

Staff Report

ACTION ITEM: Request for rezoning of 324, 320, 316, and 312 N High St from R-4 General Residential District to C-3 Central Business District submitted by the City of Jackson.

APPLICANT: City of Jackson

APPLICANT STATUS: Property Owner

PURPOSE: To rezone

SIZE: Various

PRESENT USES: Vacant lots

PROPOSED USE: Parking lot

SURROUNDING LAND USE: North – R-4 General Residential District; South – R-4 General Residential District; East – R-4 General Residential District; West – C-3 Central Business District

HISTORY: These properties were acquired by the Missouri Department of Transportation (MoDOT). They had single-family homes on them and were demolished.

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

APPLICABLE REGULATIONS: Zoning Code (Chapter 65)

2024 COMPREHENSIVE PLAN: Uptown Fringe – The Uptown fringe designation includes a mix of commercial and residential development located on the periphery of Uptown. The Uptown fringe provides an edge transition between the city's core and the surrounding single-family neighborhoods. These areas should include interspersed uses and development patterns that provide a vibrant, safe, attractive, and walkable pedestrian environment. A mix of residential uses, amenities, and neighborhood commercial development should be prioritized in combination with adaptive reuse and historic preservation.

FLOODPLAIN INFORMATION: This property is not located in a floodplain per FEMA panel 29031C0143E dated 9/29/11

PHYSICAL CHARACTERISTICS: Various

COMMENTS: Rezoning to C-3 allows for future improvements that support the needs of the Uptown district, including potential enhancements to public access and circulation.

ACTION REQUIRED: The Commission shall vote to recommend approving or denying this request. A public hearing at this level is optional. A public hearing is required at the Board of Aldermen level. It should be noted that a public hearing wasn't held for the rezoning of R-4 to C-3 on Cherry and Missouri Streets for the same proposed use.