



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

**Wednesday, June 08, 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 May 11, 2022 meeting.

**PUBLIC HEARINGS**

2. Public Hearing Regarding a Request for a Special Use Permit for a High-Density Mixed Residential Development in a C-2 General Commercial District at 957 West Independence Street submitted by Brennon Todt.

**OLD BUSINESS**

3. Request for a Special Use Permit for a High-Density Mixed Residential Development in a C-2 General Commercial District at 957 West Independence Street submitted by Brennon Todt.

**NEW BUSINESS**

4. Request for approval of a minor subdivision plat of Magnolia Meadows Subdivision submitted by Terry R. Seabaugh and Traci L. Foltz.
5. 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.
6. Request for approval of a preliminary plat of Savers Farm Subdivision Phase 8 submitted by Cape Land & Development, LLC.

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

**ADJOURNMENT**

This agenda was posted at City Hall on June 2, 2022 at 2:00 PM.

PLEASE OBSERVE SOCIAL DISTANCING WHEN ATTENDING THIS MEETING.

JOURNAL OF THE PLANNING & ZONING COMMISSION  
CITY OF JACKSON, MISSOURI  
WEDNESDAY, MAY 11, 2022, 6:00 P.M.  
REGULAR MEETING  
CITY HALL COUNCIL ROOM, 101 COURT STREET, JACKSON, MISSOURI

The Planning and Zoning Commission met in regular session. With no chairman due to Mike Seabaugh's election to Board of Aldermen, Secretary Tony Koeller opened the meeting. Present were Commissioners Heather Harrison, Angelia Thomas, Tony Koeller, Beth Emmendorfer, Eric Fraley and Bill Fadler present. Absent were Tina Weber and Michelle Doughten. Building & Planning Manager Janet Sanders was present as staff liaison. Assigned Aldermen Joe Bob Baker and Mike Seabaugh were also present. Citizens present were Chris Koehler, Melanie Balsman, Harold Brown, and Bob Lichtenegger.

**ELECTION OF CHAIRMAN AND SECRETARY**

Tony Koeller made a motion nominating Harry Dryer as chairman for the 2022-23 year. The motion was seconded by Bill Fadler and was unanimously approved.

Harry Dryer made a motion nominating Tony Koeller as secretary for the 2022-23 year. The motion was seconded by Bill Fadler and was also unanimously approved.

Newly elected Chairman Dryer chaired the remainder of the meeting.

Approval of the April 13, 2022 )  
regular meeting minutes )

Minutes of the previous meeting were unanimously approved on a motion by Commissioner Koeller seconded by Commissioner Harrison.

**PUBLIC HEARING**

Public hearing regarding a request for a )  
Special Use Permit for oversized signs for )  
two 75 ft. attached signs in a C-2 General )  
Commercial District at 2502 East Jackson )  
Boulevard submitted by ALDI, Inc. )

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

The applicant was not present. Mrs. Sanders explained they are out of state. Their intent is to use the standard square ALDI logo sign which will be located on two sides of a tower-like portion of the building.

Commissioner Fadler asked for clarification about the driveway entrances. It was pointed out that there will be two entrances from the highway. One is shared with Alliance Bank.

Chairman Dryer asked if anyone was present to speak in favor or in opposition. Finding none, he closed the hearing.

OLD BUSINESS

Request for a Special Use Permit for oversized signs in a C-2 General Commercial District for two 75 square foot attached signs at 2502 East Jackson Boulevard submitted by ALDI, Inc.

Finding no further discussion, Chairman Dryer called for a motion. Commissioner Emmendorfer made a motion to approve the request. The motion was seconded by Commissioner Koeller and was unanimously approved.

Vote: 7 ayes, 0 nays, 0 abstentions, 2 absent

Request for approval of a preliminary Subdivision plat of East Main Crossroads Commercial Subdivision submitted by Michael K. and Linda J. Haynes

Mrs. Sanders asked that the Commission make a motion, second, and vote to bring this item from the table since it was tabled at the last meeting. Commissioner Koeller made a motion to bring it from the table. Commissioner Fadler seconded the motion and it was unanimously approved. Mrs. Sanders said since it was now on the table, an action needed to be taken. She recommended formally accepting the withdrawal. Commissioner Harrison made a motion to accept the withdrawal, seconded by Commissioner Emmendorfer and unanimously approved.

NEW 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

Mrs. Sanders reported this is a plan to transition the Independence Park mobile home park over time from mobile homes to some mixture of small-footprint homes, apartments, and mobile homes, or to eventually eliminate all the mobile homes. She said the provided drawings are optional concepts and are not definite layouts. None of the proposed layouts exceed the density allowed in a community unit plan. She said staff recommends a number of special conditions be added if the permit is approved. The Commission, and later the Board, can add, delete, or modify these recommended conditions.

Mr. Chris Koehler came forward representing the property owner and stated this is an under-utilized property the owner would like to redevelop over time. It would include small fixed homes on

foundations which are larger than ‘tiny homes’. This would be better for the city and better use of the property.

Mrs. Sanders was asked if these buildings would require permits. She said all would require building permits and must meet the building code.

Commissioner Fraley asked about the proposed time frame. Mr. Koehler responded that mobile homes would be replaced as they leave, but the owner would like to start in 6-12 months to test the market.

Commissioner Koeller asked if the result could be a mixture of apartments, small homes, and mobile homes, and Mr. Koehler said it could.

Mr. Koehler was asked if this development would be continued to the land behind [south]. He said the property owner does not own that land.

Commissioner Fadler asked about the entrances, and it was clarified that there will still be two entrances from West Independence Street.

Commissioner Koeller made a motion to set a public hearing for the next meeting. The motion was seconded by Commissioner Fraley and was unanimously approved.

Vote (to hold public hearing): 7 ayes, 0 nays, 0 abstentions, 2 absent

Request for a Land Exchange Certification )  
for transfer of 0.026 acres of property )  
from 702 Corrine Street to 630 Corrine )  
Street submitted by Harold C. & Susan J. )  
Brown )

Mrs. Sanders reported this is transfer of a sliver of property to straighten the line between two lots.

Mr. Harold Brown came forward and said the current property lines are at an angle and the line between these properties is right at the corner of his house. It is also a hill that belonged to his neighbor, but he was always the one who mowed it. The neighbor offered the property to him in the past but he never accepted. Now the neighbor is deceased, and he purchased the house. This will straighten the line between the two homes. He has a buyer for the house who is aware of this change and agreeable to either lot line location.

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

Vote: 7 ayes, 0 nays, 0 abstentions, 2 absent

Request for approval of a preliminary )  
Plat of Jackson North Industrial Park )  
Second Subdivision )

Mrs. Sanders reported this subdivision plat has also been withdrawn by the applicant. A copy of the email from the applicant requesting withdrawal was provided to the Commission. Commissioner Koeller made a motion to accept this withdrawal, seconded by Commissioner Emmendorfer and unanimously approved.

