

Staff Report

ACTION ITEM: Consider a request to approve the final plat of Stroder's Industrial Park Subdivision submitted by Trussworks Reality Missouri, LLC.

APPLICANT: Trussworks Reality Missouri, LLC

APPLICANT STATUS: Property Owner

PURPOSE: For the portion of the tract in the city to be part of Stroder's Industrial Park Subdivision lots.

SIZE: 1.45 acres (inside the city limits)

PRESENT USES: Farmland

PROPOSED USE: Rezone to a C-2 General Commercial District and Annex the remaining lots into the City of Jackson, and rezone to a C-2 General Commercial District.

ZONING: R-2 Single Family and out of the city limits.

SURROUNDING LAND USE: North – Out of the City Limits, East, South, and West – C-2 General Commercial District

HISTORY: This tract was part of the Larry D. Borgfield and Audrey Borgfield property before being sold to Trussworks Reality Missouri, LLC. The small portion of this tract was annexed into the city as part of a large voter-approved annexation that followed public survey lines.

TRANSPORTATION AND PARKING: All required street frontage exists.

APPLICABLE REGULATIONS: Land Subdivision Regulations (Chapter 57)

2009 COMPREHENSIVE PLAN: Single-Family Residential

MAJOR STREET PLAN: This does not conflict with the major street plan.

FLOODPLAIN INFORMATION: Not in a Flood Plain 29030143E Dated 9-11-2009.

PHYSICAL CHARACTERISTICS: See attached picture.

COMMENTS: The property outside the city limits of Stroder's Industrial Park Subdivision will eventually be annexed and rezoned as a C-2 General Commercial district by the current owner. If the properties are sold to a different owner before then, the new owner may not want to be annexed into the city.

Trussworks Realty Missouri, LLC has signed a letter asking for four (4) variances from the subdivision requirements under Chapter 57 of the City of Jackson Code of Ordinances.

- 1) Mr. Stroder requests a variance from the requirement to submit a preliminary plat. Due to most of this property being in the County, the owner wishes to submit this plat as is and have it recorded prior to annexation.
- 2) Mr. Stroder requests a variance from the requirement to provide sanitary sewers to all lots. The small portion of Lot #3 in the City will not currently have a sewer. However, plans are being prepared and will be submitted for construction to serve all lots within the next 30 days, and any necessary easements will be prepared and submitted at that time.
- 3) Mr. Stroder requests a variance from the minimum lot size for the small portion of lot #3 that falls within the City. This portion is part of an overall 3-acre parcel, which will have sufficient square footage once the balance of the lot is annexed into the City.
- 4) Mr. Stroder requests a variance from the 10-foot easement around the subdivision. There should be no need for utility installations beyond sanitary sewer, and an easement for that will be submitted with the improvement plans that are being developed.

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.