



TANEY COUNTY PLANNING COMMISSION

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DIVISION III STAFF REPORT

ELITE AUTOMOTIVE

NOVEMBER 10, 2008

#08-52

Public Hearing for Elite Automotive located at 575 Beaumont Lane in the Branson Township, Sec. 5 Twp. 23 Rng. 21.

The applicant, Richard E. Deppe requests approval to utilize an additional lot for sales and future shop for Elite Automotive and Repair.

History: Approved for Concept October 20, 2008.

General Description: The subject property contains 2 acres and is located off Victor Church Road to Beaumont Lane. The adjoining properties to the request consist of residential, multi-family, commercial and agricultural.

Review: The proposed site will consist of a metal shop building to be built at a later date and parking for a maximum of 20 cars. The property is serviced by individual septic and community well. The project received a +2 score on the policy checklist, with two negative scores being a -10 for no fire hydrant system, and a -9 for screening of outdoor equipment.

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, Health Department, and MoDot, if applicable.
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
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).