



## TANEY COUNTY PLANNING COMMISSION

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**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III STAFF REPORT**  
**MURDER ROCK LODGE**  
**SEPTEMBER 8, 2008**  
**#08-52**

Public Hearing for Murder Rock Lodge located at Golf Club Drive in the Oliver Township, Sec. 27 and 34, Township 22 Range 21.

The applicant, Country Land requests approval to construct condominiums.

History: Approved for Concept August 18, 2008.

General Description: The subject property contains 5.17 acres and is located at the Branson Creek Development. The adjoining properties to the request consist of residential and commercial.

Review: The proposed site will consist of 72 units platted condominiums which will be sold as whole ownerships with the option of an overnight rental program. The property is to be serviced by a treatment plant and community well.

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 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.