

MEETING DATE: May 24, 2022

STAFF: Stuart Borders, Senior Planner

PROJECT NAME: Jackson Drive Industrial Park **UPDATE**

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: 42.58 acres +/-

NUMBER OF LOTS/TRACTS: 8 lots, 1 tract

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

CURRENT USE: Undeveloped land

FURTHER ACTION:

Following action by the Planning Commission, this application is scheduled be to considered by the City Council on June 20, 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.

ISSUES DISCUSSED

At the April 26th Planning Commission meeting, the Commission voted to continue this preliminary plat application to this meeting to allow the applicant and staff review and address the issues listed below. Unlike the recent NorthPoint project on the Little Blue Parkway, this is not a Planned Unit Development (PUD) project. As such, the developer must follow the current UDO standards for lot size, building setbacks, material standards, parking, landscaping and so forth. In discussions with the applicant, he intends to follow the standards for I-1 zoned property and the listed conditions of approval.

Jackson Drive

A question arose regarding the designation of Jackson Drive being a 'boulevard'; however the City doesn't have such a street classification. When Jackson Drive was constructed in 2009, it was built to the Major Arterial Street standard with a four-lane divided road profile. There have been no discussions since its construction to make any significant improvements to the roadway.

Zoning of the Site

This property has been zoned Industrial since at least May, 1980. Any conditions placed upon the approval of the preliminary plat must be related to the dividing of the land into lots, public improvements, and utility services.

Design of the Site/Buildings

Granted that the standard I-1 zoning doesn't have the same site, and building development standards of BP/PUD zoning but it does have setback, parking, landscaping, and building design standards. The UDO sections listed below outline the development standards for I-1 districts and are also attached for review.

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|----------------------|---|
| 14-301-03 | Use table lists all permitted and special uses in an I-1 district |
| 14-302-04 | Establishes building setbacks, building coverage, building height |
| 14-501-05 | Establishes minimum parking ratios for all uses |
| 14-503-07 | Requires landscaping around and interior to parking lot, street trees. and screen buffers between residential and industrial uses |
| 14-503-08 through 12 | Sets requirements for screening around trash enclosures, storage yards, loading docks |
| 14-506-01 | Establishes façade material standards for commercial and industrial buildings |
| 14-506-03 | Design standards for industrial buildings along the various street classifications |
| 14-508 | Lighting standards including maximum lighting next to residential |

properties

Mr. Hull has provided two examples of the general building type he plans to construct in the park.

Detention basin

There is limited information on the existing basin on the north end of the site, but it appears to have been constructed in conjunction with Jackson Drive about 12 years ago. A full stormwater study will be required with the engineering plans; an agreement for the maintenance and ownership of basin must be reviewed and approved by the City and recorded with the final plat.

EXHIBITS

1. Original Staff Report
2. Application
3. Letter and Legal
4. Preliminary Plat Drawings
5. Aerial Image
6. Comp Plan Map
7. Zoning Map
8. Preliminary Plat Review Criteria
9. Various City Code sections
10. Building examples