



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION

DIVISION III STAFF REPORT

TRI-SONS STORAGE/HWY. 76 SITE

DECEMBER 8, 2008

#08-65

Public Hearing for Tri-Sons Storage Hwy. 76 Site located at 10772 East St. Hwy. 76 in the Swan Township, Sec. 3 Twp. 23 Rng. 20.

The applicant, Steve Creedon requests approval to open a truck and trailer rental service at an existing self storage business.

History: Approved for Concept November 17, 2008.

General Description: The subject property contains 3.72 acres and is located at the corner of East St. Hwy. 76 and Cornerstone Lane. The adjoining properties to the request consist of commercial, multi-family, multi use, and residential.

Review: The proposed site will consist of the existing storage units, with the addition of trucks and trailers onsite for rental purposes. No additional structures, water or sewer will be needed. The project received a +14 score on the policy checklist. The negative issues are waste disposal, screening and traffic.

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. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A).
 - b. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
 - c. Improvements with scale of onsite parking and utilities (Table 6).
2. Compliance letters from MoDot, if applicable.
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. Certificate of Conformance will be issued before opening for business (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).

Tri-Sons Shoals Bend		Permit#:	08-65		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
Water Quality					
SEWAGE DISPOSAL	n/a=	x			
centralized system		2	5		
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					
STORM DRAINAGE	n/a=	x			
on-site stormwater retention and absorption with engineered plans		2	4		
on-site stormwater retention and absorption without engineered plans		1			
stormwater retention with managed and acceptable run-off		0			
no stormwater retention, but adverse impacts from run-off have been mitigated		-1			
no acceptable management and control of stormwater run-off		-2			
AIR QUALITY	n/a=				
cannot cause impact		0	4	0	0
could impact but appropriate abatement installed		-1			
could impact, no abatement or unknown impact		-2			
Critical Areas					
PRESERVATION OF CRITICAL AREAS	n/a=				
no adverse impact to any designated critical area		2	3	2	6
one of the designated critical areas impacted but can be fully mitigated		1			
more than one of the designated critical areas impacted but can be fully mitigated		0			
one or more of the designated critical areas impacted and mitigation not fully effective		-1			
one or more of the designated critical areas impacted with no ability to mitigate problem		-2			
Land Use Compatibility					
OFF-SITE NUISANCES	n/a=				
no issues		2	4	2	8
minimal issues, but can be fully mitigated		1			
issues that can be buffered and mitigated to a reasonable level		0			
buffered and minimally mitigated		-1			
cannot be mitigated		-2			
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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STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS		n/a=	x		
no rooftop equipment / vents or blocked from view by structure design or screening		0	3		
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS		n/a=			
no on-site waste containers or blocked from view by structure design or screening		0	3	-1	-3
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.		n/a=			
no outdoor storage of equipment, materials, etc., or outdoor work areas		2	3	-2	-6
blocked from view by structure design		1			
blocked from view using screening		0			
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	2	0	0
approved landscaped buffer from major roads / highways only		1			
minimal landscaped buffer, but compensates with expanse of land		0			
no landscaped buffer between residences and local streets		-1			
no landscaped buffer from any road		-2			
LANDSCAPED BUFFERS - INDUSTRIAL		n/a=			
approved landscaped buffer from public roads		0	3	0	0
minimal landscaped buffer, but compensates with expanse of land		-1			
no landscaped buffer from public roads		-2			
Local Economic Development					
AGRICULTURAL LANDS		n/a=			
no conversion of Class I-IV agricultural land to other use(s)		0	1	0	0
development requires reclassification of Class I-IV agricultural land to other use(s)		-2			
RIGHT TO FARM		n/a=			
does not limit existing agricultural uses / does not cause nuisance, predation		0	3	0	0
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	2	0	0
potential impact but can be mitigated		-1			
potential impact on existing industrial uses with no mitigation		-2			

