



**CITY OF JACKSON**  
**PLANNING & ZONING COMMISSION MEETING AGENDA**

**Wednesday, July 13, 2022 at 6:00 PM**

**City Hall, 101 Court Street, Jackson, Missouri**

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Bill Fadler  
Tony Koeller  
Michelle Doughten  
Tina Weber

**Harry Dryer, Chairman**  
Joe Baker, Alderman Assigned  
Mike Seabaugh, Alderman Assigned  
Janet Sanders, Staff Liaison

Angelia Thomas  
Heather Harrison  
Beth Emmendorfer  
Eric Fraley

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF MINUTES**

1. Approval of Minutes of the June 8, 2022 meeting.

**NEW BUSINESS**

2. Request for approval of a preliminary plat of Savers Farm Subdivision Phase 9 submitted by Cape Land and Development, LLC.

**CONSIDER A MOTION TO ADD ITEMS TO THE AGENDA**

**ADJOURNMENT**

This agenda was posted at City Hall on July 7, 2022 at 9:30 A.M.

PLEASE OBSERVE SOCIAL DISTANCING WHEN ATTENDING THIS MEETING.





**CITY OF JACKSON**  
**PLANNING & ZONING COMMISSION MEETING -**  
**AMENDMENT TO AGENDA AGENDA**  
**Wednesday, July 13, 2022 at 6:00 PM**  
**City Hall, 101 Court Street, Jackson, Missouri**

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Bill Fadler  
Tony Koeller  
Michelle Doughten  
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**Harry Dryer, Chairman**  
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Mike Seabaugh, Alderman Assigned  
Janet Sanders, Staff Liaison

Angelia Thomas  
Heather Harrison  
Beth Emmendorfer  
Eric Fraley

**NEW BUSINESS**

1. Request for approval of a Special Use Permit for a Towing Business in a C-2 General Commercial District at 1405 South Farmington Road submitted by Land Escapes, LLC.

This agenda was posted at City Hall on July 12, 2022, at 4:30 PM.



JOURNAL OF THE PLANNING & ZONING COMMISSION  
CITY OF JACKSON, MISSOURI  
WEDNESDAY, JUNE 8, 2022, 6:00 P.M.  
REGULAR MEETING

The Planning and Zoning Commission met in regular session with Chairman Harry Dryer presiding. Also present were Commissioners Heather Harrison, Angelia Thomas, Michelle Doughten, and Eric Fraley. Absent were Tony Koeller, Tina Weber, Beth Emmendorfer, and Bill Fadler. Building & Planning Manager Janet Sanders was present as staff liaison. Assigned Alderman Joe Bob Baker was also present. Citizens present were Megan Andrews, Michelle Mangrum, Monett Kerr, Sharon Alpers, Greg Urhan (?), Greg Staggs, Chris Koehler, Melanie Balsman, and Dee Welker.

Chairman Dryer called the meeting to order, and Commissioner Harrison called roll.

## PUBLIC HEARING

Public hearing regarding a request for a Special Use Permit for a community unit plan for a high-density mixed residential development in a C-2 General Commercial District at 957 West Independence Street submitted by Brennon Todt

Chairman Dryer explained the procedure for public hearings. He then opened the hearing and asked for a staff report. Mrs. Sanders read a report detailing the dates of application and notifications.

Mr. Chris Koehler (Koehler Engineering) of 649 Mesa Lane, Jackson, was sworn in. He said he was representing the property owner. This location is south of [West] Independence Street and behind a row of lots on [North] Farmington. It has historically been a mobile home park. The new owner is cleaning it up and wants to build small economical homes and/or apartments. They are larger than tiny homes but are small footprint homes. They have presented three concepts working within the density requirements.

Dee Welker of South Hope Street came forward and was sworn in. He said he owns property on [North] Farmington. He was once interested in buying this property and wanted to do the same thing with it. He is both in favor and in opposition. Chairman Dryer asked him to speak in favor and then speak later in opposition. Mr. Welker said these owners have done a fantastic job. There is no longer trash outside the trailers. He is in favor of the small houses.

Michelle Mangrum of 832 Strawberry Lane came forward and was sworn in. She was also in favor and in opposition. She and her sister consider themselves the matriarchs of Strawberry Lane, being the last of the original property owners who lived there when the streets were still gravel and the trailer park was still decent. She said she likes everything that has been done with it so far.

Finding no others to speak in favor, Chairman Dryer asked for those wishing to speak in opposition. Mr. Welker came forward again and presented a large map of the location. He said he used to mow lots for a lot of houses. He has gradually bought most of the houses he used to mow. He said he has seen



the three proposals. He pointed out on the map that an asphalt lane used for access to some trailers is mostly off the trailer court property onto his and other adjacent properties. He said Mr. Barks used to own everything and when he sold off lots, the lots went onto the blacktop. The owners use the blacktop lane to get to their storage area. He has tried placing No Trespassing signs and timbers, which all disappear. He tried parking his backhoe there and twice someone got in it and moved it. Workers in the park have placed tons of stone on the asphalt on his property and it is now sinking. He has given some permission to use it to access certain things. He said the problem is there are two trailers 15' from the property line. Two to three years ago he got a permit for a fence. Then the trailer where Mr. Crites used to live was removed and he didn't need the fence. He said he has talked to everyone he found there working about the property line. The first time he met Mrs. Balsman, the police had been called about brush on his property. He said someone claimed he placed brush to block a resident in. He did not. He said there is a sewer easement just inside the property line. He has talked to the sewer department about it and is going to put a gate that they will have a key to. He said there is only 10' of space to drive on beside the 5' porches on the trailers. There is nowhere for these people to turn around without being on other properties.

Commissioner Harrison said she does not see these trailers on the three proposals. Mr. Welker said they are not, but they may start their development on the other side of the property and he will still have this problem.

