

BILL NO. 22-50

ORDINANCE NO. 22-48

AN ORDINANCE APPROVING THE PROPOSED REZONING FOR A SPECIAL USE PERMIT FOR CERTAIN PROPERTY IN THE CITY OF JACKSON, MISSOURI, DESCRIBED IN EXHIBIT A; SETTING FORTH THE AREA FOR SPECIAL USE AND THE CONDITIONS OF SPECIAL USE; ALL IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF JACKSON, MISSOURI.

WHEREAS, the City Board and the Planning and Zoning Commission have considered a proposed rezoning and/or special use permit for property described as 2502 East Jackson Boulevard, as set out in Exhibit A which is attached hereto and incorporated herein by reference; and,

WHEREAS, a public hearing was held on said rezoning and/or special use permit in accordance with Chapter 65 of the Code of Ordinances of the City of Jackson, Missouri; and,

WHEREAS, a special use permit for two 75 sq. ft. oversized attached signs in a C-2 General Commercial District at 2502 East Jackson Boulevard may be granted by virtue of Chapter 65 of the Code of Ordinances of the City of Jackson, Missouri; and,

WHEREAS, after duly considering the recommendations of the City Planning and Zoning Commission and other input received at the required public hearing, the Board of Aldermen of the City of Jackson, Missouri, has decided it is in the best interests of the citizens of the City of Jackson, Missouri, to grant a special use for said property.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF JACKSON, MISSOURI, AS FOLLOWS:

Section 1. That an application for a special use permit, which said application is marked Exhibit A and attached hereto, is hereby approved, and a special use permit is hereby issued to Aldi Inc., Applicant.

Section 2. That the property set forth in Exhibit A is hereby granted a special use permit for two 75 sq. ft. oversized attached signs in a C-2 General Commercial District at 2502 East Jackson Boulevard.

The aforesaid special use permit is subject to the following specific conditions: compliance with all ordinances of the City of Jackson, Missouri, except as specifically varied or waived by this special use permit.

Section 3. That the City Clerk of the City of Jackson, Missouri, shall and is hereby directed to indicate on the "Official Zoning District Map" of the City of Jackson, Missouri, the above special use permit and the date of issuance thereof and to certify same and to keep said map on file in the office of the City Clerk and a copy displayed in City Hall, City of Jackson, Missouri; and that said City Clerk is further directed to indicate on said "Official Zoning District Map" the existence of special conditions on the use of the aforesaid property.

Section 4. Violation of the special conditions listed above shall result in revocation of the special use permit and/or prosecution and/or fine under the zoning ordinances.

Section 5. This special use permit is issued to the applicant and shall not be assigned or otherwise transferred by said applicant. This special use permit runs with the applicant and not the land.

Section 6. If construction is required for the special use granted hereunder, this special use permit shall expire in the event construction does not commence within six months of the date of issuance of this special use permit and is not completed within two years of the issuance of this permit.

Section 7. If any section, subsection, sentence, clause, phrase or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion

shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 8. That this ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: May 16, 2022.

SECOND READING: May 16, 2022.

PASSED AND APPROVED this 16th day of May, 2022, by a vote of 7 ayes, 0 nays, 0 abstentions, and 1 absent.

(SEAL)



CITY OF JACKSON, MISSOURI

BY:

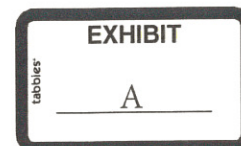
A handwritten signature in black ink, appearing to be "D. D. H.", written over a horizontal line.

Mayor

ATTEST:

A handwritten signature in blue ink, appearing to be "Angie Way", written over a horizontal line.

