



## TANEY COUNTY PLANNING COMMISSION

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**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III STAFF REPORT**  
**COMBS-REDFERN APARTMENTS**  
**MAY 12, 2008**  
**#08-30**

Public Hearing for Combs-Redfern Apartments in the Scott Township Sec.34 Twp. 23 Rng. 21.

The applicant, Taney County Board for the Developmentally Disabled requests approval to construct a 15 unit apartment building for adults with developmental disabilities.

History: Approved for Concept April 21, 2008.

General Description: The subject property contains approximately 1.68 acres and is located north of the Tantone Industries Sheltered Workshop building and east of the water tower. The adjoining properties to the request consist of residential, commercial, and multi-family.

Review: The proposed site will consist of a 14,500 sq. ft. building, fenced-in resident activities area, lighted parking area for staff and family and a privacy fence separating the project from the Spring Meadows Subdivision. The property is to be serviced by Taney County Regional Sewer District and Public Water Supply District #2. Access will be from East. St. Hwy. 76.

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 and MoDot. (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).