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DIVERSIFICATION		n/a=			
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2			
creates full-time, year-round and seasonal jobs		1	4	1	4
creates seasonal jobs only		0			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY		n/a=			
privacy provided by structural design, or not applicable		2			
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0	2	0	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			
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0	3		
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatibility factors		-2			
Commercial Development					
DEVELOPMENT PATTERN / BUFFERING		n/a=			
approved and effectively designed landscaped buffers between structures and all roads		2			
minimal landscaped buffering, but compensates with expanse of land		1			
minimal landscaped buffering		0	4	1	4
no landscaped buffering, but utilizes expanse of land		-1			
no or inadequate buffering or separation by land		-2			
Services - Capacity and Access					
UTILITIES		n/a=	x		
adequate utilities capacity as evidenced by letter from each utility		0			
adequate utilities capacity without formal letter from each utility or not from all utilities		-1	4		
inadequate information to determine adequacy of utilities		-2			
TRAFFIC		n/a=			
no impact or insignificant impact on current traffic flows		0			
traffic flow increases expected but manageable using existing roads and road accesses		-1	2	-1	-2
traffic flow increases exceed current road capacities		-2			
EMERGENCY SERVICES		n/a=			
structure size and/or access can be serviced by emergency equipment		0			
structure size and/or access may impede but not hinder serviceability		-1	3	0	0
structure size and/or access could be problematic or non-serviceable		-2			

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RIGHT-OF-WAY OF EXISTING ROADS		n/a=				
greater than 50 ft. right-of-way		1	5	1	5	
50 ft. right-of-way		0				
40 ft. right-of-way		-1				
less than 40 ft. right-of-way		-2				
Internal Improvements						
WATER SYSTEMS		n/a=	x			
central water system meeting DNR requirements for capacity, storage, design, etc.		2	3			
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	0	0	
fire hydrant system with limited coverage		-1				
no fire hydrant system		-2				
PEDESTRIAN CIRCULATION		n/a=	x			
paved and dedicated walkways (no bicycles) provided throughout development		2	4			
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				
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				

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Open-Space Density					
USABLE OPEN SPACE		n/a=	x		
residential developments (>25 units) include more than 25% open recreational space			2	2	
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	-2
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= 14

Maximum Possible Score= 57

Actual Score as Percent of Maximum= 24.6%

Number of Negative Scores= 4

Negative Scores as % of Total Score= 11.4%

Scoring Performed by:

Jonathan Coxie / Bonita Kissee

Date:

November 18, 2008

Eastern District Relative Policies: Division III Permit

Project: Tri-Sons Shoals Bend

Permit: 08-65

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	57	14	24.6%	4	20.0%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	5	-5	1	33.3%
sewage disposal				
right-of-way / roads	5	5		
emergency water supply	0	0		
waste disposal service	0	-10		
waste disposal commitment				
Importance Factor 4	32	24		
stormwater drainage				
air quality	0	0		
off-site nuisances	8	8		
use compatibility	0	0		
diversification	8	4		
development buffering	8	4		
utilities				
pedestrian circulation				
underground utilities	8	8		
Importance Factor 3	12	-3	2	33.3%
preservation of critical areas	6	6		
screening of rooftop equip				
screening / waste containers	0	-3		
screening of outdoor equip	6	-6		
industrial landscape buffers	0	0		
right to farm	0	0		
mixed-use developments				
emergency services	0	0		
water systems				
Importance Factor 2	8	-2	1	25.0%
residential landscape buffers	4	0		
right to operate	0	0		
residential privacy	4	0		
traffic	0	-2		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands	0	0		
bicycle circulation				

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

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Policies Receiving a Negative Score	
Importance Factor 5:	waste disposal service
Importance Factor 4:	none
Importance Factor 3:	screening / waste containers screening of outdoor equip
Importance Factor 2:	traffic
Importance Factor 1:	none

Scoring by: *Jonathan Coxie / Bonita Kisse*

Date: *November 18, 2008*