City Clerk



REZONING / SPECIAL USE PERMIT APPLICATION
City of Jackson, Missouri

APPLICATION DATE: 04/07/22

TYPE OF APPLICATION: ☐ Rezoning ☒ Special Use Permit

PROPERTY ADDRESS (Other description of location if not addressed):

2502 E Jackson Blvd

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

Property Owner Name(s): LW Kasten Ilc
Mailing Address: 5356 tower hill court
City, State ZIP: Weldon spring Mo 63304

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

Proposed Property Owner(s): Aldi Inc
Mailing Address: 475 Pearl Dr
City, State, ZIP: Ofallon Mo 63366

CONTACT PERSON HANDLING APPLICATION:

Contact Name: George Grindstaff
Mailing Address: 504W Douglas
City, State ZIP: New Douglas IL 62074
Contact's Phone: 314-349-9050
Email Address (if used): Ghg2010@ iCloud.com

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

CURRENT USE OF PROPERTY: Empty Lot

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

PROPOSED USE OF PROPERTY: Aldi Food market

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

Exhibit 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 square footage needed for each building sign is 75 ft.² there's two signs total this is a standard Aldi signage


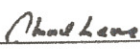
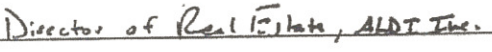

It is accurately designed for the building design of the store which gives Best Visibility of the front entrance of the store

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.)

		
<small>DocuSigned by:</small>		
	Kevin S Manes	Manager, L.W. Kasten Properties, LLC
<small>331B9B1DA5CC47D...</small>		

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

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

573-243-2300 ext.29 (ph)
573-243-3322 (fax)
jsanders@jacksonmo.org

APPLICATION FEE: \$200.00

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

THAT PART OF FRACTIONAL SECTION 7 AND PART OF U.S.P. SURVEY 782, 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 SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 7; THENCE NORTH 83°00'00" WEST ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 7, ALSO BEING THE NORTH LINE OF SAID U.S.P. SURVEY 782, 1,032.30 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY 61 (JACKSON BOULEVARD); THENCE NORTH 58°03'00" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 43.70 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 25°57'00" EAST, 400.00 FEET; THENCE SOUTH 58°03'00" EAST, 290.16 FEET FOR THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, NORTH 76°56'07" EAST, 221.18 FEET; THENCE SOUTH 06°58'22" WEST, 354.37 FEET; THENCE SOUTH 09°18'08" WEST, 252.49 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 58°03'00" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 361.41 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 25°57'00" EAST, 400.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.13 ACRES, MORE OR LESS.

AND, THAT PART OF FRACTIONAL SECTION 7 AND PART OF U.S.P. SURVEY 782, 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 SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 7; THENCE NORTH 83°00'00" WEST ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 7, ALSO BEING THE NORTH LINE OF SAID U.S.P. SURVEY 782, 1,032.30 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY 61 (JACKSON BOULEVARD); THENCE NORTH 58°03'00" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 43.70 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 25°57'00" EAST, 400.00 FEET; THENCE SOUTH 58°03'00" EAST, 290.16 FEET FOR THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, SOUTH 25°57'00" WEST, 400.00 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 58°03'00" WEST ALONG NORTH RIGHT OF WAY LINE, 41.81 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 31°57'00" EAST, 397.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 8,317 SQUARE FEET, 0.191 ACRES, MORE OR LESS.