Michelle Mangrum came forward again, this time in opposition. She said she has been there fifty years. They are the 4<sup>th</sup> lot down the street and lots 5, 6, and 7 are directly behind her. She said everything they have done is wonderful and they finally do not hear constant construction noise. She said within the last 5-6 years there was a fire in her backyard that was thought to have been started by a child 9-12 years old with a gas can. She said she was not home and was called about the fire on her property. She was told the child ran away. They have not had other issues from kids. Previously in the past there were drug dealers and police sirens at all times of day and night. They have no more of those issues since the 'riff-raff' is gone. She said all back yards on Strawberry have a fence except theirs. They have a natural boundary of bamboo which blocks their view of the trailer court except in winter. She said there are apartments on all sides of the Casey's [General Store]. Traffic backs up from the Middle School past Strawberry Lane mornings and afternoons. Even turning right onto Independence is difficult. The walking trail is heavily used, and a lot of people cross the street to Casey's, but there is no crosswalk. She said this would increase the number of units from 61 to 96. How many more cars will that cause? She is surprised no one has been injured. There have been fender benders. She said on proposal C-1 one of the apartment buildings would be close to their house and lighting would be an issue. Windows on the second story could allow people to see into yards. Car lights shine through, and Casey's has bright lights. She and her sister do not want a two-story apartment building in the southwest corner. They are both against option C-2 and would prefer C-3. Single story apartments would be more agreeable. Their concerns are lighting, noise, trash, & traffic. She said their neighbor, Mr. Shrimplin had also submitted something to the Commission. Chairman Dryer said they have a copy.

Finding no others to speak in opposition, Chairman Dryer asked Mr. Koehler if he would like to rebut. Mr. Koehler came forward. He said Mrs. Balsman is the owner's mother and may have more detailed information than he has, and he may need to defer to her. Mr. Koehler said the developer would be amenable to lighting restrictions such as one foot-candle of light. The City of Cape has these restrictions. They need some lighting so it will be a safe neighborhood. This is a work in progress. He said in response to the trash concern, there will be regular trash service and the owner will have covenants. Regarding the traffic, he referenced an industry standard of two trips per day per unit. There is already a traffic problem, and their 96 units will have a minimal impact. Mr. Koehler said financial



viability is also a concern. There is a lot of investment that goes into the project and the owner wants to keep his options open. Apartments can attract another market segment. Mr. Koehler said the road (lane) was created by Mr. Barks and he does not think anyone can shut it. They do not intend to use it in their new plan. The owner also does not want to be heavy handed and evict existing tenants but may offer them a better alternative. They plan to develop in chunks as areas become vacant. He said the owner is not present because he is on an extended mission trip.

Chairman Dryer then closed the hearing.

## OLD BUSINESS

Request for a Special Use Permit for a )  
community unit plan for a high-density )  
mixed residential development in a C-2 )  
General Commercial District at 957 West )  
Independence Street submitted by )  
Brennon Todt )

Chairman Dryer opened the item for discussion. Commissioner Harrison asked if a special condition can be added for the lighting. Mrs. Sanders said it can and said that any Commissioner making a motion can include the condition.

Chairman Dryer recognized Melanie Balsman. She said since they bought the property they have learned about the easement. They will not encroach on Mr. Welker's property and new tenants have been told where to stay away from. However, they are looking into whether this access is grandfathered. She said it is a strange property line and the road is more on his side than theirs. They like to get along with the neighbors and will do their due diligence. She said she is aware of lighting issues. She lives on Independence and the storage units' lights across the street are very bright. Headlights from cars leaving Casey's shine into her living room window. She said speeders and very loud mufflers are also an issue.

Commissioner Doughten made a motion to approve the request with the added lighting condition. The motion was seconded by Commissioner Harrison and was unanimously approved.

Vote: 5 ayes, 0 nays, 0 abstentions, 4 absent

## NEW BUSINESS

Request for approval of a minor subdivision )  
plat of Magnolia Meadow Subdivision )  
submitted by Terry R. Seabaugh and Traci )  
L. Foltz )

Chairman Dryer asked for a staff report. Mrs. Sanders reported this property is in front of the Jackson Football park, and the subdivision is to divide the house from the remainder of the property. Both lots meet the minimum size and frontage requirements.



Chairman Dryer asked if the applicant was present. No applicant was present. He opened the item for Commission discussion. Finding none, he asked if Mrs. Sanders has any issues with the subdivision. She did not. Chairman Dryer then called for a motion.

Commissioner Fraley made a motion to approve the request. The motion was seconded by Commissioner Harrison and was unanimously approved.

Vote: 5 ayes, 0 nays, 0 abstentions, 4 absent

Request for approval of a minor subdivision )  
plat of a Resubdivision of Lots 28 & 30 of )  
Deerwood Subdivision submitted by )  
Gregory M. & Alison R. Staggs )

Commissioner Dryer asked for a staff report. Mrs. Sanders reported this is the combination of two existing lots. The owner has obtained a variance for a garage but must also combine the lots because an accessory building cannot be on a separate lot.

Chairman Dryer asked the applicant to come forward. Greg Staggs came forward and said he wants to build a garage to keep his ski boat. It is currently kept outside, and vandalism has become a problem.

Chairman Dryer opened the item for discussion. Finding none, he called for a motion.

Commissioner Fraley made a motion to approve the request. The motion was seconded by Commissioner Thomas and was unanimously approved.

Vote: 5 ayes, 0 nays, 0 abstentions, 4 absent

Request for approval of a preliminary )  
subdivision plat of Savers Farm )  
Subdivision Phase 8 submitted by Cape )  
Land & Development, LLC )

Commissioner Dryer asked for a staff report. Mrs. Sanders reported this is a tract in the city that was formerly considered landlocked. The development of Bent Creek Subdivision many years ago did not provide for any connection to adjacent property. A couple of years ago the Board of Aldermen changed the code to allow development to be accessed by something other than a city street, which made it possible for this tract to develop. The access will be through Savers Farm Subdivision, the rest of which is in the county. She said it will have privately maintained streets and private sewer because there is no city sewer near the property. Electric will be Ameren since the city has no way to serve this property. The water will be city water. The city must have control of the water to maintain the Fire Department's ISO rating.

Megan Andrews of the Layton and Southard law firm came forward representing the developer. She said this was formerly the Drum family farm, part of which was in the city and part in the county. They want to develop the part in the city. She said until 2019 the city part could not be developed. There were multiple meetings with the city resulting in a code change to allow access via a publicly dedicated



roadway. The subdivision homeowners' association will maintain the streets. This is a 40-lot subdivision. The only access to electric is to Ameren and they will have private sewer. The developer has obtained easements to get city water to this subdivision. She said the code change was because of this property, and there was a concern that it would cause others to do the same. She said it was found that most other parcels had other access. The new code Section was 57-6.5, added in 2019. There are nine phases of Savers Farm Subdivision. She said annexation of the remainder of Savers Farm was considered and Mrs. Sanders sent letters to many properties but there was not enough interest from the residents in annexation.

