



# City of Jackson

## CITY OF JACKSON, MISSOURI PLANNING & ZONING COMMISSION REZONING: FINDINGS AND CONCLUSIONS

The Planning & Zoning Commission of Jackson, Missouri, hereby notifies the Board of Aldermen, the applicant, and the public of its action taken on April 8, 2026, at a regular meeting in consideration of the following:

**Request for rezoning of a piece of parcel (15-501-00-03-025.04-0000324) on South Old Orchard Rd from I-1 Light Industrial District to R-4 General Residential District submitted by the Villas of West Park LLC.**

Applicant: Villas of West Park, LLC  
 Filing Date of Application/Fee: March 13, 2026  
 Submission Date of Application to Commission: April 8, 2026  
 Public Hearing Date: Waived

In examining this consideration, the following factors were considered and found as noted:

<b>Administrative Staff Findings:</b>	<b>Yes/</b>	<b>No</b>
1. Application provided all necessary information:	<u>X</u>	_____
2. Generally conforms with City Comprehensive Plan:	<u>X</u>	_____
3. Generally conforms with Major Street Plan:	<u>X</u>	_____
<b>Planning &amp; Zoning Commission Findings:</b>		
	<b>Yes</b>	<b>/No</b>
1. Creates adverse effects on adjacent property:	_____	<u>X</u>
2. Creates adverse effects on traffic movement or safety:	_____	<u>X</u>
3. Creates adverse effects on fire safety:	_____	<u>X</u>
4. Creates adverse effects on public utilities:	_____	<u>X</u>
5. Creates adverse effects on general health and welfare:	_____	<u>X</u>

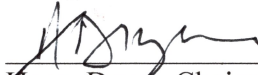
Following consideration of testimony, comments, exhibits, and file contents, the Planning & Zoning Commission duly deliberated the facts pertaining to the proposal and issued the following findings of fact and conclusions:


**THE ABOVE APPLICATION IS:**

**Approved**  
 **Disapproved**  
 **Approved with conditions specified below**

By a roll call of 9 ayes, — nays, — abstentions, and — absent this 8<sup>th</sup> day of  
April 2026.

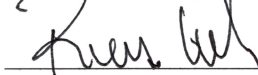
**CITY OF JACKSON, MISSOURI**


  
\_\_\_\_\_  
Harry Dryer, Chairman

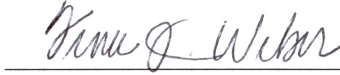
  
\_\_\_\_\_  
Tony Koeller, Secretary

  
\_\_\_\_\_  
Bill Fadler, Member

  
\_\_\_\_\_  
Travis Niswonger, Member

  
\_\_\_\_\_  
Russ Wiley, Member

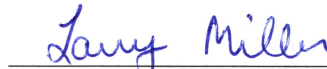
  
\_\_\_\_\_  
Heather Harrison, Member

  
\_\_\_\_\_  
Tina Weber, Member

  
\_\_\_\_\_  
Angelia Thomas, Member

  
\_\_\_\_\_  
Michelle Weber, Member

ATTEST:

  
\_\_\_\_\_  
Larry Miller,  
Building & Planning Manager



REZONING / SPECIAL USE PERMIT APPLICATION
City of Jackson, Missouri

APPLICATION DATE: 3/13/26

TYPE OF APPLICATION: [X] Rezoning [ ] Special Use Permit

PROPERTY ADDRESS (Other description of location if not addressed):
Old Orchard Road, Jackson, MO 63755

CURRENT PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): Villas of West Park LLC
Mailing Address: 2985 Boutin Drive
City, State ZIP: Cape Girardeau, MO 63755

PROPOSED PROPERTY OWNERS (if property is to be transferred, name(s) in which property will be deeded):

Proposed Property Owner(s): Forefront Enterprises, LLC
Mailing Address: County Road 620
City, State, ZIP: Cape Girardeau, MO 63701

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Cade Elliott
Mailing Address: 194 Coker Ln
City, State ZIP: Cape Girardeau, MO 63701
Contact's Phone: (573) 335-3026
Email Address (if used): celliot@klingner.com

CURRENT ZONING: (check all that apply)

- Residential options: R-1, R-2, R-3, R-4, MH-1, O-1, CO-1
Commercial options: C-1, C-2, C-3, C-4
Industrial options: I-1, I-2, I-3
I-1 is checked.

CURRENT USE OF PROPERTY: Undeveloped land.