Consider a motion to add items to the )  
agenda )

#### EXECUTIVE SESSION

A motion to adjourn to executive session was made by Commissioner Emmendorfer, seconded by Commissioner Fadler and unanimously approved.

Executive Session: Contract Item Discussion

Adjournment )

Commissioner Koeller made a motion to adjourn, seconded by Commissioner Fraley and unanimously approved.

Respectfully submitted,

Tony Koeller  
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 a Special Use Permit for a community unit plan for a multi-use residential development in a C-2 General Commercial District at 957 W. Independence Street

**APPLICANT:** Brennon Todt

**APPLICANT STATUS:** Property owner

**PURPOSE:** To transition from a mobile home park to an undetermined mixture of mobile homes, tiny homes, and/or apartment buildings, increasing the number of rentable residential units

**SIZE:** 6.35 acres

**PRESENT USES:** Mobile home park, partially conforming under current mobile home park setbacks and partially non-conforming (grandfathered) under former mobile home setbacks.

**PROPOSED USE:** Mixed residential use development with options for mobile homes, small single-family homes based on the footprint of a mobile home, and multiple 8-unit apartment buildings.

**SURROUNDING LAND USE:** North – C-2 General Commercial; South – R-2 Single Family Residential; East – R-2 Single Family Residential; West – R-2 Single Family Residential

**HISTORY:** This property was formerly Barks Mobile Home Park, established in the 1960s with 58-61 mobile home spaces. It was purchased by Balsman Enterprises, LLC from heirs of Wendell Barks in 2010. In 2019, it became the property of Brennon Todt. About that time, it was renamed Independence Park and the property owner began renovating the existing mobile homes. A copy of the former Barks Mobile Home Park lot layout is included in this packet.

In 2004, the City enacted a new Mobile Home Park section (Sec. 65-61-of the zoning code which increased the required setbacks for front yards, side yards, and rear yards and access frontage of each mobile home and reduced the allowable density of mobile home stands to 8 per acre. The new front, rear, and side setbacks were enforced whenever an existing home was removed, resulting in less overall density and existing pads on which another mobile home could not be placed.

Current setbacks for mobile homes:

Front yard setback (main entrance side of mobile home): 15'

Side yard setback: 8'

Rear yard setback: (opposite side of main entrance): 12'

Height: no greater than 1 story

Minimum frontage on access street in mobile home park: 45'

Maximum average density: 8 mobile home lots per acre

**TRANSPORTATION AND PARKING:** The internal circular roadway in this park is partially public and partially private. The east roadway from Independence Street to the south end of the

property is a 40' public street right-of-way of Barks Street (street probably not centered in right-of-way). The western entrance drive and rear drive are private access drives without right-of-way or known easement.

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

**2009 COMPREHENSIVE PLAN:** Multi-family residential use

**FLOODPLAIN INFORMATION:** A portion of this property along the western property line (located along Rocky Branch creek) is located in a floodplain and floodway as determined by the currently effective FEMA panel 29031C1043E dated 9/29/11. FEMA allows an exception reducing the elevation requirement for new or replacement mobile homes in existing mobile home parks without previous flood damage. Replacement of the mobile home park designation with a community unit plan special use permit would eliminate this exception and require all new dwellings and accessory buildings to be elevated at least 1' above the base flood elevation in a floodplain. Any encroachment into the floodway would require submission of a No-Rise Certificate and its supporting documentation from an engineer.

**PHYSICAL CHARACTERISTICS:** The property currently has one double-wide mobile home used as a home and management office with a large garage/shop. There are currently approximately 39 single-wide mobile homes with off-street parking space for 1-2 cars at each mobile home.

**COMMENTS:** See attached code section Chapter 65, Article II for mobile home park regulations. See also attached code Section 65-25 for community unit plans.

The regulations for community unit plans include a requirement that the total density not exceed the density of residential uses allowed in this C-2 zoning district which are the following:

Detached single-family dwellings: 5,000 sq. ft. per unit

Attached single-family dwellings: 5,000 sq. ft. per unit for end units and 2,000 sq. ft. for interior units.

Multiple-family dwellings: 2,500 sq. ft. per ground floor unit and 1,750 sq. ft. for each unit above the first floor.

All buildings shall not cover more than 40% of the total lot.

Based on the submitted optional site layouts the following densities are shown:

NOTE: 6.35 acres = 276,606 sq. ft.

Option C-3.0 (all mobile homes and/or tiny homes):

Detached single family dwellings (total for all 46 proposed dwellings: 46 dwellings x 5,000 sq. ft. = 230,000 sq. ft. of required lot size.

Option C-2.0 (mixture of mobile homes / tiny homes / 8-unit multi-family buildings): varies

Option C-1.0 (all 8-unit multi-family buildings): 12 8-unit multi-family buildings x 17,000 sq. ft. = 204,000 sq. ft. plus 1 single family dwelling x 5,000 sq. ft. = 209,000 sq. ft. total.

**ACTION REQUIRED:** The Commission shall vote to recommend approval or denial of part or all of this request. Special conditions can also be recommended to a special use permit as felt necessary.

City staff recommends the attached special conditions be applied. These conditions have currently been submitted to the city attorney for review.

Due to the surrounding single-family zoning, a public hearing at the P&Z level is recommended.



## **PROPOSED COMMUNITY UNIT PLAN FOR 957 W. INDEPENDENCE ST.**

### **STAFF RECOMMENDED SPECIAL CONDITIONS:**

The Commission and Board of Aldermen may choose to add, remove, or alter recommended conditions during the review of this application. Special conditions become part of the approving ordinance (if application is approved), and apply to this property throughout the special use permit. To make any future changes to these conditions, the entire special use permit process must be completed and approved with any revisions.

1. The community unit plan shall conform with Section 65-25 Community unit plan regulations.
2. The community unit plan shall remain under one ownership and no individual dwelling, collection of dwellings, dwelling lot(s) or space, or other portion of the parent property shall be sold or otherwise transferred without including the entire property included in this special use permit.
3. The optional layouts provided as part of this application are conceptual and not regulatory. Other layouts and combinations of mobile homes, single-family, attached-single-family, and multi-family dwellings which conform with Section 65-25 and the special conditions of this permit are allowed.
4. Mobile homes in this community unit plan shall be allowed to be owner-occupied or shall be rental mobile homes owned only by the holder of the special use permit.
5. Approval of this special use permit will remove the classification of this property as a Mobile Home Park and replace it with Community Unit Plan.
6. All buildings within this community unit plan shall be limited to two stories with a maximum total height of 35'.
7. All construction related to single-family homes, multi-family dwellings, mobile homes, accessory structures, and alteration to any of these shall be constructed in conformance with the city building code effective at the time of their construction.
8. All new mobile homes shall be compliant with the requirements for new installations as regulated by the Missouri Public Service Commission.
9. All newly installed older mobile homes shall have their original HUD sticker and shall be installed in accordance with all codes of the City of Jackson for mobile home installation, except as varied by this special use permit.
10. The property owner shall have permanent markers for all property corners and for the Barks Street right-of-way found or re-established by a surveyor.
11. All utility upgrades required to service this development shall be the responsibility of the property owner and shall conform with all city requirements and approvals for multi-family utility installations.
12. The following building setbacks shall be maintained:

- a. Building street / access road setbacks:
    - i. All building setbacks herein shall exclude the tongue of a mobile home.
    - ii. All building setbacks herein shall include porches, decks, and other extensions, enclosed or unenclosed.
    - iii. Multi-family buildings with front parking:
      - 1. Barks Street public street right-of-way: 20' from property line
      - 2. Private access streets: 20' from edge of private street
    - iv. Single-family dwellings with offset parking:
      - 1. Barks Street public street right-of-way: 16' from property line
      - 2. Private access streets: 16' from edge of private street
  - b. Minimum setback between buildings: 16'.
  - c. Minimum setback to exterior property lines: 20'
  - d. Exceptions:
    - i. Existing mobile homes which do not meet these setbacks shall be allowed to remain. When replaced with another mobile home or other type of dwelling, the above setbacks shall apply.
    - ii. No other setback exceptions established by the zoning code do not apply.
13. No portable or permanent structures shall be installed or maintained within the public Barks Street right-of-way.
14. All units other than the management office shall be used only for single family or multi-family residential dwellings and the following home occupations which comply with the definition of home occupations:
- a. Dressmaking or tailoring.
  - b. Home crafts, provided that no machinery or equipment is used other than that customarily used for household purposes.
  - c. Teaching, not including music instruction, limited to not more than two (2) pupils at a time.
  - d. Telephone, computer, or Internet occupations which comply with the zoning code definition of a home occupation.
  - e. Supporting office operations for a business conducted at other locations when the office operations comply with the zoning code definition of a home occupation.
  - f. Other home occupations which comply with the general requirements for a home occupation but are not within the listed allowable home occupations of the City of Jackson zoning code, with a special use permit only.
15. No construction, fill, grading, structure installation, or other work shall encroach into the floodplain or floodway shown on the currently effective FEMA map without issuance of a floodplain development permit.
16. Number of off-street parking spaces for each building shall conform with the zoning code requirement for minimum parking spaces effective at the time of the building's construction.
17. Off-street parking layout shall conform with the parking requirements of Chapter 65, with the following exception(s):

- a. Parking for any multiple-family dwelling units located along Barks Street public street right-of-way shall not be required to be set back 10' from the street right-of-way.
- 18. Installed shipping containers used for long-term storage shall require a separate special use permit in accordance with the city's zoning code.
- 19. All codes of the City of Jackson shall apply, except as varied by this special use permit.

May 31, 2022

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

Re: Special Use Permit Request for 957 West Independence Street

Dear Janet:

Thank you for the opportunity to review and comment on the above request. It is my understanding that Mr. Todt is requesting approval of a community unit plan to allow additional mobile homes, tiny homes, and/or multi-family buildings on the site of the existing mobile home park at 957 West Independence Street. In reviewing the application, I offer the following comments for consideration:

While Mr. Todt has submitted three options, it stands to reason that the City's review should focus on the most intensive option. Option C-1.0 shows 96 units, which is 35 more than what was established for the original mobile home park (a 57% increase). This equates to a density of just over 15 units per acre. There are no proposed access changes, so all of the traffic entering and exiting the development will be via West Independence Street/Missouri State Highway D. As you know, this street becomes congested in the mornings and afternoons on school days. The change in housing type plus the unit increase suggests additional school traffic. It also suggests additional pedestrian trips across Independence to the Casey's store (very common; I see it every day). There is no crossing at the West Independence Street-North Farmington Road intersection to allow pedestrians to safely cross from the south side to the north side and vice versa. I have brought this to the attention of the Southeast Metropolitan Planning Organization (SEMPO) as well as the Missouri Department of Transportation (MoDOT). SEMPO did include a north-south pedestrian crossing at this intersection in its request list to MoDOT, but I'm not sure MoDOT has made it a priority. I strongly encourage the City to consider applying for a TAP grant or Cost Share to install a crossing and add a sidewalk along the Casey's frontage. This is a safety issue, and it needs to be addressed whether Mr. Todt's project moves forward or not.

Regarding the layout in Option C-1.0, the multi-family building in the southwest corner appears to be very close to the creek. Consider its impact on the adjacent single-family residential properties to the west. This corner would change from a couple of one-story, small mobile homes to a two-story, large multi-family building that would likely sit at a higher elevation due to floodplain regulations. The creek and the vegetation along it provide a good buffer, but there is still potential for impacts (the residents already complain about noise coming from the mobile home park). No such buffer exists along the east property line. I do not know if the City Code requires a bufferyard, screening, or other mitigation measures where a multi-family use is established adjacent to single-family use. If no such measures are required by the Code, then the City should include such a requirement as a condition of approval.

None of the options contain information regarding utilities and stormwater management. I am assuming these items will be coordinated between Koehler Engineering and the City staff.

In closing, the proposed community unit plan could increase the number of units by as much as 57%. The impacts of this increase must be carefully considered. This includes the impact on traffic on West Independence Street, vehicular and pedestrian, and the impact of multi-family buildings adjacent to single-family homes.

I would like to thank the Board of Aldermen, the Planning and Zoning Commission, and the City staff for their consideration of these important issues.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Shrimplin".

Ryan Shrimplin  
825 Strawberry Lane



## REZONING / SPECIAL USE PERMIT APPLICATION

City of Jackson, Missouri

APPLICATION DATE: 4/26/2022

TYPE OF APPLICATION:      Rezoning                       Special Use Permit

PROPERTY ADDRESS (Other description of location if not addressed):  
957 W. Independence St. Jackson, MO 63755

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

Property Owner Name(s): Brennon Todt  
Mailing Address: 2905 Valley Creek Rd  
City, State ZIP: Cape Girardeau MO 63701

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

Proposed Property Owner(s): N/A  
Mailing Address: N/A  
City, State, ZIP: N/A

**CONTACT PERSON HANDLING APPLICATION:**

Contact Name: Brennon Todt  
Mailing Address: 2905 Valley Creek Rd  
City, State ZIP: Cape Girardeau MO 63701  
Contact's Phone: 573-382-9636  
Email Address (if used): brennon.doran@gmail.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 type="checkbox"/> C-3 (Central Business)              |
| <input type="checkbox"/> R-4 (General Residential)             | <input checked="" 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: Mobile Home Park

**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 checked="" 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: MIXED USE OF SMALL HOMES/ MULTI FAMILY/ MOBILE HOME

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

See Attached

**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 proposed changes will bring additional options for affordable living to Jackson. Located between the park and schools, this property is well positioned to accommodate more families that desire to move to Jackson. It will further beautify the area and bring income to the city as well. Your consideration is appreciated.

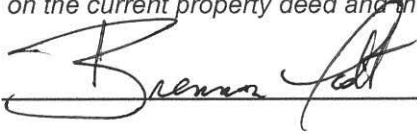
**DRAWINGS (FOR SPECIAL USE PERMITS ONLY):** If one or more buildings or other structures are to be added to the property for a special use permit, attach a scaled plat of the tract(s) showing the location of all buildings. If any buildings are to be less than the standard minimum setbacks, include these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

See attached.