Commissioner Doughten asked if the streets would be maintained by an HOA fee. Ms. Andrews said streets and also street lighting will be included. She said someone has bought the remaining Litz property and access to water was obtained through that.

Commissioner Harrison confirmed with Ms. Andrews that there is one HOA for Savers Farm Subdivision, not one per phase.

Chairman Dryer asked if there is an issue with 40 lots. Mrs. Sanders replied that the city has a policy that over 40 lots requires a second entrance. It is not a code but a policy. In this case, there is no city control over the other lots in the subdivision and there are only 40 lots in the city.

Commissioner Harrison made a motion to approve the plat, seconded by Commissioner Fraley and unanimously approved.

Vote: 5 ayes, 0 nays, 0 abstentions, 4 absent

Consider a motion to add items to the )  
agenda )

Mrs. Sanders reported the Board has accepted the recommendations of the Comprehensive Plan Committee and Planning and Zoning Commission to select Houseal Lavigne Associates of Chicago, Illinois to prepare a new Comprehensive Plan. This is the same firm that prepared the last comprehensive plan. A contract will be formally approved by the Board of Aldermen later this month or early next month and then the project will begin. There will be a large push to get input from citizens, businesses, and various city boards.

Adjournment )

Commissioner Harrison made a motion to adjourn, seconded by Commissioner Doughten and unanimously approved.



Respectfully submitted,



Heather Harrison

Acting Planning and Zoning Commission Secretary

Attest:



Janet Sanders

Building & Planning Manager

*NOTE: ACTION (IF ANY) ON LAND EXCHANGE CERTIFICATIONS, COMPREHENSIVE PLAN, AND MAJOR STREET PLAN IS FINAL APPROVAL; ALL OTHER ACTION TAKEN BY THE PLANNING AND ZONING COMMISSION SERVES AS A RECOMMENDATION TO THE BOARD OF ALDERMEN AND NOT AS FINAL APPROVAL OF THE ITEMS CONSIDERED AT THIS MEETING.*



## **Staff Report**

**ACTION ITEM:** Request for approval of a preliminary plat of Savers Farm Subdivision Phase 9

**APPLICANT:** Cape Land & Development, LLC

**APPLICANT STATUS:** Property owner

**PURPOSE:** To provide an additional phase of a county subdivision on land that is already inside the city limits but only accessible from the county

**SIZE:** 17.29 acres

**PRESENT USES:** Undeveloped land

**PROPOSED USE:** Single-family residential subdivision

**ZONING:** R-2 Single Family Residential

**SURROUNDING LAND USE:** North – out of city; South – R-2 Single Family Residential; East – R-2 Single Family Residential; West – R-2 Single Family Residential

**HISTORY:** This piece of property was found to already be inside the city limits on a 1961 city limits map. The property to the south developed as Bent Creek Golf Course and Bent Creek Subdivision, which provided for no stubbed streets to access this property.

In 2019, P&Z reviewed and the Board of Aldermen approved new code language in Chapter 57 (Land Subdivision Regulations) to allow limited access land development. This allows a subdivision to have access other than a public city street when no city street right-of-way is available for a connection. This code language was developed due to this specific property.

**TRANSPORTATION AND PARKING:** All required street frontage and parking will be developed as part of the subdivision development and building construction.

**APPLICABLE REGULATIONS:** Land Subdivision Regulations (Chapter 57); Zoning Code (Chapter 65)

**2009 COMPREHENSIVE PLAN:** Residential use

**FLOODPLAIN INFORMATION:** This property includes an area of floodplain that will be located in the rear yard of seven lots and does not prevent an adequate buildable area for those lots.

**PHYSICAL CHARACTERISTICS:** No access is available except through previous Savers Farm Subdivision phases located in the county.

**COMMENTS:** This subdivision contains 40 lots.



This subdivision is proposed to have privately maintained streets. They will also have Ameren Electric because no city electric service is available to this location. The subdivision will install city water and sewer. The developer will install a water main extension from the existing main near Greensferry Road through a new easement across adjacent undeveloped property. City sanitation and emergency services will serve these lots. City staff and administration are aware of this hybrid mixture of public and private infrastructure.

NOTE: This application form looks different from the traditional application form because it was submitted through the Building & Planning Department's new online portal. We expect to begin to see more applications in this format.

**ACTION REQUIRED:** The Commission shall approve or deny this subdivision based on compliance with the Land Subdivision Regulations.





# Subdivision Permit Application

Date: 06/15/2022

## Applicant / Current Owner

Applicant Name: Brandon Williams  
 Address: 2985 Boutin Drive  
 City, State, Zip: Cape Girardeau, MO 63701  
 Phone: 573-335-3382  
 Email: bowconstruction@aol.com

Owner Name: Cape Land & Development, LLC  
 Address: 2985 Boutin Drive  
 City, State, Zip: Cape Girardeau, MO 63701  
 Phone:  
 Email:

## Proposed Owner / General Project Information

Owner Name: Cape Land & Development, LC  
 Address: 2985 Boutin Drive  
 City, State, Zip: Cape Girardeau, MO 63701  
 Phone:  
 Email:

Site Address: SAVERS FARM SUBDIVISION PHASE 9  
 City, State, Zip:  
 Current Use:  
 Current Zoning: R-2 Single-Family Residential  
 Proposed Zoning: R-2 Single-Family Residential

Project Description:

## Annexation

Rezoning App?: No  
 Special Use App?: No

Current Use:  
 Legal:

## Rezoning / Special Use / Variance Information

Request Reason:  
 Current Use:  
 Proposed Use:

Prior Variance: No  
 Prior Request:  
 Permission to Visit: No

## Subdivision Information / Current Zoning

Subdivision Type: Preliminary Plat  
 Current Use:  
 Proposed Use:  
 Subdivision Name: Savers Farm Subdivision - Phase 9  
 Engineer Company: Strickland Engineering  
 Contact: Marc Mahnke / Brian Strickland  
 Mailing Address: 113 W. Main Street  
 City, State, Zip: Jackson, MO 63755  
 Phone: 573-243-4080  
 Other Permit: No  
 Legal:

