

## **Staff Report**

**ACTION ITEM:** Request to remove the CO-1 Enhanced Commercial Overlay District zoning from the properties on E Main Street, I-55, and Old Orchard Rd, area.

**APPLICANT:** City of Jackson

**APPLICANT STATUS:** Municipal Governing Authority

**PURPOSE:** To remove the CO-1 Enhanced Commercial Overlay District from the C-2 General Commercial District

**SIZE:** Varies

**PRESENT USES:** CO-1 Enhanced Overlay District

**PROPOSED USE:** C-2 General Commercial District

**SURROUNDING LAND USE:** Varies

**HISTORY:** In 2007, this CO-1 Enhanced Overlay District was placed on these properties to promote the development of aesthetically appealing areas dedicated to commercial development. The Overlay was not intended to discourage development but to provide a consistently enhanced development area to protect property owners and benefit the city.

### **TRANSPORTATION AND PARKING:**

**APPLICABLE REGULATIONS:** Zoning Code (Chapter 65)

**2009 COMPREHENSIVE PLAN:** Reginal Center

**FLOODPLAIN INFORMATION:** These properties

### **PHYSICAL CHARACTERISTICS:**

**COMMENTS:** The CO-1 Enhanced Overlay District has additional regulations on parking, height, area, lot size, accessory structures, landscaping, screening, utility services, pedestrian circulation, maintenance, and plans. These added regulations are like a subdivision with covenants that have a Home Owners Association (HOA).

**ACTION REQUIRED:** The Commission shall study this application and return a recommendation to the Board of Aldermen, where a public hearing is mandatory. A public hearing is optional at the P&Z level. However, P&Z holding a public hearing would allow input from the property owners and the surrounding properties.