**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 #  
2019-10390

ANDREW DAVID BLATTNER  
RECORDER OF DEEDS  
CAPE GIRARDEAU COUNTY, MO  
eRECORDED ON  
10/22/2019 08:30:42 AM  
REC FEE: 30.00  
PAGES: 3

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**WARRANTY DEED**

This Warranty Deed made and entered into this 21 day of October, 2019, by and between **BALSMAN ENTERPRISES LLC**, a Missouri Limited Liability Company, hereinafter referred to as **GRANTOR**, and **Brennon Todt d/b/a SEMO Cardinal Group**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTEE**. The mailing address of the Grantee is:

2905 Valley Creek Road, Cape Girardeau, MO 63701

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**WITNESSETH:** The Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid to the Grantor, the receipt of which is hereby acknowledged, does 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:

See attached Exhibit A

**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 his heirs and assigns **FOREVER**, the said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by it or those under whom it claimed title; and that it will warrant and defend the title to said premises unto the said Grantee, and unto his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand the day and year first above written.

**GRANTOR:**

BALSMAN ENTERPRISES LLC, a Missouri Limited Liability Company

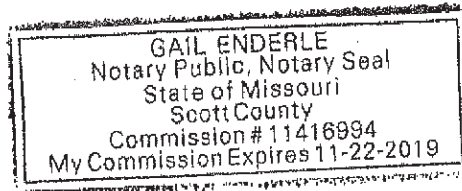
BY: Melanie Balsman  
Melanie Balsman, Member

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

On this 21 day of October, 2019, before me personally appeared **Melanie Balsman** the Member of **BALSMAN ENTERPRISES LLC, a Missouri Limited Liability Company**, to me known to be the person described in and who executed the within Warranty Deed in behalf of said limited liability company and acknowledged to me that he or she executed the same 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:



1909062

## Exhibit "A"

That part of United States Private Survey No. 327, Township 31 North, Range 12 East, of the Fifth Principal Meridian, County of Cape Girardeau, State of Missouri being more particularly described as follows: Beginning at a corner on the South boundary line of Jackson and Farmington Road in a branch, from which the Southwest corner of the Pier of a bridge bears North 7 degrees West 33 links, run South 4 degrees East 8.50 chains an I.P. in the branch; thence South 86 ½ degrees East 8.78 chains to an I.P. in the Jackson and Farmington Road, from which an I.P. in the line 13 feet West; thence North 8 ½ degrees East 7.37 chains to the original corner (an iron pin); thence North 83 degrees West 10.68 chains with the South boundary line of said road to the beginning, containing 7.72 acres, more or less.

LESS AND EXCEPT Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6) of Barks Subdivision in the City of Jackson, County of Cape Girardeau, State of Missouri, as shown by plat filed for record in Plat Book 11 at Page 25 in the land records of Cape Girardeau County, Missouri.

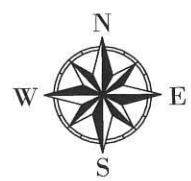
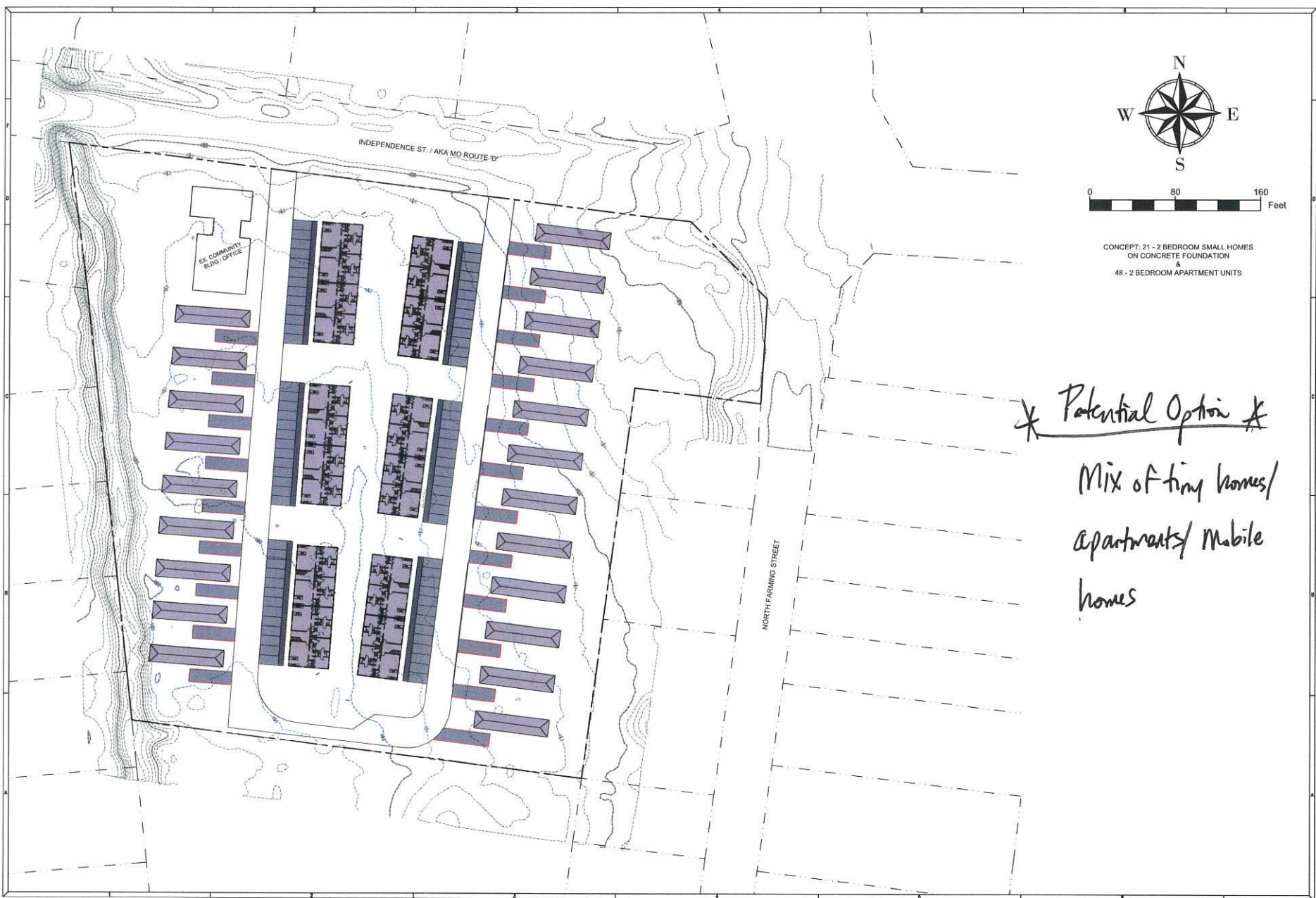
LESS AND EXCEPT that part conveyed to The City of Jackson, Missouri described in General Warranty Deed recorded in Book 225 at Page 202 in the land records of Cape Girardeau, Missouri. (end of exceptions)

ALSO, All of Lot One (1) of Barks Subdivision in the City of Jackson, County of Cape Girardeau, State of Missouri, as shown by plat filed for record in Plat Book 11 at Page 25 in the land records of Cape Girardeau County, Missouri.