R-1: ☐  
 R-2: ☒  
 R-3: ☐  
 R-4: ☐  
 MH-1: ☐  
 O-1: ☐  
 CO-1: ☐  
 C-1: ☐  
 C-2: ☐  
 C-3: ☐  
 C-4: ☐  
 I-1: ☐  
 I-2: ☐  
 I-3: ☐



**Proposed Zoning**

R-1: ☐  
R-2: ☒  
R-3: ☐  
R-4: ☐  
MH-1: ☐  
O-1: ☐  
CO-1: ☐

C-1: ☐  
C-2: ☐  
C-3: ☐  
C-4: ☐  
I-1: ☐  
I-2: ☐  
I-3: ☐

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**Land Exchange Information**

Current Use:  
Request Reason:  
Granting Property:  
Receiving Property:  
Engineer Company:  
Engineer Contact:  
Address:  
City, State, Zip:  
Phone:

Granting Owner:  
Address:  
City, State, Zip:  
Receiving Owner:  
Address:  
City, State, Zip:  
Application For:      Combination or re-  
                                 combination of previously  
                                 platted lots

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**Additional Comments**

SUBDIVISION OF LAND

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I do hereby certify that the information contained herein is true and correct.

Brandon Williams

Name

06/15/2022

Date



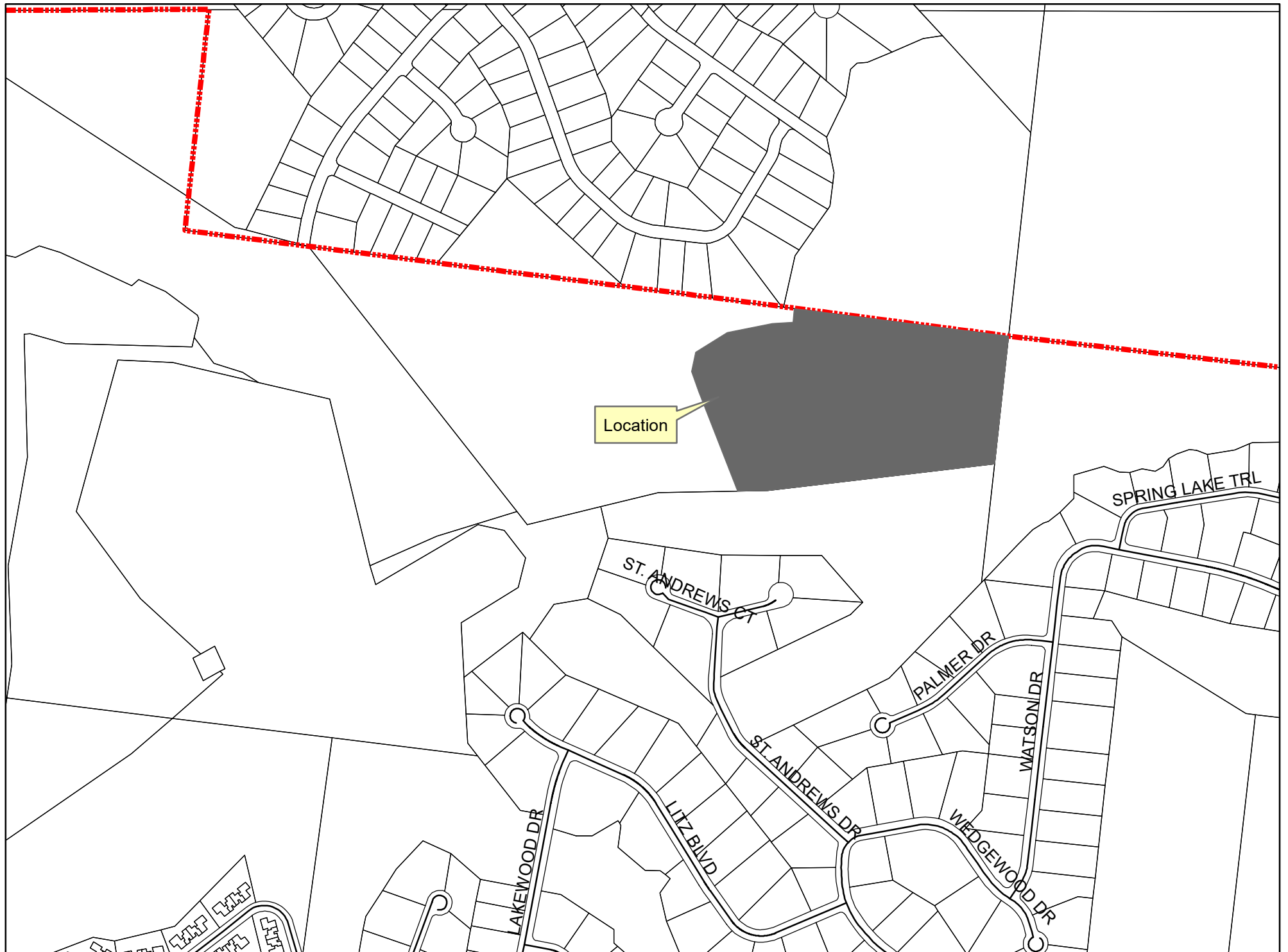
## **Savers Farm Phase 9**

PART OF U.S.P. SURVEY 318, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 174 OF SAVERS FARMS SUBDIVISION PHASE 6 AS RECORDED IN DOCUMENT NUMBER 2022-00181 IN THE LAND RECORDS OF THE CAPE GIRARDEAU COUNTY MISSOURI RECORDER'S OFFICE; THENCE ALONG THE BOUNDARY OF BENT CREEK GOLF COURSE AS DESCRIBED IN DOCUMENT NUMBER 2015-09634 IN THE LAND RECORDS OF THE CAPE GIRARDEAU COUNTY MISSOURI RECORDER'S OFFICE THE FOLLOWING COURSES, SOUTH 05 DEGREES 50 MINUTES 52 SECONDS WEST 514.41 FEET; THENCE SOUTH 83 DEGREES 20 MINUTES 10 SECONDS WEST 857.73 FEET; THENCE SOUTH 87 DEGREES 25 FEET 44 SECONDS WEST 231.23 FEET; THENCE LEAVING SAID BOUNDARY LINE, NORTH 17 DEGREES 39 MINUTES 47 SECONDS WEST 462.33 FEET; THENCE NORTH 02 DEGREES 05 MINUTES 48 SECONDS WEST 78.46 FEET; THENCE NORTH 22 DEGREES 14 MINUTES 29 SECONDS EAST 70.20 FEET; THENCE NORTH 68 DEGREES 12 MINUTES 15 SECONDS EAST 257.42 FEET; THENCE NORTH 86 DEGREES 33 MINUTES 37 SECONDS EAST 75.88 FEET; THENCE NORTH 18 DEGREES 41 MINUTES 33 SECONDS EAST 61.72 FEET TO THE SOUTHWEST CORNER OF LOT 180 OF SAID SAVERS FARM SUBDIVISION PHASE 6; THENCE ALONG THE SOUTH LINE OF SAID SAVERS FARM SUBDIVISION PHASE 6, SOUTH 82 DEGREES 29 MINUTES 37 SECONDS EAST 925.32 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 17.29 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

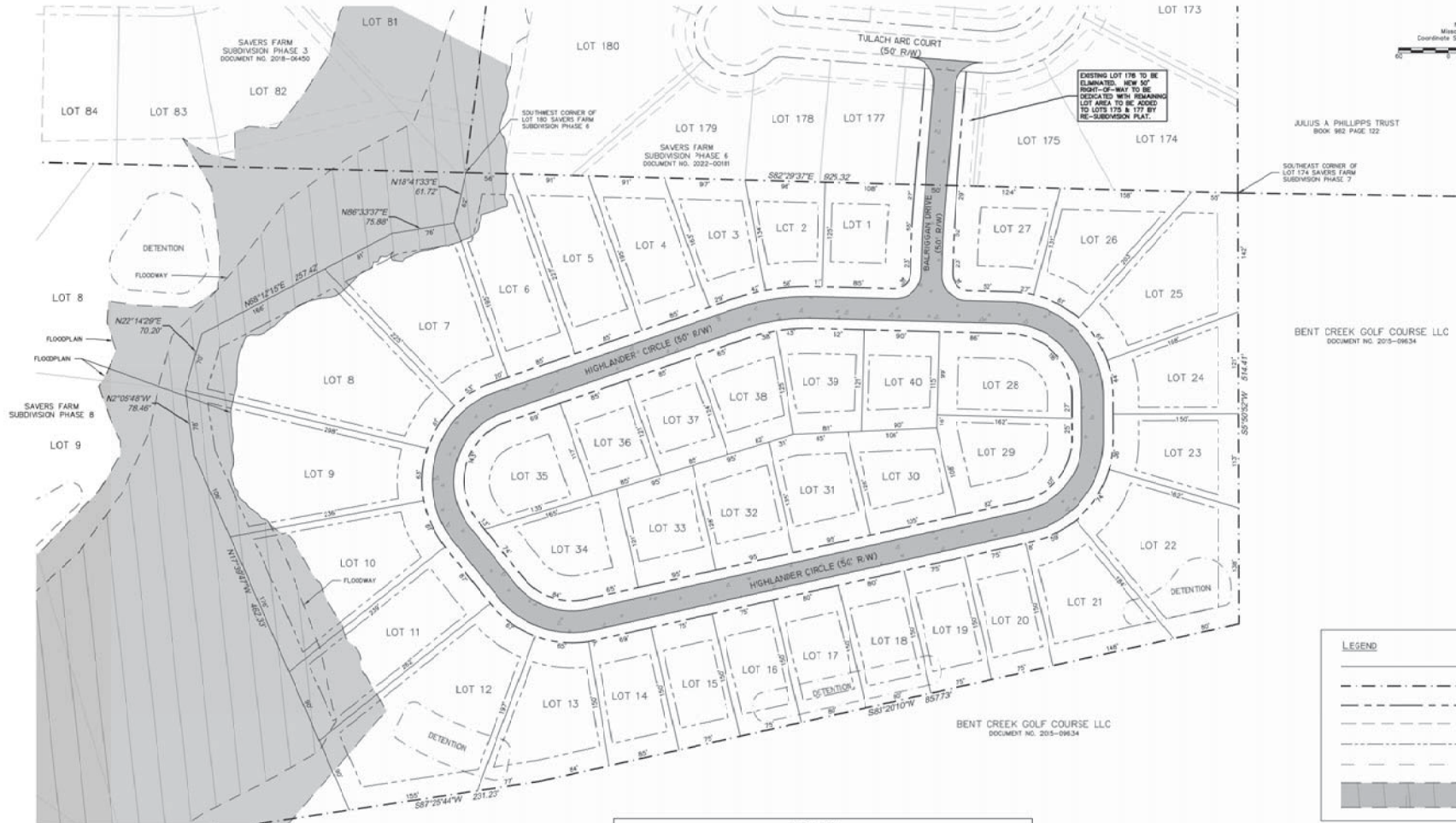






# SAVERS FARM SUBDIVISION - PHASE 9

Part of U.S.P. SURVEY 318, Township 31 North Range 13 East of the Fifth Principal Meridian  
in the City of Jackson and County of Cape Girardeau, Missouri.



## LEGEND

- LOT LINE
- - - - - PROPERTY BOUNDARY LINE
- - - - - RIGHT-OF-WAY LINE
- - - - - EASEMENT LINE
- - - - - BUILDING SETBACK LINE
- - - - - 100-YEAR FLOODPLAIN LINE
- 100-YEAR FLOODWAY

## NOTES

ZONING:  
R2 SINGLE FAMILY RESIDENTIAL

EASEMENT NOTES:  
12' FRONT  
10' REAR

BUILDING SETBACKS:  
FRONT YARD SETBACK = 30'  
REAR YARD SETBACK = 10'  
SIDE YARD SETBACK = 8'

DESIGN STANDARDS:  
50' RIGHT-OF-WAY WIDTH

26" WIDE PRIVATE CONCRETE STREETS WITH CURB TO BE MAINTAINED BY THE SAVERS FARM SUBDIVISION HOMEOWNERS ASSOCIATION.

OWNER & DEVELOPER:  
CAPE LAND & DEVELOPMENT, LLC  
609 BRANCON WILLIAMS  
2985 ROUTIN DRIVE  
CAPE GIRARDEAU, MO 63701

PREPARED BY:  
STRICKLAND ENGINEERING  
113 W MAIN STREET SUITE 1  
JACKSON, MO 63755  
(573) 243-4380

ACCURACY STANDARD: TYPE URBAN

## LOCATION MAP



FLOODPLAIN NOTE:  
A PORTION OF THE DESCRIBED TRACT IS LOCATED WITHIN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 290312144E.

