Staff Report

ACTION ITEM: Request approval for a preliminary plat of Abbottsford Land Management LP #1 Subdivision

APPLICANT: Abbottsford Land Management LP (Tim Goodman)

APPLICANT STATUS: Property owner

PURPOSE: To provide a tract for the construction of a new water tower.

SIZE: 46.3 Acres

PRESENT USES: Undeveloped land

PROPOSED USE: Water tower on lot 2

ZONING: C-2 General Commercial

SURROUNDING LAND USE: North – R-3 One – and – Two Family Residential; South – C-2 General Commercial; East – Outside the City Limits; West – R-2 Single Family Residential

HISTORY: N/A

TRANSPORTATION AND PARKING: N/A

APPLICABLE REGULATIONS: Land Subdivision Regulations (Chapter 57); Zoning Code (Chapter 65)

2024 COMPREHENSIVE PLAN: Mixed Residential and General Commercial:
The general commercial designation includes a blend of retail, offices, and service uses along the city's corridors. General commercial areas should be of a scale and intensity that is generally compatible with adjacent and nearby residential uses and can be arranged in nodes or along corridors such as Main Street, Jackson Boulevard, and U.S. Highway 61. Depending upon the type of commercial development, General commercial can provide for the daily needs of residents, but also draw customers from surrounding communities.

The mixed residential designation consists of multiple housing types including single-family detached, townhomes, duplexes, and small multi-family buildings. These areas encourage greater variety within Jackson's housing stock and allow for more flexibility to build denser residential development in proximity to the city's major roadways such as Main or Independence streets, and in the traditional neighborhoods to the north of Uptown. Areas designated for mixed residential can accommodate several dwelling types, including senior, workforce, and attainable housing. Mixed residential areas should be located throughout the city, mainly near arterial roads like Jackson Boulevard and Main Street.

MAJOR STREET PLAN: The major street plan (N Old Orchard Rd) goes through the property. The City Engineer said there is enough room for the street and the water tower to fit on this property.

FLOODPLAIN INFORMATION: Not in the floodplain per FEMA panel 29031C0163E and 29031C0232E dated 9/29/2011.

PHYSICAL CHARACTERISTICS: No access is available except through the access easement currently in place

COMMENTS: This subdivision will contain 2 lots. Lot one will be for future development, and lot two will be for a water tower. There is currently an access easement that is for the City of Jackson Sign by I-55, which is attached to this lot.

There are two variance requests:

1. Defer detention basin to future development of the property.
2. Each lot shall abut on a street right-of-way with a minimum lot frontage appropriate to the zone in which it is located, which is 50’ for C-2.

ACTION REQUIRED: The Commission shall vote to recommend approval or denial of the request. The Board of Aldermen will make the final determination. Because variances are being requested, approval by a supermajority vote of the Board of Aldermen is required, which, for an eight (8) member Board, equals six (6) affirmative votes.