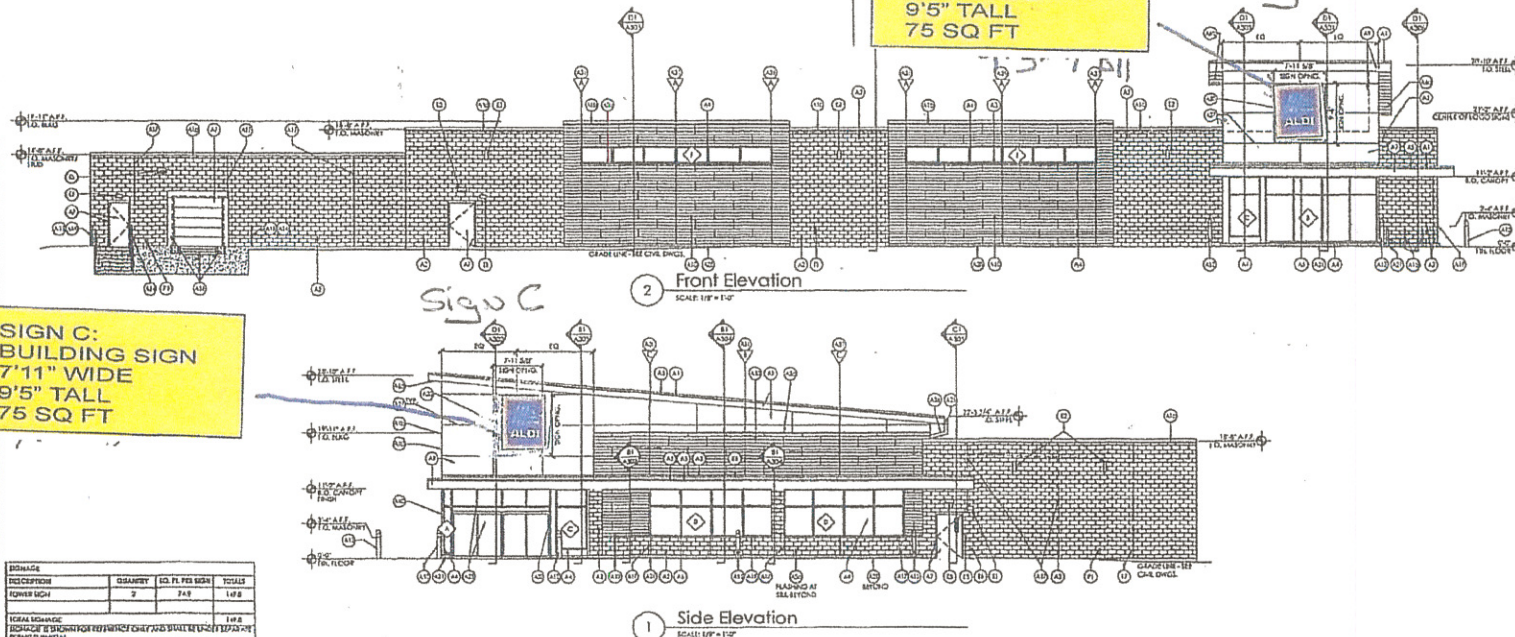
NOT FOR CONSTRUCTION

EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / FINISH	COLOR / INFO.	NOTES
(A)	PERIMETER CERAMIC COPING	AT 150mm AT HIGH EDGE OF CONCRETE AREA - 100mm ALONG - MOUNT CHIEF OF ROPS AREA - PERIMETER AREA - 100mm AT 150mm FINISH COORD. AT 150mm FINISH	SEE DETAIL FOR ADDITIONAL INFO
(B)	UPPER CONCRETE CORNER MASONRY VENEER	FINISH COORD. AT 150mm FINISH CONCRETE FINISH AT 150mm FINISH MASONRY FINISH AT 150mm FINISH MASONRY FINISH AT 150mm FINISH MASONRY FINISH AT 150mm FINISH	CONCRETE AND CONCRETE FINISH COORD. AT 150mm FINISH SEE DETAIL FOR ADDITIONAL INFO
(C)	PERIMETER ALUM. SILL	AT 150mm AT HIGH EDGE OF CONCRETE AREA - 100mm ALONG - MOUNT CHIEF OF ROPS AREA - PERIMETER AREA - 100mm AT 150mm FINISH COORD. AT 150mm FINISH	SEE DETAIL FOR ADDITIONAL INFO
(D)	ALUMINUM STOREFRONT SYSTEM	ALUMINUM STOREFRONT SYSTEM	SEE DETAIL FOR ADDITIONAL INFO
(E)	WALL MASONRY FINISHING	GRAY	SEE DETAIL FOR ADDITIONAL INFO
(F)	METAL MOUNT PANELS	AT 150mm AT HIGH EDGE OF CONCRETE AREA - 100mm ALONG - MOUNT CHIEF OF ROPS AREA - PERIMETER AREA - 100mm AT 150mm FINISH COORD. AT 150mm FINISH	SEE DETAIL FOR ADDITIONAL INFO
(G)	EXTERIOR PAINT	GRAY	SEE DETAIL FOR ADDITIONAL INFO
