



## TANEY COUNTY PLANNING COMMISSION

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***TANEY COUNTY PLANNING COMMISSION  
DIVISION III STAFF REPORT  
UNIVERSAL AUTO AND ACCESSORIES  
SEPTEMBER 8, 2008  
#08-42***

Public Hearing for Universal Auto and Accessories located at 1225 Ridgedale Road in the Oliver Township, Sec. 7 Twp. 21 Rng. 21.

The applicant, Brian Karn requests approval to operate a used car dealership from an existing car wash building.

History: Approved for Concept August 18, 2008.

General Description: The subject property contains 3.25 acres and is located off St. Hwy. 86 to Ridgedale Rd. The adjoining properties to the request consist of commercial and residential.

Review: The proposed site will consist of 1 acre to be used as the car lot. The car wash building will be used for detailing. The property is to be serviced by individual sewer and a private 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. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire.