

Staff Report

ACTION ITEM: Consider a request for approval of a minor subdivision of Blues Highway Center submitted by Mongoose Properties, LLC.

APPLICANT: Mongoose Properties, LLC.

APPLICANT STATUS: Owners

PURPOSE: Dividing one lot into three separate lots.

SIZE: 16.9 Acres Total, Lot 1- 10.88 Acres, Lot 2- 1.51 Acres, Lot 3- 4.51 Acres

PRESENT USES: Bryant Restoration

PROPOSED USE: Bryant Restoration on lot 2, and unknown on lots 1 and 3

PROPERTY ZONING: C-2 General Commercial.

SURROUNDING LAND USE: North, South, East, and West – C-2 General Commercial

HISTORY: The Jackson Waterslide was on the proposed lot 1.

TRANSPORTATION AND PARKING: All required street frontage is provided.

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

2024 COMPREHENSIVE PLAN: Parks and Open Spaces:

The parks designation includes areas for active or passive recreation – both public parks owned and maintained by the city and private parks in planned subdivisions. There are several parks located throughout Jackson, including Jackson City Park, Litz Park, and Brookside Park. Several of the city's parks are connected by a trail system.

The open space designation includes riparian corridors, preserved open lands, and other natural features. Open space and environmental features contribute significantly to the city's overall quality of life and character. The city should require the preservation of creeks and floodplain areas which will aid in protecting the environment, lessening flooding problems, and providing an opportunity to interact with nature through trails.

MAJOR STREET PLAN: The major street plan won't be affected.

FLOODPLAIN INFORMATION: Not in the floodplain per FEMA panel 29031C0251E and 29031C0232E dated 9/29/2011.

PHYSICAL CHARACTERISTICS: No unusual physical characteristics were noted.

ACTION REQUIRED: The Commission shall vote to recommend approving or denying this request. The Commission's action serves as a recommendation to the Board of Aldermen. A negative recommendation requires approval from a super-majority (6 votes) of the Board of Aldermen. No public hearings are required for subdivision applications.