



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
FEBRUARY 11, 2008
BUILDERS MARKETPLACE
#08-1

Public Hearing for Builders Marketplace located at Jim Perry Road in the Branson Township, Sec. 21 Twp. 23 Rng. 21.

The applicant, Paul Krueger requests approval to construct a warehouse for a retail and wholesale business.

History: Approved for Concept January 22, 2008.

General Description: The subject property contains 7+ acres and is located off Bee Creek Road to Jim Perry Road. The adjoining properties to the request consist of commercial and residential.

Review: The proposed site will consist of four buildings 75 x 240 with eight sections per building at 2250 sq. ft. per section for the purpose of the warehouse and retail business to serve home builders and retail customers. The property will be serviced by Taney County Sewer and Public Water Supply District #2.

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. I Item B).
5. 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).