AND, A strip of land 10 feet wide in U.S. Survey No. 327 in the City of Jackson, Missouri, being the West 10 feet of Barks Street, and being described as follows:  
Commence at the Northwest corner of Lot 2, Block 2 of Green's Subdivision in the City of Jackson, Missouri; thence North 82 degrees 19 minutes West 165 feet for the Point of Beginning of the tract herein described and conveyed; thence North 8 degrees 30 minutes East, parallel to the centerline of the Farmington Road as it existed on September 16, 1963, and 315 feet measured normally from Farmington Street as it existed on September 16, 1963, to the South right of way line of Missouri State Route "D"; thence North 83 degrees West along the South right of way line of State Route "D" a distance of 10 feet to a corner; thence South 8 degrees 30 minutes West, parallel to the centerline of Farmington Road as it existed on September 16, 1963, and 325 feet measured normally from Farmington Road as it existed on September 16, 1963, and continue to the point where said line intersects the North line of the Frederick property (formerly known as the Eugene Clippard property); thence South 82 degrees 19 minutes East 10 feet to the Place of Beginning. It being the intention to describe and convey the West 10 feet of Barks Street and to describe and convey the West 10 feet of the property heretofore conveyed by Wendell Barks and Clodine Barks, his wife, to the City of Jackson, by Warranty Deed dated September 16, 1963, and recorded in Book 225 at Page 202 in the land records of Cape Girardeau County, Missouri.

LESS AND EXCEPT from all of the above any part lying within Missouri State Highway D and Farmington Road.





CONCEPT: 21 - 2 BEDROOM SMALL HOMES  
ON CONCRETE FOUNDATION  
&  
48 - 2 BEDROOM APARTMENT UNITS

*\* Potential Option \**  
*Mix of tiny homes/  
apartments/ mobile  
homes*

**KE KOEHLER**  
ENGINEERING AND  
LAND SURVEYING, INC.  
M.O.S. COA: LS 000292 - MD ENGINEERING COA: 2020319634  
Civil Engineering and Surveying Services - 114 Collier Lane - Cape St. Charles, MD 20711  
Phone: 410.255.2820 - www.koehlerengineering.com

PRELIMINARY CONCEPT  
MULTI-USE  
RESIDENTIAL DEV.  
BRENNON TODD GIRARDEAU, M.O.  
2005 VALLEY CREEK GIRARDEAU, MO  
PH: 573.392.9839 - XXXXXXXX.COM

SEAL  
PROFESSIONAL  
REGISTERED PROFESSIONAL ENGINEER  
THIS DRAWING IS SUBJECT TO BE SEVERELY MODIFIED WITHOUT THE PERMISSION OF THE ENGINEER. ENGINEER NOT LIABLE FOR PROFESSIONAL NEGLIGENCE IN THIS SPECIFIC PROJECT.

DATE	DESCRIPTION

SITE  
CONCEPT 2  
WELS PACT NO. 0024  
OWNER PACT NO.    
DESIGNED BY CR  
DRAWN BY CR SHEET NO.    
CHECKED BY CR  
DATE 04.26.2022 C-2.0







HAERTLING BRADLEY J TRUST  
 RINEHART DAVID P & MERRILY K ET UXLACKAMP SPOUSAL TRUST  
 K & K STORAGE II LLC  
 CASEYS MARKETING COMPANY 2028

MARTIN JERRY D & PATSY D TRUST  
 BRANDES DEVEN A & CONSTANCE E ET UX

ZIELENGA DESIREE S

FRAME KATHRYN

KERR MONETT E

SOLTS KEVIN & GLORIA KATHLEEN V ET UX

FRANCIS WANDA LEE & KELLY ET VIR

MUSGRAVE DAWN

DITTMER FAMILY TRUST

COWELL MANOTA D

WAGNER JERRY B\* & DARLENE L ET UX

REISENBICHLER TREY

SISCO KATHY ALLENE

BARNES MARY D

JONES TIMOTHY K & JONES BRIAN S

HOFFMAN BROTHERS PROPERTIES LLC

SAMPLE TOMI

LUCAS STEVEN M

HAERTLING DRU N & LEET JACOB B ET VIR

OVERBEY JEFF W & WATKINS KRISTEN M

SIMMONS CLINTON

PETERS JOHN LEONARD





Highway D

Barks Mobile Home  
PARK

<del>15 #</del>	47
Steve	49
<del>Wootie</del>	47
Bliss	45
	43
	41
Lee Myers	39
Varro	37
Marie	35
Kate	33
Speedy Rippe	31
	29
Motley	27

Shelton	28
	4
Crites	6
Kent	10
Randy Young	12
Sutton	14
(Sneed)	16
Kintu	18
Norma Sullivan	20
David	22
	24
(Sneed)	26
	28
Old	30
Jenkins	32

Jim Wheatley	36
	34
Charles	32
Varro	30
	28
	26
	24
Wanda's Jim Holt	22
	20
McCre	18
John Paul	16
Charles Faverty	14
Empty	12
	10
	8
	6
	4
	2

---

## Sec. 65-25. Community unit plan.

The owner of any tract of land may request a special use permit for the use of any development of such tract for residential or for residential in combination with shopping center uses as set forth in the regulations for planned commercial districts in section 65-14. The proposed development plan shall be referred to the planning and zoning commission and shall include specific evidence and facts relating the conditions and approval enumerated in this section.

- (1) Approval by the board of aldermen shall be coordinated upon specific findings that the proposed community unit plan meets the following conditions:
  - a. That the proposed development of any C-4 Planned commercial district included as a part of the plan complies with the regulations for those districts as set forth in section 65-14.
  - b. That the buildings located in the area, other than those within a C-4 district, shall be used only for single-family dwellings, two-family dwellings, multifamily dwellings, and the usual accessory uses, such as private parking or parking garages and storage space, or for community activities, including churches and schools.
  - c. That the average lot area per family contained in the site, exclusive of any area within a C-4 district or occupied by streets, will not be less than the lot area per family required in the district in which the development is located.
  - d. That the area is adaptable to complete community development, being bounded by major thoroughfares, streets, railroads, or other external barriers, and insofar as possible without a major thoroughfare extending through the project or any other physical feature which would tend to impair the neighborhood or community cohesiveness.
  - e. That the plan will provide for the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas.
  - f. That no more than twenty-five (25) percent of the gross area of the project will be devoted to a C-4 district, and that no more than fifty (50) percent of the gross area of the project located within the R-1 or R-2 district will be devoted to multiple-family dwellings.
  - g. That sufficient area is reserved for recreational and education facilities to meet the needs of the anticipated population or as designated by the city's comprehensive plan.
  - h. That property adjacent to the area included in the plan will not be adversely affected; to this end the board of aldermen may require, in the absence of any appropriate physical barrier, that uses of least intensity or a buffer of open space or screening will be arranged along the borders of the project.
  - i. That the plan is consistent with the intent and purpose of this chapter to promote public health, safety, morals, and general welfare.
- (2) If the board of aldermen approves the plan, building permits may be issued, even though the use of the land and the location and height of the buildings to be erected in the area and the yards and open space contemplated by the plan do not conform in all respects to the district regulations of the district in which it is located.
- (3) An application for a special use permit under this section may be made and processed contemporaneously with a proposed amendment of the zoning district or districts in which such site lies.