<b>STRICKLAND ENGINEERING</b> CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING	113 WEST MAIN STREET P.O. BOX 159 JACKSON, MISSOURI 63755 TEL: 573-243-4380 FAX: 573-243-2191
	<b>PRELIMINARY PLAT FOR SAVERS FARM SUBDIVISION PH. 9</b>
	<b>JACKSON, MISSOURI</b>
	SCALE 1" = 60'
	DATE 6-15-2022
DRAWN BY MTM	
CHECKED BY RA/BS	
PROJECT # 22-074	



## **Staff Report**

**ACTION ITEM:** Request for a Special Use Permit for a towing business in a C-2 General Commercial District at 1405 South Farmington Road

**APPLICANT:** Land Escapes, LLC

**APPLICANT STATUS:** Proposed property owner

**PURPOSE:** To relocate an existing towing business from 1000 North High Street to 1405 South Farmington Road.

**SIZE:** Approx. 11 acres

**PRESENT USES:** Vacant duplex

**PROPOSED USE:** Towing business / possibly retain duplex

**SURROUNDING LAND USE:** North – R-2 Single Family Residential; South – I-2 Heavy Industrial; East – out of city; West – R-2 Single Family Residential & I-2 Heavy Industrial

**HISTORY:** This property once contained the Kinder mobile home park.

**TRANSPORTATION AND PARKING:** Street frontage is on South Farmington Road with separate driveway accesses for the duplex and the former mobile home park. All required parking for the towing business would need to be created as part of the re-development.

**APPLICABLE REGULATIONS:** Zoning Code (Chapter 65)

**2009 COMPREHENSIVE PLAN:** General Commercial use

**FLOODPLAIN INFORMATION:** Part of this property is located in a floodplain and floodway as designated by FEMA panel 29031C0143E dated 9/29/11.

**PHYSICAL CHARACTERISTICS:** Rocky Branch, a creek on the floodplain map, runs through this property. The northern boundary of the property abuts Jackson Ridge Subdivision, a single-family residential subdivision.

**COMMENTS:** The following special conditions are recommended by staff and can be modified as deemed appropriate by the Planning and Zoning Commission and/or Board of Aldermen.

- 1. No wrecked or inoperable vehicle is to remain on the property for a period to exceed 45 days, unless stored inside a completely enclosed building.**
- 2. All wrecked vehicles must be visibly screened from all public streets and surrounding city property by a privacy fence or a dense evergreen hedge of sufficient height to form a visible screen.**



- 3. No stripping or tearing down of vehicles is permitted on the property.**

The following additional conditions uniquely related to this property are also recommended:

- 4. No portion of the property within the FEMA designated floodway can be used for storage of vehicles, parts, materials, debris, or other items, and no construction of fences, retaining walls, or other accessory uses can be constructed within the floodway without all required permits and a No-Rise Certificate from an engineer or surveyor.**
- 5. The existing duplex on the property may remain a residential use or may be converted to office / residential use, conditional upon compliance with building & fire codes of the City of Jackson.**
- 6. Any residential use of this property cannot fenced into the same enclosure as the towing storage.**

**ACTION REQUIRED:** The Commission shall vote to recommend approval or denial of this request with any special conditions considered appropriate.





# Rezoning/Special Use Permit Application

Date: 07/11/2022

## Applicant / Current Owner

Applicant Name: Land Escapes, LLC  
 Address: 998 N High St  
 City, State, Zip: Jackson, MO 63755  
 Phone: 573-225-4653  
 Email:

Owner Name: David Kinder  
 Address: 6219 Bridlewood Ln  
 City, State, Zip: Brentwood, TN 37027  
 Phone:  
 Email:

## Proposed Owner / General Project Information

Owner Name: Patrick Morgan  
 Address: 998 N High St  
 City, State, Zip: Jackson, Mo 63755  
 Phone: 573-225-4653  
 Email:

Site Address: 1405 South Farmington Rd  
 City, State, Zip: Jackson, MO 63755  
 Current Use: Vacant  
 Current Zoning: C-2 General Commercial  
 Proposed Zoning: C-2 General Commercial

Project Description: Towing business

## Annexation

Rezoning App?: No  
 Special Use App?: No

Current Use:  
 Legal:

## Rezoning / Special Use / Variance Information

Request Reason: Towing Business  
 Current Use: Vacant  
 Proposed Use: Towing Business

Prior Variance: No  
 Prior Request:  
 Permission to Visit: No

## Subdivision Information / Current Zoning

Subdivision Type: Final Plat  
 Current Use:  
 Proposed Use:  
 Subdivision Name:  
 Engineer Company:  
 Contact:  
 Mailing Address:  
 City, State, Zip:  
 Phone:  
 Other Permit: No  
 Legal:

R-1: ☐  
 R-2: ☐  
 R-3: ☐  
 R-4: ☐  
 MH-1: ☐  
 O-1: ☐  
 CO-1: ☐  
 C-1: ☐  
 C-2: ☒  
 C-3: ☐  
 C-4: ☐  
 I-1: ☐  
 I-2: ☐  
 I-3: ☐



**Proposed Zoning**

R-1: ☐  
R-2: ☐  
R-3: ☐  
R-4: ☐  
MH-1: ☐  
O-1: ☐  
CO-1: ☐

C-1: ☐  
C-2: ☒  
C-3: ☐  
C-4: ☐  
I-1: ☐  
I-2: ☐  
I-3: ☐

---

**Land Exchange Information**

Current Use:  
Request Reason: New towing lot  
Granting Property:  
Receiving Property:  
Engineer Company:  
Engineer Contact:  
Address:  
City, State, Zip:  
Phone:

Granting Owner:  
Address:  
City, State, Zip:  
Receiving Owner:  
Address:  
City, State, Zip:  
Application For: Combination or re-combination of previously platted lots

---

**Additional Comments**

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I do hereby certify that the information contained herein is true and correct.

