

Staff Report

ACTION ITEM: 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 applications for voluntary annexation with zoning.

APPLICANT: City of Jackson

APPLICANT STATUS: Municipal Governing Authority

PURPOSE: This text amendment will eliminate the process of going through Planning and Zoning for a rezoning.

APPLICABLE REGULATIONS: Zoning Code Chapter 65-3 (4)

COMMENTS: This amendment will eliminate the need to classify parcels under (5) acres as an R-1 Single-Family residential district when annexed and parcels over (5) acres as an A-1 Agricultural district or R-1 Single-family residential district, depending on the owner's preference at the time of annexation.

It will also eliminate the need to go through the rezoning process at the Planning and Zoning level if the owner wants the property to be zoned differently.

The procedures in section 58-4, Voluntary annexation of property that is not part of an existing platted development of the Code of Ordinance (for zoning), will consist of the following steps.

- 1) On the application for annexation with zoning, the applicant will be able to choose which zoning they propose.
- 2) A public hearing for zoning will be held at the Board of Aldermen level.
- 3) Letters notifying them of the public hearing will be sent to the property owners within 185' of the proposed zoning.
- 4) A sign placed on the property for annexation with zoning stating the date and time of the public hearing.
- 5) A public hearing with a 15-day notice placed in the paper.
- 6) An MOU would be completed for any zoning R-3 through I-3.

The annexation with zoning process can take 45 days, depending on the holidays. An example of the process is described below.

- a) The Board of Aldermen will vote on a resolution on June 3, 2024, and discuss it during the study session.
- b) On June 5, 2024, the public hearing will be published in the newspaper, a sign will be posted on the property, and letters will be sent to the property owners within 185' of the proposed zoning. (15-day notice required by law)
- c) If applicable, an MOU for R-3 through I-3 would be approved on June 17, 2024.
- d) The public hearing for annexation with zoning will be held on July 1, 2024. If any public input was received from the hearing, it will be discussed during the study session.

e) On July 15, 2024, annexation with zoning would be voted on for approval.

ACTION REQUIRED: A public hearing is optional at the P&Z level but required for the Board of Aldermen. The Commission shall vote to approve or deny this request, which will serve as a recommendation to the Board of Aldermen.