- 
- (4) A special use permit shall automatically expire upon the failure to develop the use of the land for which the special use permit has been issued if the use is not substantially developed within two (2) years after the permit has been issued.

( Ord. No. 13-73 , § 1, 11-18-13)

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## Sec. 65-63. Mobile home park standards.

- (1) *Site layout.* Site layout should take the following factors into consideration:
  - a. Site planning should attempt to adapt to individual site considerations, reflect advances in site planning techniques, and be adaptable to the trends in design of mobile homes. An informal park type of site planning that conforms to terrain, existing trees, shrubs, and other natural features is preferred. A stylized pattern should be avoided.
  - b. The condition of the soil, groundwater level, drainage and topography shall not create hazards to the health and safety of the occupants. The site shall not be exposed to objectionable smoke, noise, odors, or other adverse influences, and no portion subject to unpredictable and/or sudden flooding, subsidence or erosion shall be used for any purpose which would expose persons or property to hazards.
  - c. Landscaping and soil and ground cover requirements. All areas of the mobile home park will be appropriately landscaped. Exposed ground surfaces in all parts of every mobile home park shall be paved, or covered with stone, screenings, or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust. Trees and shrubs should be planted so as to provide visual buffers between mobile home lots.
  - d. Site drainage requirements. The ground surface in all parts of every mobile home park shall be graded and equipped to drain all surface water in a safe, efficient manner. Also see city storm water control ordinances and land subdivision regulations.
- (2) *Minimum size.* No mobile home park shall be developed in the City of Jackson containing less than five (5) acres.
- (3) *Area.* No building or structure shall be erected or enlarged, unless the following yards are provided and maintained in connection with such building, structure or enlargement.
  - a. *Front yard.* On each lot upon which a building or mobile home stand is constructed, there shall be a front yard of not less than fifteen (15) feet.
  - b. *Side yard.* On each lot upon which a building or mobile home stand is constructed, there shall be a side yard on each side of not less than eight (8) feet.
  - c. *Rear yard.* Every lot upon which a mobile home stand or other building is constructed shall have a rear yard of not less than twelve (12) feet.
  - d. *Restricted purposes.* Mobile/manufactured/modular homes in this park shall be used only for single-family residential purposes.
  - e. *Height.* No mobile home, building, or accessory structure shall be greater than one (1) story in height.
  - f. *Maximum average density.* No mobile home park shall be permitted an average density greater than eight (8) lots per acre.
  - g. *Minimum frontage.* Each lot on which a mobile home is set must have a minimum frontage of forty-five (45) feet on an access street in the mobile home park.
- (4) *Lot size.* The minimum lot size permitted shall be as follows: individual mobile home stands shall be on lots having an area of not less than four thousand five hundred (4,500) square feet and a width at the front lot line of not less than forty-five (45) feet.
- (5) *Percentage of lot coverage.* All structures, including accessory buildings, shall not cover more than thirty (30) percent of the area of the lot.

- 
- (6) *Required setbacks, buffer strips and screening.* All mobile home parks shall be provided with an adequate buffer or screen to visually screen the mobile home park from adjacent property with the exception of any public streets. The buffer shall consist of a planting screen or privacy fencing as approved by the building and planning superintendent.
- (7) *Mobile home stands.* The area of the mobile home stand shall contain concrete slabs and footings to provide adequate support for the placement of the mobile home, thereby securing the superstructure against uplift, sliding, rotation and overturning. The mobile home slab shall not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration or other forces acting on the structure. The mobile home stand shall comply with BOCA codes and other applicable city regulations.
- (8) *Sale of mobile homes.*
- a. The mobile home park shall remain a single recorded parcel of land. Lots and stands may be leased to individual occupants. Individual sale of mobile home lots or stands is prohibited.
  - b. Nothing contained in this section shall be deemed as prohibiting the sale of a mobile home located on a mobile home stand and connected to the pertinent utilities.
- (9) *Street system and parking.*
- a. *Street design.* Street design and on-street parking shall conform to the requirements of the land subdivision regulations of the City of Jackson, Missouri (chapter 57) except as modified by this section. All streets in a mobile home park shall be private and shall comply with applicable city pavement and drainage standards.
  - b. *Car parking.* Off-street parking areas shall be provided for the use of park occupants and guests. Such areas shall be:
    1. Furnished at a rate of at least two (2) spaces for each mobile home lot.
    2. Located within a distance of one hundred (100) feet from the mobile home to be serviced, unless other vehicular access is provided.
  - c. *Required illumination of park street systems.* Street lighting shall be installed in accordance with the land subdivision regulations of the City of Jackson.
- (10) *Recreation facilities.* Six (6) percent of gross land area shall be developed for recreational purposes, and such percentage shall not include setbacks, buffers, streets, rights-of-way, utility easements or storage areas.
- (11) *Park areas for nonresident uses.*
- a. No part of any mobile home park shall be used for any purpose not allowed in section 65-8. Nonresidential uses may include those required for the direct servicing and well being of park residents and for the management and maintenance of the park.
  - b. While not required, storage areas may be provided for travel trailers, campers, boats, and recreational vehicles; such equipment shall be permitted only in such areas, and the use of such storage areas is limited to park residents. Such areas shall not be visible from any public street and shall be surrounded by a six (6) foot high chain link fence or other fence as approved by the building and planning superintendent or his designee.
- (12) *Rental of mobile homes prohibited.* No mobile home in a mobile home park shall be occupied by anyone other than the owner of that mobile home.

(Ord. No. 04-25, § 2, 3-1-04)

## Staff Report

**ACTION ITEM:** Request for approval of a minor subdivision plat of Magnolia Meadows Subdivision

**APPLICANT:** Terry R. Seabaugh and Tracy L. Foltz

**APPLICANT STATUS:** Property owners

**PURPOSE:** To divide house from remainder of land.

**SIZE:** 2.261 acres

**PRESENT USES:** Residential

**PROPOSED USE:** Residential / Commercial

**ZONING:** C-2 General Commercial District

**SURROUNDING ZONING:** North – C-2 General Commercial; South – R-2 Single Family; East – R-2 Single Family and R-4 One- and Two-Family; West – C-2 General Commercial and R-2 Single Family

**HISTORY:** This property contains a single-family residential home and a shop building.

**TRANSPORTATION AND PARKING:** All required street frontage and parking already exist.

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

**2009 COMPREHENSIVE PLAN:** Commercial use

**FLOODPLAIN INFORMATION:** Part of this property is located in a floodplain per FEMA panel 29031C0143E dated 9/29/11

**PHYSICAL CHARACTERISTICS:** The west side of the property is located in a floodplain and the floodplain location is shown on the plat.

