

Staff Report

ACTION ITEM: Request approval of the Final Plat for East Main Crossroads Commercial Subdivision submitted by Michael K and Linda J Haynes.

APPLICANT: Michael K & Linda J Haynes

APPLICANT STATUS: Owner

PURPOSE: Divide for commercial development

SIZE: Lot one is 5.85 acres/ Lot two is 1.20 acres

PRESENT USES: Vacant and undeveloped

PROPOSED USE: C-2 General Commercial

SURROUNDING LAND USE: East and South is C-2 General Commercial, West, and North is R-2 Single Family Residential District

HISTORY: A three-lot plat was brought before P&Z in March 2022 for approval. The Commission tabled the request, and the Owner withdrew it.

TRANSPORTATION AND PARKING: All street frontage and parking currently exist.

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

2009 COMPREHENSIVE PLAN: General Commercial

MAJOR STREET PLAN: Donna Drive, a collector street on the Major Street Plan, runs through this property. The owners have moved the street into lot 1 to make provisions for its future development.

FLOODPLAIN INFORMATION: Not in the floodplain per FEMA map 29031C0144E dated 9-29-2011.

PHYSICAL CHARACTERISTICS: Mostly open with trees in the upper northeast corner and west.

COMMENTS: Mike and Linda Haynes have signed a letter asking for four (2) variances from the subdivision requirements under Chapter 57 of the City of Jackson Code of Ordinances.

- 1) Mr. Haynes requests a variance from the requirement to submit a preliminary plat. Given the limited scope of the proposed subdivision and future sewer infrastructure plans, we request a variance from the Land Subdivision Regulations to combine the preliminary and final plat.

- 2) Mr. Haynes requests a variance to defer stormwater detention and sanitary sewer plans until the building phase of design. Plans are being prepared and will be submitted for construction, and any necessary easements will be prepared and submitted at that time.

Water and electricity for these lots currently exist on East Main Street.

ACTION REQUIRED: The Commission shall approve or deny this request, including the variances. The Commission's action serves as a recommendation to the Board of Alderman. All subdivisions with variances require a 2/3 majority approval of the entire Board of Aldermen.