

Staff Report

ACTION ITEM: Consider a request for a special use permit to allow multiple buildings on a 6.36-acre single lot in an R-4 General Residential District at parcel number 15-101-00-02-004.01-0000, as submitted by Robert W. and Belinda Phillips.

APPLICANT: Robert W. and Belinda Phillips

APPLICANT STATUS: Property Owners

PURPOSE: To allow multiple multi-family dwelling buildings on a single lot with a private access drive.

SIZE: 6.36 acres

PRESENT USES: Vacant

PROPOSED USE: Multi-family

PROPERTY ZONING: R-2 Single-Family Residential District

SURROUNDING LAND USE: North, South, East, West – R-2 Single Family Residential

HISTORY: Vacant Land

TRANSPORTATION AND PARKING: All required parking will be provided as part of the development. One private access road would provide access to each building.

APPLICABLE REGULATIONS: Zoning Code (Chapter 65)

Sec. 65-3. - District boundaries and general regulations.

(7) Except as hereinafter provided:

- d. Every building hereafter erected and structurally altered shall be located on a lot as herein defined, and in no case shall there be more than one (1) main building on one (1) lot unless otherwise provided in this chapter.

2024 COMPREHENSIVE PLAN: The comprehensive plan designates this tract as R-2 Single-Family Residential. The rezoning would violate this plan.

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

FLOODPLAIN INFORMATION: This property is not in the floodplain per FEMA panel 29031C0144E dated 9/29/11.

PHYSICAL CHARACTERISTICS: The property has a downhill slope toward the ponds from Ridge Road.

COMMENTS: City staff suggest the following conditions be included with this permit:

- 1) Before any approvals for work can proceed, the existing sanitary sewer easement Document NO. 2023-08427 for Bent Creek Golf Course must be dedicated to the City of Jackson by the property owner(s) and accepted by the Board of Aldermen.
- 2) All necessary easements for any public utilities on or leading to the property shall be granted without cost to the city. Utility easements shall be at least 15 feet wide and include routes for maintenance vehicle access to the utilities.
- 3) The city accepts no responsibility for ownership, maintenance, or liability related to the private roads within the development.4) If on-street parking is allowed, it should be designed to maintain a clear 18-foot fire lane through all roadways.
- 4) Trash service shall be the responsibility of the property owner.

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 Alderman.)