**COMMENTS:** Property owner has been advised that if there are any existing utilities to the shop that are run from the house, those utilities will have to be separated prior to subdivision.

**ACTION REQUIRED:** The Commission shall approve or deny this request based on compliance with the Land Subdivision Regulations (Chapter 57).



**SUBDIVISION APPLICATION**  
City of Jackson, Missouri

NAME OF SUBDIVISION: Magnolia meadows

DATE OF APPLICATION: 5/27/2022

TYPE OF APPLICATION:  PRELIMINARY PLAT  
 FINAL PLAT  
 MINOR SUBDIVISION  
 RESUBDIVISION

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

Property Owner Name(s): Terry Ray Seabaugh & Traci Leefeltz

Mailing Address: 939 W Jackson Blvd

City, State ZIP: Jackson, MO 63755

ENGINEER / SURVEYING COMPANY: Richards Land Surveying

Engineer / Surveyor Contact: \_\_\_\_\_

Mailing Address: 1813 Greenbrier Dr.

City, State ZIP: Cape Girardeau, MO 63701

Contact's Phone: 573-339-7473

**CONTACT PERSON HANDLING APPLICATION:**

Contact Name: Terry Seabaugh

Mailing Address: 528 East Cape Rock Dr.

City, State ZIP: Cape Girardeau MO. 63701

Contact's Phone: (573) 986-8669

Email Address (if used): TNLSEABAUGH@gmail.com

**CURRENT ZONING:** (circle 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-3 (Central Business)              |
| <input type="checkbox"/> MH-1 (Mobile Home Park)               | <input type="checkbox"/> C-4 (Planned Commercial)            |
| <input type="checkbox"/> O-1 (Professional Office)             | <input type="checkbox"/> I-1 (Light Industrial)              |
| <input type="checkbox"/> CO-1 (Enhanced Commercial Overlay)    | <input type="checkbox"/> I-2 (Heavy Industrial)              |


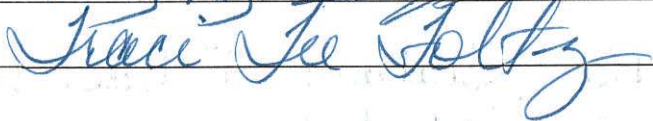
I-3 (Planned Industrial Park)

Will a rezoning or a special use permit request be submitted in conjunction with the proposed development? YES  NO

**LEGAL DESCRIPTION OF TRACT:** Submit a copy of the most current deed for the property being divided.

**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.)*

  
\_\_\_\_\_  
  
\_\_\_\_\_

Please submit the completed application along with the applicable application fee to:

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

Ph: 573-243-2300 ext. 29  
Fax: 573-243-3322  
Email: [jsanders@jacksonmo.org](mailto:jsanders@jacksonmo.org)





Location

Magnolia Meadows Subdivision  
Location Map

# SUBDIVISION DEDICATION

THE UNDERSIGNED, TERRY R. SEABAUGH, AND TRACI L. FOLTZ, OWNERS OF A PARCEL OF LAND BEING PART OF U.S.P. SURVEY #221, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ALSO BEING PART OF LOTS NUMBERED NINE (9) AND TEN (10), IN BLOCK NUMBERED FOUR (4) OF WEST END ADDITION TO THE CITY OF JACKSON, MISSOURI, AS SHOWN IN PLAT BOOK #2, AT PAGE #24 OF THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" Iron Rod on the Southwesterly Right-of-Way Line of Missouri State Highway #72, from which the Northeast Corner of said U.S.P. Survey #221 bears N.88°28'40"W., a distance of 1,654.31 feet (see Document #2012-01800 of the Land Records of Cape Girardeau County, Missouri); thence S.44°18'12"E., along said Right-of-Way, a distance of 78.51 feet to a 1/2" Iron Rod; thence departing from said Right-of-Way, S.41°53'19"W., a distance of 219.67 feet to a 1/2" Iron Rod; thence N.83°01'41"W., a distance of 301.17 feet to a 1/2" Iron Rod; thence N.06°33'53"E., a distance of 269.73 feet to a 1/2" Iron Rod; thence S.83°02'20"E., a distance of 289.65 feet to a 1/2" Iron Rod on said Southwesterly Right-of-Way Line; thence S.42°24'05"E., along said Right-of-Way, a distance of 2.37 feet to a 1/2" Iron Rod; thence S.55°54'34"E., a distance of 85.53 feet to the POINT OF BEGINNING. Containing 2.261 acres, more or less, in Cape Girardeau County, Missouri, dated May of 2022. Subject to existing Easements of Record if any.

HEREBY DECLARE THAT WE HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS NUMBERED AND DESIGNATED ON THIS PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREBY NAMED "MAGNOLIA MEADOWS SUBDIVISION". THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TO THE CITY OF JACKSON, MISSOURI IN PERPETUITY FOR PUBLIC PURPOSES, INCLUDED THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND EXPANSION OF CITY UTILITY SYSTEMS, AND AS MAY BE AUTHORIZED BY THE CITY OF JACKSON, MISSOURI TO BE USED BY A PUBLIC OR PRIVATE UTILITY PROVIDER FOR PURPOSES RELATED TO THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND EXPANSION OF SUCH UTILITY SYSTEMS. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D.

TERRY R. SEABAUGH \_\_\_\_\_ TRACI L. FOLTZ \_\_\_\_\_

STATE OF MISSOURI }  
COUNTY OF \_\_\_\_\_ }

BEFORE ME, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TERRY R. SEABAUGH, AND TRACI L. FOLTZ, WHO, BEING BY ME DULY SWORN, DID SAY THAT THEY ARE THE PERSONS DESCRIBED HEREIN AND THAT THEY EXECUTED THE WITHIN RECORD PLAT ON THEIR BEHALF, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DATE FIRST ABOVE WRITTEN.

