



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
PARKSIDE STORAGE
JULY 14, 2008
#08-39

Public Hearing for Parkside Storage located at Hwy. 165 and Dale Ave. in the Oliver Township, Sec. 27 Twp. 22 Rng. 22.

The applicant, Michael L. Patton requests approval to construct a storage building and office.

History: Approved for Concept June 16, 2008.

General Description: The subject property contains 2.8 acres and is located off the corner of St. Hwy. 165 and Dale Ave. The adjoining properties to the request consist of residential.

Review: The proposed site will consist of a 30 x 200 sq. ft. metal storage building consisting of 12 x 30 units and one 8 x 30 office space. The application requested additional buildings, but the applicant decided to only construct one at this time. If the applicant decides to construct the others, he must return to the Planning Commission for approval. Access to the property will be from Parkside Storage Dr.

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 includes 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 is subject to all existing easements.
6. 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).

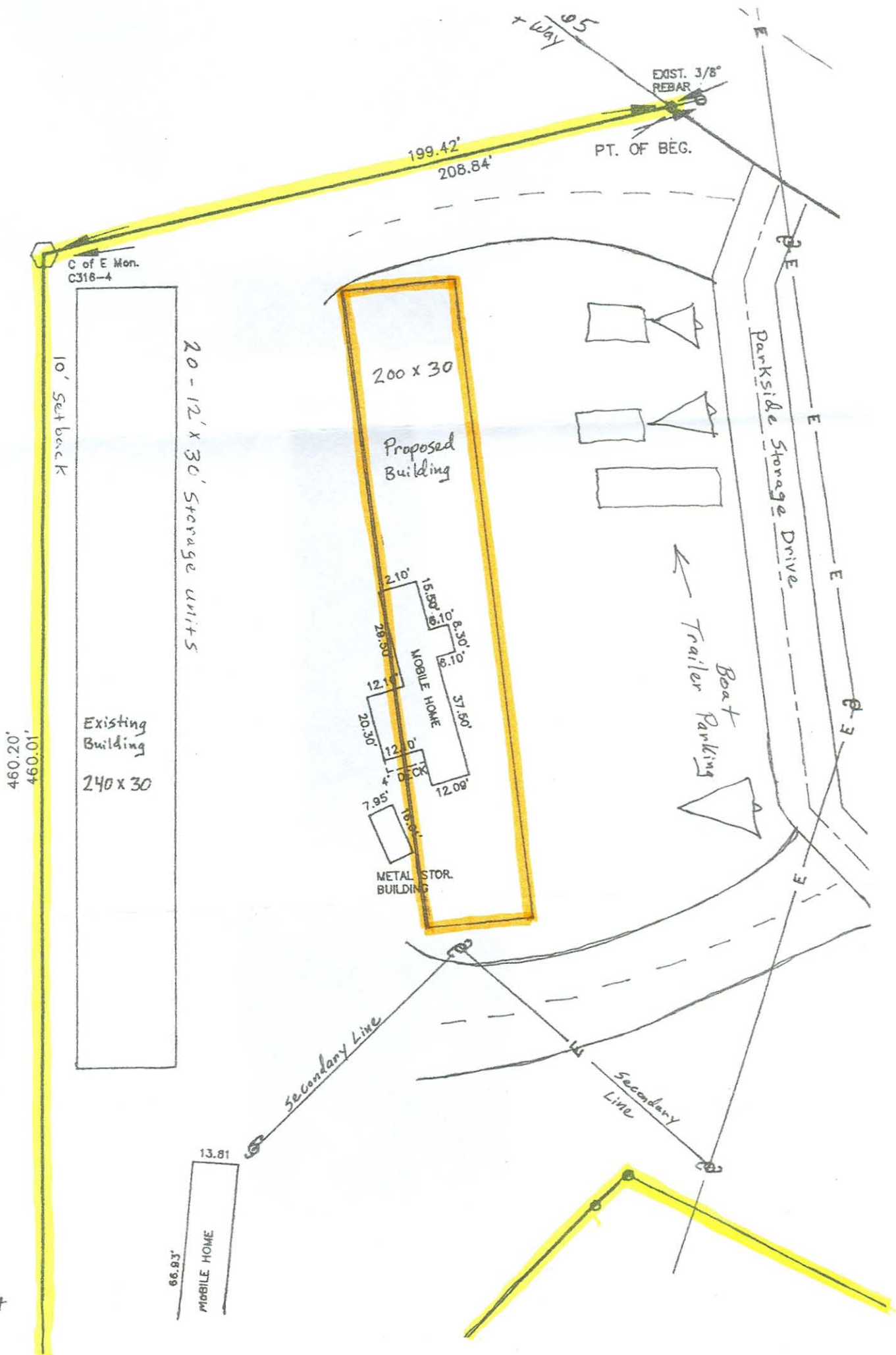


Table Rock State Park

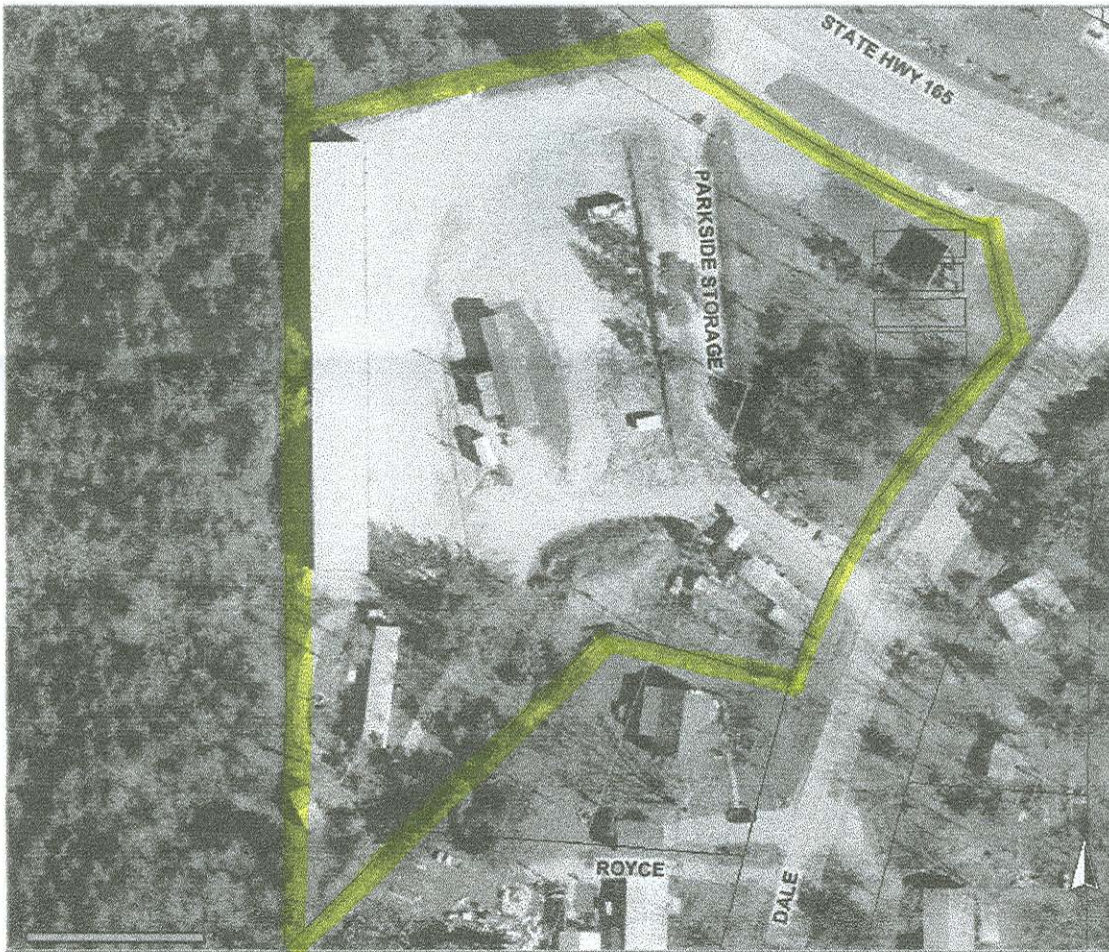


G.F.T.L., Table Rock Lake

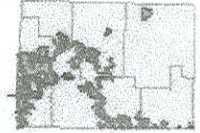
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




Date Created: 5/26/2008
Map Scale: 1in=100ft



Overview



Legend

-  Townships
-  Corporate Limits
-  Lakes
-  Roads
-  Parcels

Parcel ID	17-4.0-19-000-000- 004.000	Class	Owner Name	TABLE ROCK CANYON LLC C/O FRONTLINE DEVELOPMENT LLC
Sec/Twp/Rng	19-22-21	Acreage	Owner	TABLE ROCK CANYON LLC
Property Address			Address	C/O FRONTLINE DEVELOPMENT LLC 4520 MAIN ST STE 1650 KANSAS CITY MO 64111

District 5CXH
Brief Tax Description SE4; CITY OF HOLLISTER
(Note: Not to be used on legal documents)

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