

MEETING DATE: April 26, 2022

STAFF: Stuart Borders, Senior Planner

PROJECT NAME: Jackson Drive Industrial Park

CASE NUMBER/REQUEST: Case 22-310-01 – Preliminary Plat – Jackson Drive Industrial Park, 2808 S. Jackson Drive, Jeremy Hull, Hullmark Construction

APPLICANT: Hullmark Construction

OWNER: Brett Starr, Missouri RE

PROPERTY LOCATION: Northwest corner of R. D. Mize Road and Jackson Drive

SITE ACREAGE: 38.00 acres +/-

NUMBER OF LOTS/TRACTS: 8 lots, 1 tract

PROPERTY ZONING: C-2 (General Commercial); I-1 (Industrial)

CURRENT USE: Undeveloped land

SURROUNDING ZONING/LAND USE:

North: R-6/PUD (Single Family Residential/Planned Unit Development) – vacant; R-1 (Single Family Residential Estate) – single family residence

South: R-6 and C-2 (General Commercial); undeveloped

East: I-1 and R-6; undeveloped

West: R-6; single family homes

FURTHER ACTION:

Following action by the Planning Commission, this application is scheduled be to considered by the City Council on June 6, 2022.

RECOMMENDATION

Staff recommends **APPROVAL** of this preliminary plat subject to the conditions listed below:

1. Add note on final plat that there will no direct vehicular access to Jackson Drive from Lots 1, 2, 3, 4 and 8. Sidewalks are required on all new street frontages.
2. The building lines can be removed from all the lots. Instead of conveying Tract B to the adjoining landowner to the east, include that unplatted parcel into the subdivision to create a single lot.
3. There are small stream buffer areas on the land, show on the final plat.
4. The street name needs to be changed from 'Little Blue Expressway' to 'Jackson Drive'. Final street names and addresses will be assigned during the final plat process.
5. Covenants and restrictions must be created for this development to own and maintain the detention basin. Submit a draft copy with the first final plat submission.

6. The detention basin on Tract A can be utilized, but its condition needs to be confirmed that it is in working order and meets the stormwater design requirements.
7. Industrial lots will need follow water quality Best Management Practices (BMP's). These can be built during the development phase or building permit phase.
8. A looped water main will be required for this development with no dead-end mains.
9. Water mains will be required to maintain a minimum of 10-foot horizontal separation from all storm and sanitary mains and structures, so the water main alignment will need to be revised to reflect that requirement.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

This entire property was zoned industrial in 1980 when the airport east of the site was still in operation; the southern end of the property, (Lots 7 and 8) along R. D. Mize Road was subsequently rezoned to C-2 in January 1981. Since then, Jackson Drive (Selsa Road) was constructed and provides access to currently four service/industrial businesses. This 'Jackson Drive Industrial Park' will divide the 38.00 acres into eight lots with a detention Tract A with access from a new internal street (Lots 1 – 6) or from R. D. Mize Road (Lots 7 – 8). Lot size ranges from 1.28 acres (Lot 8) to 9.73 acres (Lot 6).

ANALYSIS

Storm Water: Provided it's in working order and has adequate capacity, the project will utilize an existing stormwater detention basin (Tract A) in the northwest corner of the site. It was constructed in conjunction with the existing commercial businesses along Jackson Drive.

Street Improvements: A new public street will extend west from an existing Jackson Drive approach on the north end of the site before turning south for about 900 feet, then proceeding due east and reconnecting to Jackson Drive. The north Jackson Drive connection is a four-way intersection while the south drive is restricted to right in/right out access only. The proposed right-of-way width is 60 feet containing a street pavement width of 32 feet. Access to the two southern lots will be via an existing private driveway onto R. D. Mize Road. No improvements are planned for either R. D. Mize Road or Jackson Drive.

Public Utilities and Sewers: Water is available along Jackson Drive; the Water Department will require a looped water system internal to the project with additional fire hydrants added. A sanitary sewer main abuts the east side of the site and will be extended to service the new lots.

Historic Buildings/Archaeological Sites: There are no apparent historic or archaeological concerns with this property.

Landscaping: As each of the individual lots are built on, the landscaping will be required at that time, including the planting of street trees along Jackson Drive and R. D. Mize Road.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

The City Council's Strategic Plan does list 'Support development of an industrial/business park' as an element of its Goal of increasing the economic prosperity of the community.

Comprehensive Plan Guiding Land Use Principles:

The Imagine Independence 2040 Comprehensive Plan designated this site for 'Business Park' development.

REVIEW CRITERIA

Recommendations and decisions on a proposed Preliminary Plat must be based on consideration of the criteria listed in Section 14-702-02-G:

1. ***Compliance with environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water supply facilities, community, or public sewage disposal, and, where applicable, individual systems for sewage disposal*** – *This project will have to meet these regulations as each of the lots are built upon. These requirements will be ensured through the review of the engineering plans and final plat.*
2. ***Availability of water that meets applicable fire flow requirements and is sufficient for the reasonably foreseeable needs of the subdivision*** – *An adequate water supply is available to serve this development.*
3. ***Availability and accessibility of utilities*** - *All utilities are existing in the area and will be extended to serve this project.*
4. ***Availability and accessibility of public services such as schools, police and fire protection, transportation, recreation facilities, and parks*** – *These are not issues with this project.*
5. ***Consistency with the zoning district regulations*** – *All of the proposed lots meet the zoning requirements for width, area, and design.*
6. ***Conformity with the Major Thoroughfare Plan*** – *The adjoining streets of R. D. Mize Road and Jackson Drive are both divided roadways in conformance with the City's Thoroughfare Plan.*
7. ***Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision*** – *The number of proposed lots should not have a negative effect on the existing perimeter streets.*
8. ***Physical land characteristics, such as floodplain, slope, soil, and elevation differentials with abutting properties*** – *The developer has taken these issues into consideration with this preliminary plat by designing around the floodplain and stream buffer areas on the site.*
9. ***Recommendations and comments of the Development Review Committee and other reviewing agencies*** – *The primary concerns of the Committee related to the configuration of the proposed internal street and the plat's access point onto R. D. Mize Road.*
10. ***Conformity with the Master Sewer and Water Utility Plan*** - *This project is in compliance with these plans.*

11. ***Compliance with this development ordinance and all other applicable regulations.*** – *As with most plats of this type, there are minor issues that will be resolved as it proceeds through the final plat process and engineering plan review; they are listed as conditions on this report.*

EXHIBITS

1. Applicant Letter
2. Application
3. Preliminary Plat
4. Aerial Map
5. Comp Plan Map
6. Zoning Map