



TANEY COUNTY PLANNING COMMISSION

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DIVISION III STAFF REPORT

CHEROKEE LANDING

DECEMBER 8, 2008

#08-64

Public Hearing for Cherokee Landing located off Lakeshore Dr. in the Branson Township, Sec. 33 Twp. 23 Rng. 21.

The applicant, KuKorp, LLC requests approval to subdivide 7.3 acres for residential purposes.

History: Approved for Concept November 17, 2008.

General Description: The subject property contains 7.3 acres and is located off Lakeshore Dr. The adjoining properties to the request consist of residential, multi-family, and commercial.

Review: The proposed site will consist of single family residential lots to be left vacant and donated to a not for profit organization by the lot over time. The property is serviced by central sewer and water. The project received a +7 score on the policy checklist.

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 I 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).

Cherokee Landing		Permit#:	08-64		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
Water Quality					
SEWAGE DISPOSAL		n/a=			
centralized system		2	5	2	10
on-site treatment system(s) with adequate safeguards to mitigate pollution		1			
septic system of adequate design and capacity		0			
proposed system may not provide adequate capacity		-1			
proposed solution may cause surface and/or ground water pollution		-2			
Environmental Policies					
SOIL LIMITATIONS		n/a=			
no known limitations		0	3	0	0
potential limitations but mitigation acceptable		-1			
mitigation inadequate		-2			
SLOPES		n/a=			
NOTE: if residential, mark "x" in box.....					
development on slope under 30%		0	4	0	0
slope exceeds 30% but is engineered and certified		-1			
slope exceeds 30% and not engineered		-2			
WILDLIFE HABITAT AND FISHERIES		n/a=			
no impact on critical wildlife habitat or fisheries issues		0	2	0	0
critical wildlife present but not threatened		-1			
potential impact on critical wildlife habitat or fisheries		-2			
AIR QUALITY		n/a=			
cannot cause impact		0	2	0	0
could impact but appropriate abatement installed		-1			
could impact, no abatement or unknown impact		-2			
Land Use Compatibility					
OFF-SITE NUISANCES		n/a=			
no issues or nuisance(s) can be fully mitigated		0	5	0	0
buffered and minimally mitigated		-1			
cannot be mitigated		-2			
Compatibility Factors					
USE COMPATIBILITY		n/a=			
no conflicts / isolated property		0	4	0	0
transparent change / change not readily noticeable		-1			
impact readily apparent / out of place		-2			

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LOT COVERAGE		n/a=	-1		
lot coverage compatible with surrounding areas			0		
lot coverage exceeds surrounding areas by less than 50%			-1	1	0
lot coverage exceeds surrounding areas by more than 50%			-2		0
BUILDING BULK AND SCALE		n/a=			
bulk / scale less than or equivalent to surrounding areas			0		
bulk / scale differs from surrounding areas but not obtrusive			-1	3	0
bulk / scale significantly different from surrounding areas / obtrusive			-2		0
BUILDING MATERIALS		n/a=			
proposed materials equivalent to existing surrounding structures			0		
proposed materials similar and should blend with existing structures			-1	2	0
materials differ from surrounding structures and would be noticeable			-2		0
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS		n/a=			
no rooftop equipment or vents			2		
blocked from view by structure design			1		
blocked from view using screening			0	1	0
partially blocked from view			-1		
exposed / not blocked from view			-2		
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS		n/a=	x		
no on-site waste containers			2		
blocked from view by structure design			1		
blocked from view using screening			0	3	
partially blocked from view			-1		
exposed / not blocked from view			-2		
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.		n/a=	x		
no outdoor storage of equipment, materials, etc., or outdoor work areas			2		
blocked from view by structure design			1		
blocked from view using screening			0	3	
partially blocked from view			-1		
exposed / not blocked from view			-2		
LANDSCAPED BUFFERS -- RESIDENTIAL		n/a=			
approved landscaped buffer between homes and all streets / roads / highways			2		
approved landscaped buffer from major roads / highways only			1		
minimal landscaped buffer, but compensates with expanse of land			0	2	2
no landscaped buffer between residences and local streets			-1		4
no landscaped buffer from any road			-2		

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LANDSCAPED BUFFERS - INDUSTRIAL		n/a=	x		
approved landscaped buffer from public roads		0	3		
minimal landscaped buffer, but compensates with expanse of land		-1			
no landscaped buffer from public roads		-2			
Local Economic Development					
RIGHT TO FARM		n/a=	x		
does not limit existing agricultural uses / does not cause nuisance, predation		0	3		
does not limit existing agricultural uses, but may result in minor nuisance		-1			
potential impact(s) on existing agricultural land		-2			
RIGHT TO OPERATE		n/a=			
no viable impact on existing industrial uses by residential development		0	3	0	0
potential impact but can be mitigated		-1			
potential impact on existing industrial uses with no mitigation		-2			
DIVERSIFICATION		n/a=	x		
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	5		
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY		n/a=			
privacy provided by structural design, or not applicable		2	2	0	0
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0			
privacy provided by open space		-1			
no acceptable or effective privacy buffering		-2			
MIXED-USE DEVELOPMENTS		n/a=	x		
uses / functions are compatible or not applicable		2	3		
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0			
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatibility factors		-2			
Commercial Development					
DEVELOPMENT PATTERNS		n/a=	x		
clustered development / sharing of parking, signs, ingress, egress, or not applicable		2	3		
some clustering and sharing patterns with good separation of facilities		1			
some clustering and sharing patterns with minimal separation of facilities		0			
clustered development with no appreciable sharing of facilities		-1			
unclustered development with no sharing or ability to share facilities		-2			