**PROPOSED ZONING:** (check all that apply)

- |   |                                   |                              |                           |
|---|-----------------------------------|------------------------------|---------------------------|
| <input type="checkbox"/> R-1            | (Single-Family Residential)       | <input type="checkbox"/> C-1 | (Local Commercial)        |
| <input type="checkbox"/> R-2            | (Single-Family Residential)       | <input type="checkbox"/> C-2 | (General Commercial)      |
| <input type="checkbox"/> R-3            | (One- And Two-Family Residential) | <input type="checkbox"/> C-3 | (Central Business)        |
| <input checked="" type="checkbox"/> R-4 | (General Residential)             | <input type="checkbox"/> C-3 | (Central Business)        |
| <input type="checkbox"/> MH-1           | (Mobile Home Park)                | <input type="checkbox"/> C-4 | (Planned Commercial)      |
| <input type="checkbox"/> O-1            | (Professional Office)             | <input type="checkbox"/> I-1 | (Light Industrial)        |
| <input type="checkbox"/> CO-1           | (Enhanced Commercial Overlay)     | <input type="checkbox"/> I-2 | (Heavy Industrial)        |
|   |                                   | <input type="checkbox"/> I-3 | (Planned Industrial Park) |

PROPOSED USE OF PROPERTY: Apartment complex

LEGAL DESCRIPTION OF TRACT (attach a copy of the deed or other legal description):

Appendix A

**REASON FOR REQUEST:** State the reason(s) why you believe the requested use will be beneficial to the neighborhood and the City of Jackson. Attach additional page(s) as needed.

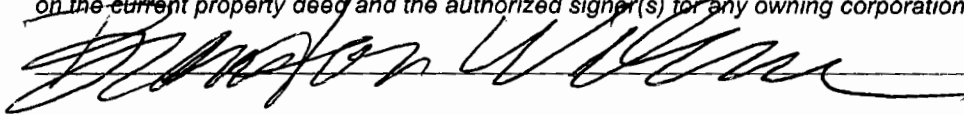
The proposed rezoning from Light Industrial to General Residential directly supports the goals of the City of Jackson's 2024 Comprehensive Plan by facilitating orderly future development and addressing the city's documented need for expanded residential options. By replacing an industrial use with a modern apartment complex, this project enhances the character and safety of the surrounding neighborhood. Furthermore, this development utilizes existing city infrastructure and provides the residential density that supports local commerce, contributing to a more vibrant Jackson.

**DRAWINGS (FOR SPECIAL USE PERMITS ONLY):** If one or more buildings or other structures are to be added to the property for a special use permit, attach a scaled plat of the tract(s) showing the location of all buildings. If any buildings are to be less than the standard minimum setbacks, include these distances on the drawing. Any approved special use permit will be based on this building layout. Changes to the layout will require a new special use permit.

**SURROUNDING PROPERTY OWNERS:** A map of the property location and a map and list of all owners of property within 185' of the property in question will be incorporated by the City as part of this application. The 185' distance is exclusive of right-of-ways. The City will prepare this map based on the most current tax information published by the Cape Girardeau County Assessor.

**OWNER SIGNATURES:**

I state upon my oath that all of the information contained in this application is true. *(Signatures of all persons listed on the current property deed and the authorized signer(s) for any owning corporation or trust.)*



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Please submit this application along with the appropriate non-refundable application fee to:

Building & Planning Manager  
City of Jackson  
101 Court Street  
Jackson, MO 63755

573-243-2300 ext.29 (ph)  
573-243-3322 (fax)  
[permits@jacksonmo.org](mailto:permits@jacksonmo.org)