(H)	ALUMINUM COMPOSITE PANEL	GRAY	SEE DETAIL FOR ADDITIONAL INFO
(I)	WOOD FINISH COMPOSITE PANEL	GRAY	SEE DETAIL FOR ADDITIONAL INFO
(J)	WOOD FINISH COMPOSITE PANEL	GRAY	SEE DETAIL FOR ADDITIONAL INFO
(K)	WOOD FINISH COMPOSITE PANEL	GRAY	SEE DETAIL FOR ADDITIONAL INFO
(L)	WOOD FINISH COMPOSITE PANEL	GRAY	SEE DETAIL FOR ADDITIONAL INFO
(M)	WOOD FINISH COMPOSITE PANEL	GRAY	SEE DETAIL FOR ADDITIONAL INFO
(N)	WOOD FINISH COMPOSITE PANEL	GRAY	SEE DETAIL FOR ADDITIONAL INFO
(O)	WOOD FINISH COMPOSITE PANEL	GRAY	SEE DETAIL FOR ADDITIONAL INFO
(P)	WOOD FINISH COMPOSITE PANEL	GRAY	SEE DETAIL FOR ADDITIONAL INFO
(Q)	WOOD FINISH COMPOSITE PANEL	GRAY	SEE DETAIL FOR ADDITIONAL INFO
(R)	WOOD FINISH COMPOSITE PANEL	GRAY	SEE DETAIL FOR ADDITIONAL INFO
(S)	WOOD FINISH COMPOSITE PANEL	GRAY	SEE DETAIL FOR ADDITIONAL INFO
(T)	WOOD FINISH COMPOSITE PANEL	GRAY	SEE DETAIL FOR ADDITIONAL INFO
(U)	WOOD FINISH COMPOSITE PANEL	GRAY	SEE DETAIL FOR ADDITIONAL INFO
(V)	WOOD FINISH COMPOSITE PANEL	GRAY	SEE DETAIL FOR ADDITIONAL INFO
(W)	WOOD FINISH COMPOSITE PANEL	GRAY	SEE DETAIL FOR ADDITIONAL INFO
(X)	WOOD FINISH COMPOSITE PANEL	GRAY	SEE DETAIL FOR ADDITIONAL INFO
(Y)	WOOD FINISH COMPOSITE PANEL	GRAY	SEE DETAIL FOR ADDITIONAL INFO
(Z)	WOOD FINISH COMPOSITE PANEL	GRAY	SEE DETAIL FOR ADDITIONAL INFO