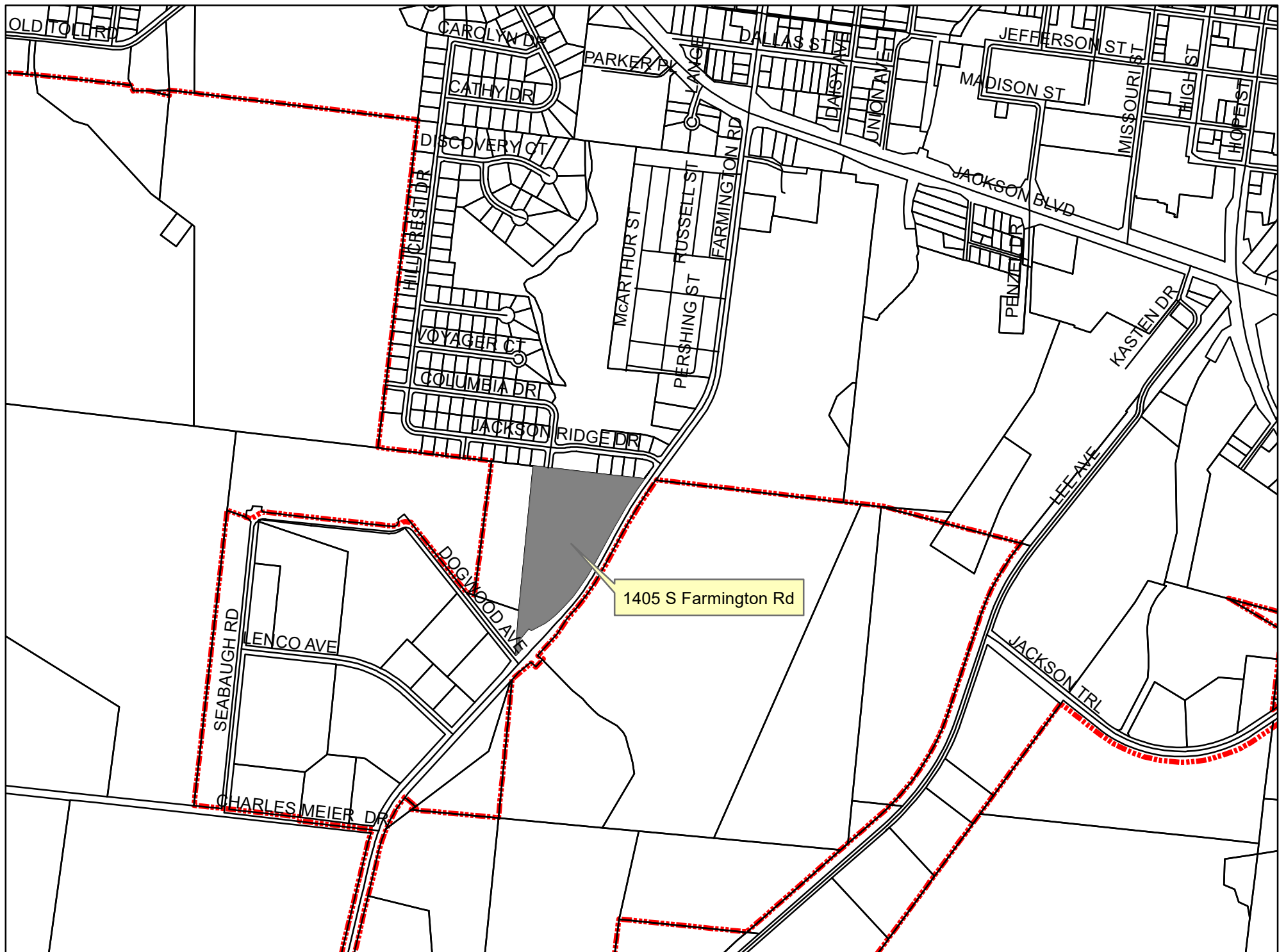
Patrick Morgan

Name

07/11/2022

Date





1405 South Farmington Road  
Location Map





## Legend



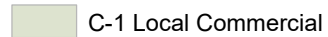
City Limits



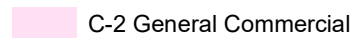
Parcels

## Zoning

### Zoning\_II



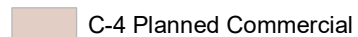
C-1 Local Commercial



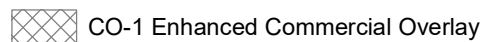
C-2 General Commercial



C-3 Central Business



C-4 Planned Commercial



CO-1 Enhanced Commercial Overlay



I-1 Light Industrial



I-2 Heavy Industrial



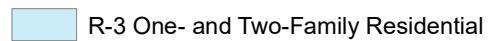
O-1 Professional Office



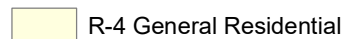
R-1 Single Family Residential (Low Density)



