



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
INTEGRITY HILLS DEVELOPMENT
NOVEMBER 10, 2008
#08-62

Public Hearing for Integrity Hills Development in the Oliver Township, Sec. 14 Twp. 21 Rng. 22.

The applicant, Quality Structures request approval to construct cabins, duplexes, and twelve plexes.

History: Approved for Concept October 20, 2008.

General Description: The subject property contains 81.87 acres and is located off St. Hwy. 86 to Tate Road. The adjoining properties to the request consist of residential and agricultural.

Review: The proposed site consists of a single family dwelling to be used for a clubhouse. The property will be serviced by a treatment plant and community well. The project received a score of -29. The negatives include; right of way/ roads, emergency water supply, slopes, use compatibility, pedestrian circulation, building bulk/scale, waste containers screening, development buffering, residential buffer/screening, residential privacy, traffic, usable open space, lot coverage, rooftop vents/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. 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.
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. The 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).