History: Approved for Concept on March 20, 2006.

General Description: The subject property is located off St. Hwy. 248. The adjoining properties to the development consist of commercial, multi-family, and agriculture.

Review: The proposed site will consist of 30 additional condo buildings to make a total of 120 units. Two office storage buildings will be constructed at 10,500 sq. ft. each. The property will be serviced by a treatment plant and community well.

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
 - 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. I Item B).
5. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire. (Chapter III Item 6)