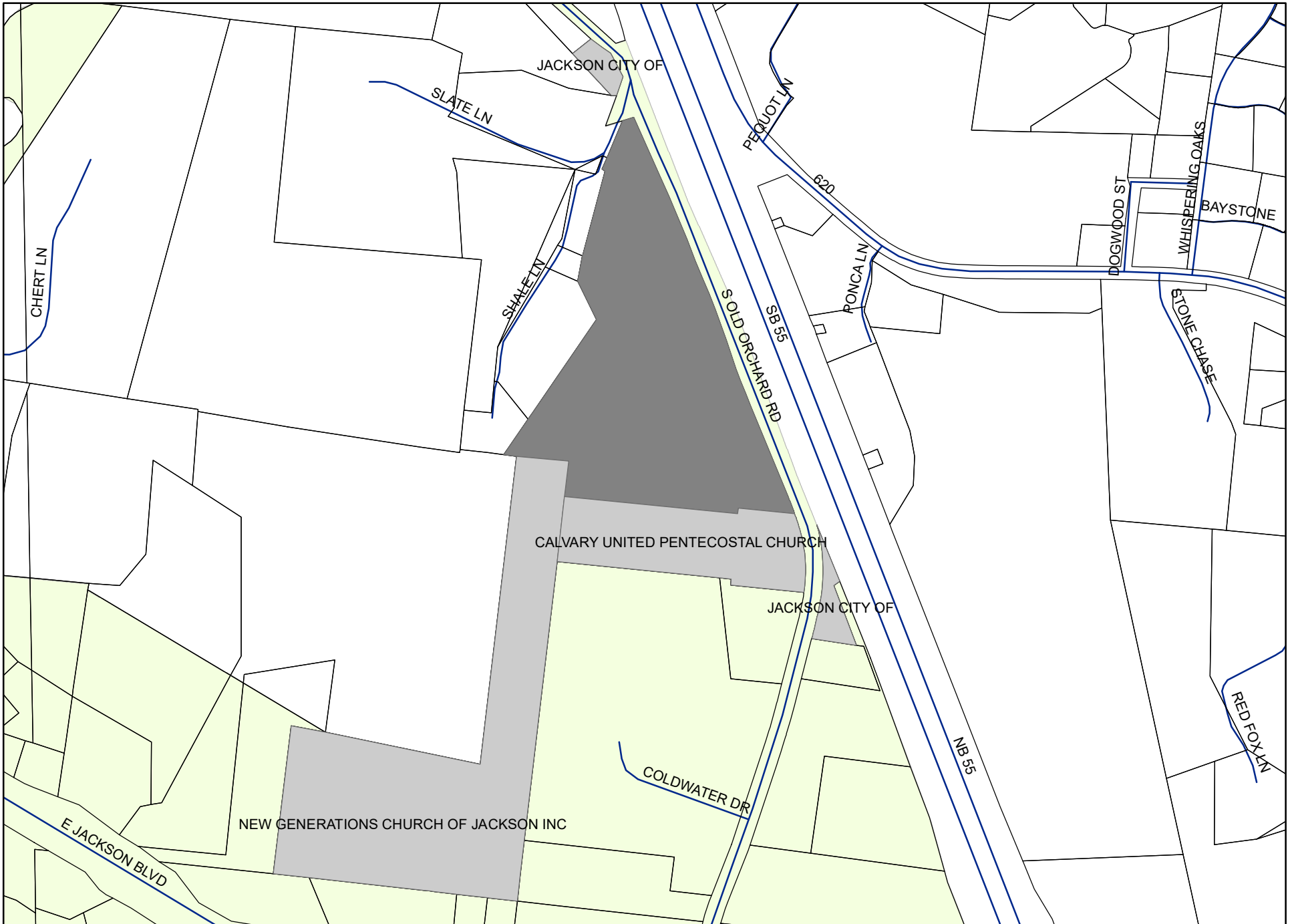
**APPLICATION FEE: \$200.00**

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Location Map



185' Property Owner Map

APPENDIX A

THAT PART OF U.S.P.S. NO. 788, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 6 OF SAPPINGTON COURT SUBDIVISION, AS RECORDED IN PLAT BOOK 18 AT PAGE 54 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, ALSO BEING A POINT ON THE SOUTH LINE OF SAID U.S.P.S. NO. 788; THENCE SOUTH 83°09'32" EAST ALONG THE NORTH LINE OF SAID LOT 6, ALSO BEING SAID SOUTH LINE OF SAID U.S.P.S. NO. 788, 28.37 FEET; THENCE LEAVING SAID LINE, NORTH 06°02'57" EAST 1845.19 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING NORTH 06°02'57" EAST, 173.60 FEET; THENCE NORTH 84°31'27" WEST, 295.23 FEET; THENCE NORTH 36°01'13" EAST, 267.73 FEET; THENCE NORTH 83°57'03" WEST, 1027.19 FEET; THENCE SOUTH 21°19'32" EAST, 423.26 FEET; THENCE NORTH 83°57'03" WEST, 270.00 FEET; THENCE SOUTH 06°02'57" WEST, 26.72 FEET; THENCE NORTH 83°57'03" WEST, 790.34 FEET TO THE POINT OF BEGINNING.