EXTENSION FINISH SCHEDULE			
KEY	MATERIAL / INFO.	COLOR / FIN.	NOTES
(S)	3" x 8" PINE-REDUCED ALUM. CLIPPER	MATCH EXISTING METAL CLIPPING	
(S)	3" x 8" PINE-REDUCED ALUM. DOOR/CLO.	MATCH EXISTING METAL CLIPPING	BRAMBLE AT CONC. PLUMB IN DOOR.
(S)	ACP NEUTRAL / JOINT GLASS		TYPICAL AT DOORS AND BUILT IN PART OF ACP
(S)	WIGWAG FREE CLIMATE PANEL, B&D PLASTIC	FEDERAL POLYURETHANE - CRACKS BY DESIGN TYPICAL DOOR	SEE SPEC FOR ADDITIONAL INFO
(S)	MODURA COMBINED JOINT WITH "HY CLIP"		
(S)	EXP. DISCHARGE LUG-6	FACTORY FINISH	MODURA B&D A.F.F.
(S)	WALL SOURCE	FACTORY FINISH	MODURA B&D A.F.F. / SEE DRAWING 1111 FOR DIMENSIONS
(S)	EXTERIOR DOOR WITH COILERS FOR WAREHOUSE TRUCKS		MODURA CENTERED @ 4" A.F.F., SEE ELEC DWG'S
(S)	WIRETIGHTING & C.E.	FACTORY FINISH	SEE ELECTRICAL DWG'S
(S)	EXTERIOR WALL PANEL	FACTORY FINISH	WALL DOOR - MODURA B&D A.F.F., BRAMBLE ROOM W/DOOR @ 12" @ A.F.F., (DOORING DOOR - MODURA B&D A.F.F.)
(S)	EXTERIOR EXPLORER RECEPTACLE	FACTORY FINISH	MODURA @ 1 1/4" A.F.F. @ 1" SQUARE JACO
(S)	EXTERIOR WAREHOUSE EXTERIORS	FACTORY FINISH	SEE ELEC DWG'S
(S)	FIRE DEETS. CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWG'S
(S)	WIRETIGHT DOGS	FACTORY FINISH	SEE FIRE PROTECTION DWG'S
(P)	WIRELESS	FACTORY FINISH	SEE PLUMBING DWG'S
(P)	EXP. DISCHARGE	FACTORY FINISH	SEE PLUMBING DWG'S
(P)	B&D METER	FACTORY FINISH	SEE PLUMBING DWG'S
(P)	BRAMBLE KEY		SEE DWG'S 1111
(P)	WALL KEY		WALL DOOR - MODURA B&D A.F.F. AND WIRELESS WIRELESS CLIMATE ALUMINUM CLIMATE PANEL, JOINTS AND WIRELESS CLIMATE ALUMINUM CLIMATE PANEL, JOINTS AND WIRELESS WIRELESS CLIMATE ALUMINUM CLIMATE PANEL, JOINTS AND WIRELESS WIRELESS

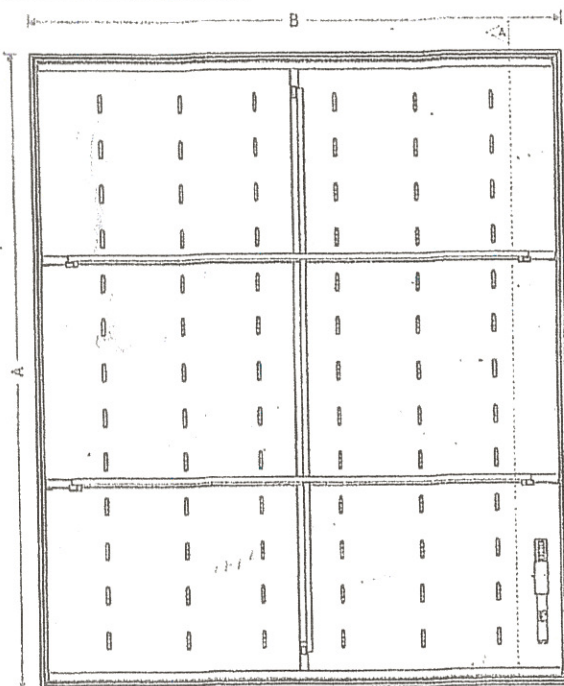
SIGN B:
BUILDING SIGN
7'11" WIDE
9'5" TALL
75 SQ FT

SIGN C:
BUILDING SIGN
7'11" WIDE
9'5" TALL
75 SQ FT



DONOR			
DESCRIPTION	QUANTITY	CO. PL. PER SQ. IN.	TOTALS
POWER WCH	2	248	108
TOTAL DONOR			108

[illegible]



