



# FABRIC

## Jackson's Comprehensive Plan



# PURPOSE OF THE PLAN

- Guides long-term growth & development.
- Helps formulate city policy.
- Forms basis for zoning.
- Provides general community information.
- Provides assurance and help to Citizens & Developers.
- Gives a snapshot in time of our City for future generations.



# REQUIRED COMPONENTS

## **I. Goals and Objectives** (Adopted 2001)

Remainder Adopted 2004

## **II. Transportation Plan & Map**

## **III. Community Facilities Plan**

## **IV. Future Land Use Plan & Map**



## II. TRANSPORTATION PLAN

### Scope of Work:

- Gives Functional Classifications of streets.
- Incorporates 2022 Intermodal Plan.
- Incorporates 2025 MPO Transportation Plan.
- Recommends pedestrian, bike and transit facilities .
- Recommends traffic calming in certain areas.



## III. COMMUNITY FACILITIES

### Scope of Work:

- Public Schools & Higher Education
- Cultural Facilities & Resources
- Parks & Recreation
- Public Safety—Police & Fire
- Other Public Buildings—libraries, city offices, etc.
- Infrastructure—Water & Sewer, Bridges & Storm Drainage.
- Housing.



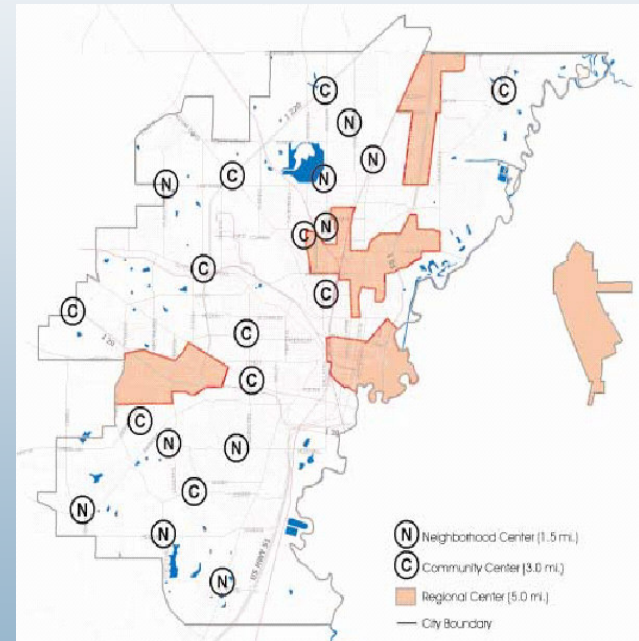
## IV. FUTURE LAND USE PLAN

### Scope of Work:

1. Existing Land Uses verified & maps updated.
2. Demographic data analyzed.
3. Development patterns studied
4. Alternative growth scenarios studied.
5. One Scenario Chosen.
6. Future Land Use Map prepared.

# JACKSON'S LAND USE PLAN

- ✓ Creates 3 types and sizes of Mixed-use Commercial/residential Nodes.
- ✓ Continues separation of uses in lower density residential neighborhoods.
- ✓ Allows existing commercial development to remain along certain corridors.





## WE WILL CONTINUE TO HAVE

- Low Density, Medium Density & High Density Residential.
- Commercial—Retail & Non-Retail.
- Public & Quasi-Public
- Light and Heavy Industrial.
- Public Open Space.



# BUT WE HAVE ADDED

- Suburban Rural and Residential (For areas that will remain primarily agricultural in nature, and require larger lots, and
- Three categories of Mixed Use Development (Within certain restrictions, these areas may have more than one type of development.)



# “NEW” LAND USE CATEGORIES

## **Mixed Use Centers:**

- ✓ Regional (Total of Six)
- ✓ Community (More Common)
- ✓ Neighborhood (Numerous)



# REGIONAL CENTERS

- ✓ Concentration of employment including Commercial and/or Institutional.
- ✓ Supporting Service Uses (Offices/Retail).
- ✓ High Density Residential such as apartments.
- ✓ Intensive vehicular traffic.
- ✓ Located on Major Arterial/Highway.
- ✓ Easy access to Interstate Highway(s).
- ✓ Total square feet of buildings can be in excess of one million square ft.

# REGIONAL CENTERS

- ✓ County Line Road
- ✓ Downtown
- ✓ Hospital/ Medical
- ✓ International Airport
- ✓ Jackson Medical Mall
- ✓ Metro Center





# COMMUNITY CENTERS

- ❖ General Merchandising / Retail.
- ❖ Can contain Big Box and/or Strip Retail.
- ❖ Restaurants, fast food and dine-in.
- ❖ Office and Professional Uses.
- ❖ Total of 100,000—350,000 s.f. on 10 to 40 areas.
- ❖ Maximum of 40,000 s.f. for Retail Store.
- ❖ Maximum of 70,000 s.f. for Strip Center.



# COMMUNITY CENTER

## Examples:

- ❖ Highway 18 South (Walmart)
- ❖ Meadowbrook Mart

## Restrictions:

- ❖ Must conform to comprehensive design scheme.
- ❖ Must be compatible with adjacent land uses.
- ❖ Must have adequate vehicular access.



# NEIGHBORHOOD CENTER

- Small commercial—restaurant, gas station, dry cleaners, beauty salon, bank—& residential lofts & townhomes.
- Serves neighborhood(s) within 1 to 1.5 mile radius.
- Maximum of 180,000 s.f. & 18 acres.
- Professional offices from 1,000 to 2,500 s.f.
- Maximum of 3,000 s.f. for Retail Store.
- Internal circulation and parking.



# NEIGHBORHOOD CENTERS

## Examples:

- Colonial Mart: Old Canton Rd.
- Candlestick Park: Cooper Road.

## Additional Restrictions:

- Identifiable centers and boundaries.
- Compatible Scale to surroundings.
- Provide for pedestrian accessibility & circulation.



# REFINEMENTS

- There will be two “levels” of Community and Neighborhood Centers.
- Offers customized approach to different types of areas.
- Categories will be probably be developed as “Vehicular Centers and Pedestrian Centers.”



# IMPLEMENTATION OF PLAN

- Create Small Area Plans.
- Revise Zoning Ordinance and Map.
- Revise Subdivision Regulations.
- Create and/or revise other Development Ordinances.
- Put short term projects in Capital Improvements Plan.



# ANTICIPATED ZONING CHANGES

- Individual Zoning Districts for Regional Centers (i.e. JMM District, Metro District, etc).
- Two Zoning Classifications for the two types of Community Centers.
- Two Zoning Classifications for the two types of Neighborhood Centers.
- Use Overlays for Design Restrictions only.
- Eliminate known problems that create issues.