



TANEY COUNTY PLANNING COMMISSION

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DIVISION III STAFF REPORT

AIRPARK SOUTH

JANUARY 14, 2008

#07-73

Public Hearing for Airpark South located off St. Hwy. 65 to Maple Street in the Oliver Township, Sec. 20 Twp. 22 Rng. 21.

The applicant, Mustang Holdings LLC requests approval to construct 33 condo buildings, bank, convenience store, and retail center.

History: Approved for Concept December 17, 2007.

General Description: The subject property contains 3.54 acres. The adjoining properties to the request consist of commercial, agricultural, residential, and multi-family.

Review: The proposed site will consist of 33 condo buildings with 4 units per building, a 3.38 acre commercial tract proposed for a bank and retail center, a 3.26 acre commercial tract for a bank, retail center and convenience store. The property is serviced by a City of Hollister water and wastewater disposal.

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 strictures 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 II Item 6).