FRAME & LAMP DETAIL
NOT TO SCALE

SIGN B AND C:
BUILDING SIGN

CPE RETENTION
DETAIL



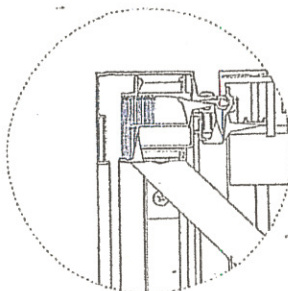
CROSS SECTION A-A
NOT TO SCALE

SPECIFICATIONS

- SIGN COMP 9 1/4" DEEP EXTRUDED ALUMINUM CONSTRUCTION
- SIGN COMP #2025 SINGLE FACE BODY ALUMINUM EXTRUSION
- SIGN COMP #3075 DUAL FRAME COVER ALUMINUM EXTRUSION
- SIGN COMP #2065 DUAL FRAME ALUMINUM EXTRUSION
- FACE HINGED FOR SERVICE ACCESS
- .040" ALUMINUM BACK
- EXTERIOR FINISH: ALDI SLATE GRAY
- INTERIOR FINISH: REFLECTIVE WHITE
- DISCONNECT SWITCH LOCATED INSIDE CABINET
- GE 4100K WHITE LED'S AS REQUIRED
- U.L. LISTED
- MOUNTING: FLUSH WALL MOUNT
- 3M ENVISION FS-1 FLEXIBLE FACE
- DIGITALLY PRINTED DECORATION (1ST SURFACE)



GRAPHIC DETAIL
NOT TO SCALE



RETENTION DETAIL
NOT TO SCALE

ALDI SINGLE FACE WALL SIGN STANDARD SIZES					
ITEM NUMBER	CABINET HEIGHT	CABINET LENGTH	CABINET DEPTH	ELECTRICAL REQUIREMENTS	SQUARE FOOTAGE
	A	B	C		
ALD20-9X7SFSGN-S	9'-5 1/2"	7'-11 1/8"	9 1/4"	(1) 20A/120V CIRCUIT	74.98

Customer:

ALDI

Date:

07/21/20

Prepared By:

RA

Modeled By:

RS

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a reference to the drawing with the note.

Revision:

-

File Name:

ALD SINGLE FACE WALL SIGNS

persona
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 - www.personasigns.com



2502 East Jackson Boulevard
Location Map



2502 East Jackson Boulevard
Properties Within 185'

4/8/2022 / jls



City of Jackson

CITY OF JACKSON, MISSOURI BOARD OF ALDERMEN SPECIAL USE PERMIT REQUEST: FINDINGS AND CONCLUSIONS

The Board of Aldermen of Jackson, Missouri hereby notifies the applicant and the public of it's action taken on May 16, 2022, at a regular meeting in consideration of the following:

Special Use Permit for oversized signs in a C-2 General Commercial District for two 75' sq. ft. attached signs at 2502 East Jackson Boulevard

Applicant: **ALDI, Inc.**

Filing Date of Application/Fee: **April 7, 2022**

Submission Date of Application to Board: **May 16, 2022**

Public Hearing Date: **May 11, 2022 (Planning & Zoning)**

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

Administrative Staff Findings:Yes/No

- 1.Application provided all necessary information: ☐ Yes ☐
- 2.Generally conforms with City Comprehensive Plan: ☐ Yes ☐
- 3.Generally conforms with Major Street Plan: ☐ Yes ☐

Board of Aldermen Findings:Yes/No

- 1.Creates adverse effects on adjacent property: ☐ No ☐
- 2.Creates adverse effects on traffic movement or safety: ☐ No ☐
- 3.Creates adverse effects on fire safety: ☐ No ☐
- 4.Creates adverse effects on public utilities: ☐ No ☐
- 5.Creates adverse effects on general health and welfare: ☐ No ☐

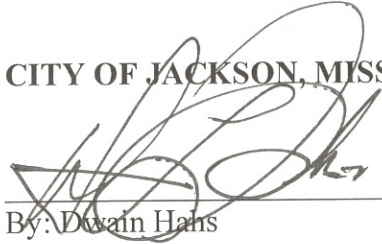
Following consideration of testimony, comments, exhibits and file contents, the Board of Aldermen duly deliberated the facts pertaining to the proposal and issued the following findings of fact and conclusions:

THE ABOVE APPLICATION IS:

☒ **Approved**
☐ **Disapproved**
☐ **Approved with conditions specified below**

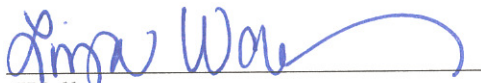
By a roll call of 7 ayes, 0 nays, 0 abstentions and 1 absent this 16th day of May, 2022.

CITY OF JACKSON, MISSOURI


By: Dwayne Hahn
Mayor



ATTEST:

By: 
Liza Walker
City Clerk