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DEVELOPMENT BUFFERING		n/a=			
approved and effectively designed landscaped buffers between structures and all roads		2	3	2	6
minimal landscaped buffering, but compensates with expanse of land		1			
minimal landscaped buffering		0			
no landscaped buffering, but utilizes expanse of land		-1			
no or inadequate buffering or separation by land		-2			
Services - Capacity and Access					
TRAFFIC		n/a=			
no impact or insignificant impact on current traffic flows		0	2	0	0
traffic flow increases expected but manageable using existing roads and road accesses		-1			
traffic flow increases exceed current road capacities		-2			
EMERGENCY SERVICES		n/a=			
structure size and/or access can be serviced by emergency equipment		0	5	0	0
structure size and/or access may impede but not hinder serviceability		-1			
structure size and/or access could be problematic or non-serviceable		-2			
RIGHT-OF-WAY OF EXISTING ROADS		n/a=			
greater than 50 ft. right-of-way		1	5	0	0
50 ft. right-of-way		0			
40 ft. right-of-way		-1			
less than 40 ft. right-of-way		-2			
Internal Improvements					
WATER SYSTEM SERVICE		n/a=			
central water system meeting DNR requirements for capacity, storage, design, etc.		2	3	2	6
community well / water system meeting DNR requirements		1			
private wells meeting DNR requirements		0			
private wells not meeting any established standards		-1			
individual / private wells		-2			
EMERGENCY WATER SUPPLY		n/a=			
fire hydrant system throughout development with adequate pressure and flow		0	5	-2	-10
fire hydrant system with limited coverage		-1			
no fire hydrant system		-2			
PEDESTRIAN CIRCULATION INFRASTRUCTURE		n/a=			
paved and dedicated walkways (no bicycles) provided throughout development		2	4	-2	-8
paved walkways provided throughout development / maybe shared with bicycles		1			
designated walkways provided but unpaved		0			
no pedestrian walkways, but green space provided for pedestrian use		-1			
no designated pedestrian walkway areas		-2			

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PEDESTRIAN SAFETY		n/a=	x		
separation of pedestrian walkways from roadways by landscape or structural buffer		2	2		
separation of pedestrian walkways from roadways by open land buffer		1			
pedestrian walkways abut roadways with no buffering / protection		0			
BICYCLE CIRCULATION		n/a=	x		
dedicated / separate bike-ways with signage, bike racks, trails		2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs		1			
no designated bike-ways		0			
UNDERGROUND UTILITIES		n/a=			
all utilities are provided underground up to each building / structure		2	4	2	8
all utilities traverse development underground but may be above ground from easement		1			
utilities above ground but / over designated easements		0			
utilities above ground and not within specific easements		-1			
no specific management of utilities		-2			
Open-Space Density					
USABLE OPEN SPACE		n/a=			
residential developments (>25 units) include more than 25% open recreational space		2	2	-2	-4
residential developments (>25 units) offer >10% but <25% open recreational space		1			
recreational area provided, but highly limited and not provided as open space		0			
no designated recreational space provided, but open space available		-1			
no open recreational space provided		-2			
Solid Waste Disposal					
SOLID WASTE DISPOSAL SERVICE AVAILABILITY		n/a=			
weekly service is available and documentation of availability provided		0	5	-1	-5
weekly service reportedly available but not documented		-1			
centralized, on-site trash collection receptacles available		-2			
SOLID WASTE DISPOSAL SERVICE COMMITMENT		n/a=	x		
restrictive covenants provide for weekly disposal for each occupied structure		0	5		
services available but not a requirement documented in covenants		-1			
not applicable / no pick-up service provided		-2			

Total Weighted Score= 7

Maximum Possible Score= 57

Actual Score as Percent of Maximum= 12.3%

Number of Negative Scores= 4

Negative Scores as % of All Applicable Scores= 16.7%

Scoring Performed by:

Jonathan Coxie / Bonita Kissee

Date:

November 18, 2008

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	57	7	12.3%	4	16.7%

	Max. Possible	As Scored	Negative Scores			
			Number of	Percent		
Importance Factor 5	15	-5	2	33.3%		
sewage disposal	10	10				
off-site nuisances	0	0				
diversification						
emergency services	0	0				
right-of-way/roads	5	0				
emergency water supply	0	-10				
waste disposal service	0	-5				
waste disposal commitment						
Importance Factor 4					1	25.0%
slopes	0	0				
use compatibility	0	0				
pedestrian circulation	8	-8				
underground utilities	8	8				
Importance Factor 3	12	12				
soil limitations	0	0				
building bulk/scale	0	0				
waste containers screening						
outdoor equip storage						
industrial buffer / screening						
right to farm						
right to operate	0	0				
mixed-use developments						
development patterns						
development buffering	6	6				
water system service	6	6				
Importance Factor 2					1	14.3%
wildlife habitat and fisheries	0	0				
air quality	0	0				
building materials	0	0				
residential buffer / screening	4	4				
residential privacy	4	0				
traffic	0	0				
pedestrian safety						
usable open space	4	-4				
Importance Factor 1						
lot coverage	0	0				
rooftop vents / equipment	2	0				
bicycle circulation						

Scoring by: Jonathan Coxie / Bonita Kissee
 Date: November 18, 2008