

**Planning & Zoning Commission Meeting
Staff Report**

ACTION ITEM: Approval of a preliminary plat of the Jackson North Industrial Park Subdivision Phase II

APPLICANT: City of Jackson

APPLICANT STATUS: Property Owner

PURPOSE: To update the expired preliminary plat with a new one.

SIZE: Approximately 19-acre Subdivision

PRESENT USES: City water tower and well and sellable property

PROPOSED USE: Same

SURROUNDING LAND USE: North, South, and West - out of city limits; East – I-2 Heavy Industrial (previously sold portions of Jackson North Industrial Park)

HISTORY: The preliminary plat approval for the Jackson North Industrial Park expired on August 21, 2024.

TRANSPORTATION AND PARKING: All required street frontage will be constructed with the final plat.

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

2024 COMPREHENSIVE PLAN: Industrial use.

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

PHYSICAL CHARACTERISTICS: The city's water tower and well are located on the proposed Lot 4. Lot 3 has 24-inch water lines.

COMMENTS: Preliminary plat approval is valid for one year. The City wants to maintain a current preliminary plat approval in case an opportunity arises to sell one of the remaining proposed lots.

ACTION REQUIRED: The Commission shall vote to approve or deny this subdivision based on conformance with the Land Subdivision Regulations. The Commission's vote serves as a positive or negative recommendation to the Board of Aldermen, who make the final decision on the preliminary plat and the only decision on an eventual final plat.