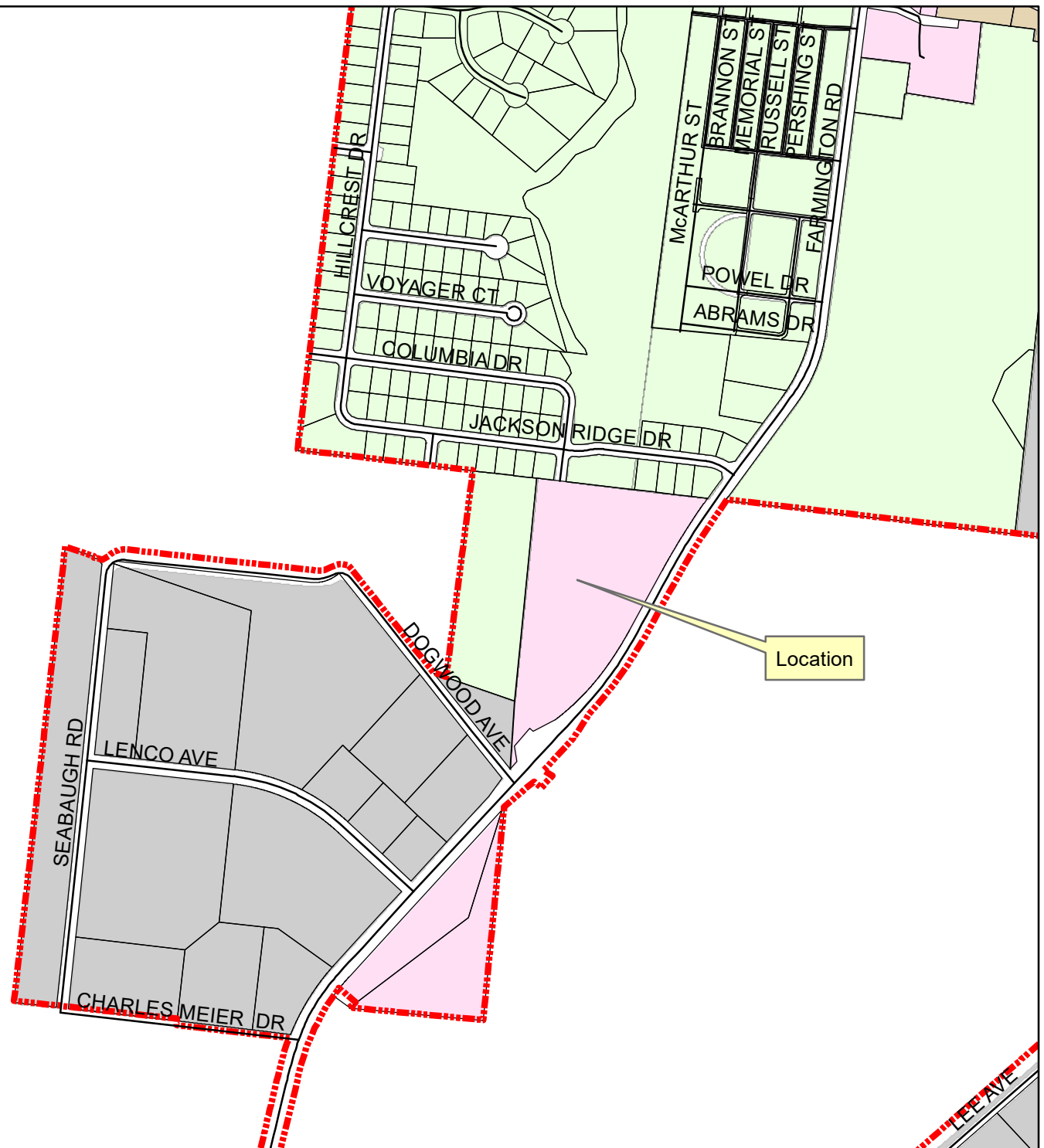
R-2 Single Family Residential



R-3 One- and Two-Family Residential



R-4 General Residential



1405 S. Farmington Rd.  
Surrounding Zoning

7/12/2022 / jls

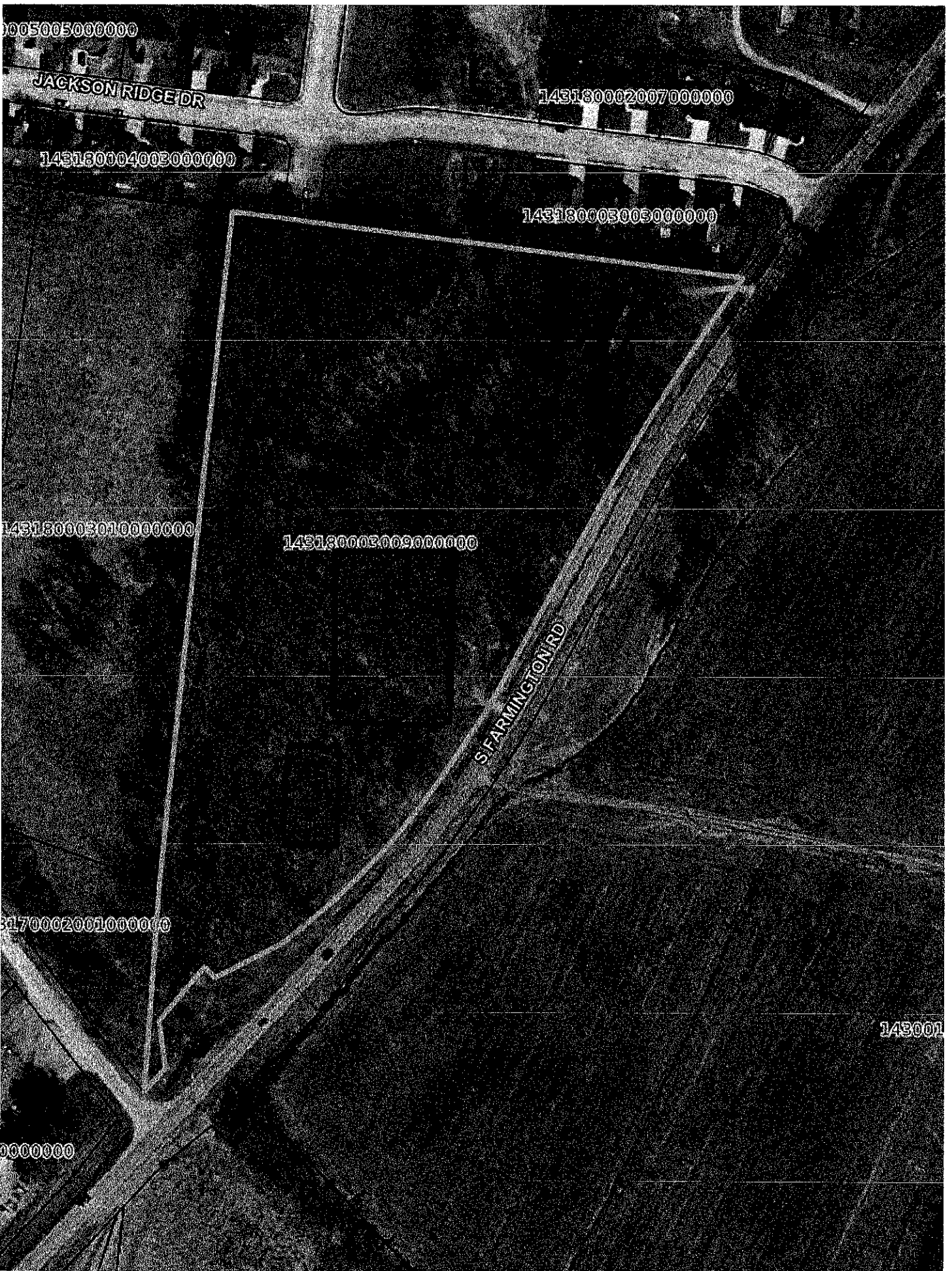




1405 South Farmington Road  
Location Map



400 + flow line  
shop 50x100  
fence 200x300



1305 S Farmington