



City of Jackson

CITY OF JACKSON, MISSOURI PLANNING & ZONING COMMISSION TEXT AMENDMENT: 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 September 10, 2025, at a regular meeting in consideration of the following:

Consider a request on behalf of the City of Jackson, Missouri, for a text amendment to Chapter 65 (Zoning) of the Code of Ordinances relative to building height requirements in the I-1, I-2, and I-3 Districts.

Applicant: City of Jackson

Filing Date of Application/Fee: September 2, 2025

Submission Date of Application to Commission: September 10, 2025

Public Hearing Date: Waived

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

Administrative Staff Findings:	Yes/	No
1. Application provided all necessary information:	<u>X</u>	<u> </u>
2. Generally conforms with City Comprehensive Plan:	<u>X</u>	<u> </u>
3. Generally conforms with Major Street Plan:	<u>X</u>	<u> </u>

Planning & Zoning Commission Findings:	Yes	/No
1. Creates adverse effects on adjacent property:	<u> </u>	<u>X</u>
2. Creates adverse effects on traffic movement or safety:	<u> </u>	<u>X</u>
3. Creates adverse effects on fire safety:	<u> </u>	<u>X</u>
4. Creates adverse effects on public utilities:	<u> </u>	<u>X</u>
5. Creates adverse effects on general health and welfare:	<u> </u>	<u>X</u>

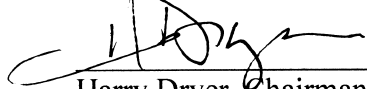
Following consideration of testimony, comments, exhibits, and file contents, the Planning & Zoning Commission duly deliberated the facts pertaining to the proposal and issued the following findings of fact and conclusions:

THE ABOVE APPLICATION IS:

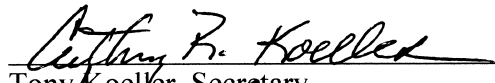
 X **Approved**
 Disapproved
 Approved with conditions specified below

By a roll call of 6 ayes, 0 nays, 0 abstentions and 3 absent this 10 day of
September, 2025.

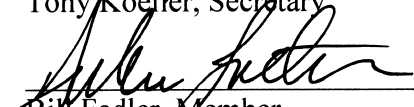
CITY OF JACKSON, MISSOURI



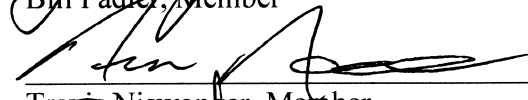
Harry Dryer, Chairman



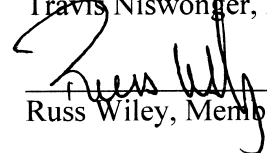
Tony Koeller, Secretary



Bill Fadler, Member

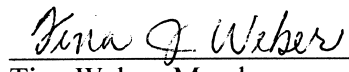


Travis Niswonger, Member



Russ Wiley, Member

Heather Harrison, Member

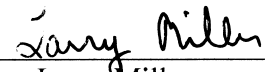


Tina Weber, Member

Angelia Thomas, Member

Michelle Weber, Member

ATTEST:



Larry Miller
Building & Planning Manager

CURRENT CODE LANGUAGE WITH PROPOSED CHANGES ADDED IN RED

Sec. 65-16. - I-1 Light industrial district regulations.

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the I-1 Light industrial district. The purpose of the I-1 Light industrial district is to provide areas for light industrial uses that create a minimum amount of nuisance outside the plant, are conducted entirely within enclosed buildings, use the open area around such buildings only for limited storage of raw materials or manufactured products, and provide for enclosed loading and unloading berths when feasible.

- (4) *Height, area, and lot size requirements.* In addition to the specific requirements for the I-1 Light industrial district, all height, area, and lot size regulations and exceptions set forth in [section 65-19](#), as they apply to uses in the I-1 Light industrial district, shall be observed.
 - a. *Height.* The maximum height of buildings permitted shall be ~~forty-five (45)~~ **fifty (50)** feet and not over ~~three (3)~~ **five (5)** stories. **Buildings exceeding this limitation shall require a special use permit.**

Sec. 65-17. - I-2 Heavy industrial district regulations.

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the I-2 Heavy industrial district.

- (4) *Height, area, and lot size regulations.* In addition to the specific requirements for the I-2 Heavy industrial district, all height, area, and lot size regulations and exceptions set forth in [section 65-19](#), as they apply to uses in the I-2 Heavy industrial district, shall be observed.
 - a. *Height.* The maximum height of buildings permitted shall be ~~forty-five (45)~~ **fifty (50)** feet and not over ~~three (3)~~ **five (5)** stories. **Buildings exceeding this limitation shall require a special use permit.**

Sec. 65-18. - I-3 Planned industrial park district regulations.

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the I-3 Planned industrial park district. The purpose of the I-3 Planned industrial park district is to provide for modern industrial warehouse/office complexes of integrated design with attractive landscaping in suitable locations with access to arterial thoroughness.

(8) *Height, area, and lot size regulations.* In addition to the specific requirements for the I-3 Planned industrial park district, all height, area, and lot size regulations set forth in [section 65-19](#), as they apply to uses in the I-3 Planned industrial park district, shall be observed.

- a. *Height.* The maximum height of buildings permitted shall be ~~forty-five (45)~~ **fifty (50)** feet and not over ~~three (3)~~ **five (5)** stories. **Buildings exceeding this limitation shall require a special use permit.**