



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
RON'S STORAGE AND SALES LOT
APRIL 14, 2008
#08-15

Public Hearing for a storage lot for boat trailers in the Branson Township Sec. 35 Twp. 22 Rng. 22.

The applicant, Ron Todd requests approval to store boat trailers on property located at Paradise Lane.

History: Approved for Concept March 17, 2008.

General Description: The subject property contains 42,000 sq. ft and is located at Arcadia Landing Subdivision Lots 1-13 Block 20 Clevenger Cove Road to Paradise Lane. The adjoining properties to the request consist of residential.

Review: The proposed site will consist of the storage of boat, pontoon and utility trailers new and used, frames and equipment needed to operate the over flow of trailer business. No structure, restroom or running water will be needed on the site.

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 District (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).