



# City of Jackson

EXHIBIT

A

## CITY OF JACKSON, MISSOURI PLANNING & ZONING COMMISSION SPECIAL USE PERMIT REQUEST: 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 December 8, 2021, at a regular meeting in consideration of the following:

**Special use permit for a daycare in an R-4 General Residential District at 804 East Main Street**

Applicant: **Little Buttercups, LLC**

Filing Date of Application/Fee: **October 20, 2021**

Submission Date of Application to Commission: **November 10, 2021**

Public Hearing Date: **December 8, 2021**

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 ☐ No
2. Generally conforms with City Comprehensive Plan: ☐ Yes ☐ No
3. Generally conforms with Major Street Plan: ☐ Yes ☐ No

### Planning & Zoning Commission Findings: Yes/No

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

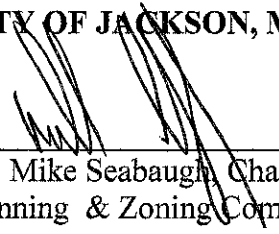
Following consideration of testimony, comments, exhibits and file contents, the Planning & Zoning Commission duly deliberated the facts pertaining to the proposal and issued the following findings of fact and conclusions:

**THE ABOVE APPLICATION IS:**


       Approved  
  X   Disapproved  
       Approved with conditions specified below

By a roll call of 0 ayes, 8 nays, 0 abstentions and 1 absent this 8th day of December, 2021.

**CITY OF JACKSON, MISSOURI**

  
By: Mike Seabaugh, Chairman  
Planning & Zoning Commission

ATTEST:

By:   
Janet Sanders, Building &  
Planning Manager



**REZONING / SPECIAL USE PERMIT APPLICATION**  
**City of Jackson, Missouri**

APPLICATION DATE: 10.18.21

TYPE OF APPLICATION: \_\_\_\_\_ Rezoning X Special Use Permit

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

804 E Main St

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

Property Owner Name(s): Christina Adair

Mailing Address: 804 E Main St

City, State ZIP: Jackson MO 63755

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

Proposed Property Owner(s): Little Buttercups LLC

Mailing Address: 1864 Bella Vista Dr

City, State, ZIP: Jackson MO 63755

**CONTACT PERSON HANDLING APPLICATION:**

Contact Name: Ashley Shores

Mailing Address: 1864 Bella Vista Dr

City, State ZIP: Jackson MO 63755

Contact's Phone: 573.579.1595

Email Address (if used): clo.bryn@yahoo.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 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-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"/> II-2 (Heavy Industrial)       |
| <input type="checkbox"/> CO-1 (Enhanced Commercial Overlay)    | <input type="checkbox"/> I-3 (Planned Industrial Park) |

CURRENT USE OF PROPERTY: Single-Family Residential

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

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

PROPOSED USE OF PROPERTY: Daycare

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

Pt. Lot 19 Tiedemann Addition

**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.

I would like to open a childcare center under the name Little Buttercups LLC. This will help many families who are on waiting lists or who are unable to find childcare.

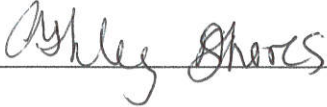
**DRAWINGS (FOR SPECIAL USE PERMITS ONLY):** If one or more buildings or other structures are to be added to the property for a special use permit, attach a scaled plat of the tract(s) showing the location of all buildings. If any buildings are to be less than the standard minimum setbacks, include these 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 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](mailto:jsanders@jacksonmo.org)

**APPLICATION FEE:** \$200.00

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eRecorded  
DOCUMENT #  
2017-11440

ANDREW DAVID BLATTNER  
RECORDER OF DEEDS  
CAPE GIRARDEAU COUNTY, MO  
eRECORDED ON  
10/10/2017 8:48:58 AM  
REC FEE: 27.00  
PAGES: 2

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**WARRANTY DEED**

This Warranty Deed made and entered into this 5<sup>th</sup> day of October, 2017, by and between **Hugh C. Aldredge, by Sharon G. Aldredge, His Attorney-in-Fact, and Sharon G. Aldredge, husband and wife**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTORS**, and **Christina Adair, a single person**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTEE**. The mailing address of the Grantee is:

804 East Main Street, Jackson, MO 63755

**WITNESSETH:** The Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid to the Grantors, the receipt of which is hereby acknowledged, do by these presents Grant, Bargain, and Sell, Convey and Confirm unto the Grantee the following described lots, tracts or parcels of land lying, being and situated in the County of Cape Girardeau and State of Missouri, to-wit:

All of Lot Nineteen (19) of Tiedemann's Addition to the City of Jackson, County of Cape Girardeau, Missouri, as shown by plat filed for record in Plat Book 1 at Page 29 in the land records of Cape Girardeau County, Missouri, EXCEPT 65 feet sold off the North side of said Lot 19 by Warranty Deed recorded in Book 77 at Page 475.

**TO HAVE AND TO HOLD** the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said Grantee and unto her heirs and assigns FOREVER, the said Grantors hereby covenanting that they are lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by them or those under whom they claimed title; and that they will warrant and defend the title to said premises unto the said Grantee, and unto her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year first above written.

**GRANTORS:**

*Hugh C. Aldredge, by Sharon G. Aldredge*  
Hugh C. Aldredge, by Sharon G. Aldredge,  
His Attorney-in-Fact *His attorney in fact*  
*Sharon G. Aldredge*  
Sharon G. Aldredge

STATE OF MISSOURI )  
 ) ss.  
COUNTY OF CAPE GIRARDEAU )

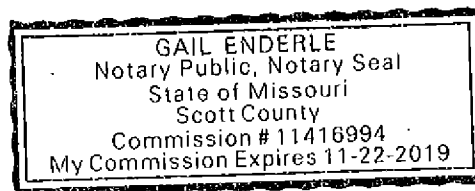
On this 5<sup>th</sup> day of October, 2017, before me personally appeared **Hugh C. Aldredge, by Sharon G. Aldredge, His Attorney-in-Fact and Sharon G. Aldredge, husband and wife**, to me known to be the persons described in and who executed the within Warranty Deed, and acknowledged to me that they executed the same as their free act and deed and for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.

*Gail Enderle*

Notary Public

My commission expires: 11/22/19



1708217



804 E. Main St.  
Location Map





804 E. Main St.  
Properties Within 185'



Surrounding Zoning  
804 East Main Street