

Staff Report

ACTION ITEM: Subdivision Plat of Good Day Farm Subdivision

APPLICANT: Jackson Boulevard Holdings, LLC

APPLICANT STATUS: Owner

PURPOSE: To combine three separate lots and make a subdivision with four lots. The Northwestern lot will be the Good Day Farm Business.

SIZE: 6.77 acres

PRESENT USES: Three lots are undeveloped, and one lot currently has a house on it.

PROPOSED USE: C-2 General Commercial and mixed-use with Residential

SURROUNDING LAND USE: West-R-2 Single Family Residential District, North, South, and East-C-2 General Commercial.

HISTORY: N/A

TRANSPORTATION AND PARKING: All street frontage and parking will be developed.

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

2009 COMPREHENSIVE PLAN: General Commercial and Multiple Family Residential

MAJOR STREET PLAN: Does not interfere with the major street plan.

FLOODPLAIN INFORMATION: Not in the floodplain per FEMA map 29031C0232E dated 9-29-2011

PHYSICAL CHARACTERISTICS: None

COMMENTS: This will be a 4-lot subdivision with Good Day Farm on the Northwestern lot. There is a 50-foot road access from Hilltop Drive to access the Southwestern lot for a possible residential house in the future.

ACTION REQUIRED: The Commission shall vote to recommend approval or denial. The Board of Alderman will make a final decision. Denial by the P&Z Commission will require a 2/3 vote by the Board of Alderman.