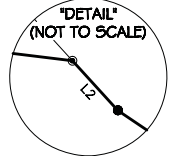
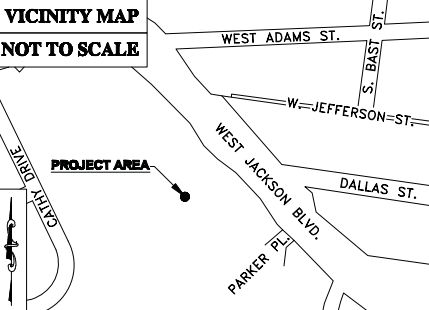
NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

I, LIZA WALKER, CITY CLERK OF THE CITY OF JACKSON, MISSOURI, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF JACKSON, MISSOURI BY ORDINANCE NO. \_\_\_\_\_ PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

LIZA WALKER  
CITY CLERK OF THE CITY OF JACKSON, MISSOURI

DWAIN HAHS \_\_\_\_\_ KENT PEETZ \_\_\_\_\_  
MAYOR OF JACKSON, MO. PUBLIC WORKS DIRECTOR

HARRY DRYER  
PLANNING AND ZONING CHAIRMAN



- ### LEGEND
- SET 1/2" ROD AND KAP
  - FOUND IRON ROD
  - FOUND IRON PIPE
  - CALCULATED CORNER POSITION
  - SUBDIVISION BOUNDARY LINE
  - NEW LOT LINE
  - EXISTING LOT LINE
  - ADJACENT PROP. LINE
  - RIGHT-OF-WAY LINE
  - APPROXIMATE FLOOD LINE
  - NEW EASEMENT LINE

### ZONING INFORMATION

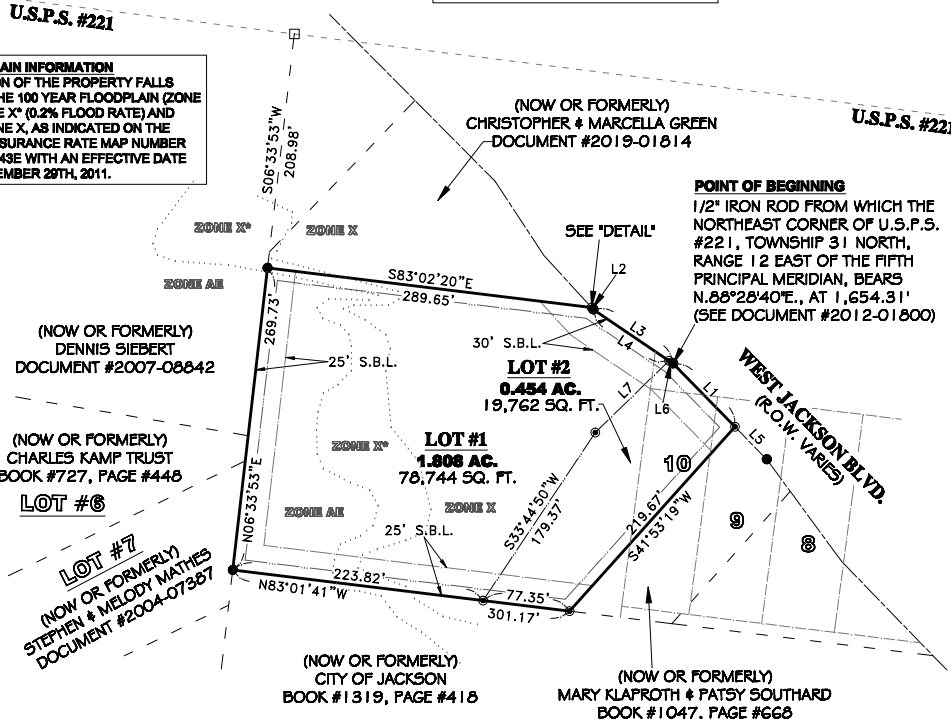
**C-2 GENERAL COMMERCIAL DISTRICT**

**BUILDING SETBACKS**  
 FRONT YARD = THIRTY (30) FEET  
 REAR YARD = TWENTY-FIVE (25) FEET  
 SIDE YARD = NONE, EXCEPT EIGHT (8) FEET WHEN ADJACENT TO A RESIDENTIAL USE OR DISTRICT

**NUMBER OF LOTS: 2**  
**LARGEST LOT AREA = 78,744 SQ. FT. (1.808 AC.)**  
**SMALLEST LOT AREA = 19,762 SQ. FT. (0.454 AC.)**  
**TOTAL LOT AREA = 98,506 SQ. FT. (2.262 AC.)**

WESTBROOK SUBDIVISION  
(PLAT BOOK #10, PAGE #20)

**FLOODPLAIN INFORMATION**  
 A PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN (ZONE AE), ZONE X\* (0.2% FLOOD RATE) AND ALSO ZONE X, AS INDICATED ON THE FLOOD INSURANCE RATE MAP NUMBER 28031C0143E WITH AN EFFECTIVE DATE OF SEPTEMBER 29TH, 2011.



(NOW OR FORMERLY) DENNIS SIEBERT  
DOCUMENT #2007-08842

(NOW OR FORMERLY) CHARLES KAMP TRUST  
BOOK #727, PAGE #448  
LOT #6

(NOW OR FORMERLY) STEPHEN & MELODY MATTHEWS  
DOCUMENT #2004-07387  
LOT #7

(NOW OR FORMERLY) CITY OF JACKSON  
BOOK #1319, PAGE #418

(NOW OR FORMERLY) MARY KLAFROTH & PATSY SOUTHARD  
BOOK #1047, PAGE #668

### REFERENCES

DOC. #2017-10540 (MAIN REF.)  
 DOC. #2019-01814 (ADJOINER)  
 DOC. #2007-08842 (ADJOINER)  
 DOC. #2004-07387 (ADJOINER)  
 BK. #1047, PG. #668 (ADJOINER)  
 BK. #1319, PG. #418 (ADJOINER)  
 BK. #727, PG. #448 (ADJOINER)  
 BK. #1383, PG. #125 (MODOT R.O.W.)  
 PRIOR SURVEYS BY P.L.S. 1518  
 PRIOR SURVEYS BY P.L.S. #1627  
 PLAT BOOK #10, PAGE #26  
 PLAT BOOK #2, PAGE #24  
 AERIAL PHOTOGRAPHS

### LINE TABLE

LINE	LENGTH	BEARING
L1	78.61	844°18'12"E
L2	2.37	N42°24'06"W
L3	86.63	N56°54'34"W
L4	81.11	866°54'34"E
L5	40.37	844°18'12"E
L6	4.42	866°54'34"E
L7	91.20	846°43'40"W

FOR: TERRY R. SEABAUGH,  
AND TRACI L. FOLTZ  
JACKSON, MISSOURI

MAIN REFERENCE SOURCE IS: TERRY RAY SEABAUGH AND TRACI LEE FOLTZ, LOCATED IN DOCUMENT #2017-10640 OF THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI

(NOW OR FORMERLY) CHRISTOPHER & MARCELLA GREEN  
DOCUMENT #2019-01814

**POINT OF BEGINNING**  
 1/2" IRON ROD FROM WHICH THE NORTHEAST CORNER OF U.S.P.S. #221, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, BEARS N.88°28'40"E., AT 1,654.31' (SEE DOCUMENT #2012-01800)

BEARINGS ARE REFERENCED TO MISSOURI GRID NORTH BY G.P.S. OBSERVATIONS (NAD 83) (EAST ZONE)

This is to certify that I, a Missouri Land Surveyor, have surveyed the property described in the above caption as shown by the annexed Plat, which Survey is true and correct and was executed to the best of my ability, in conformance with the current Minimum Standards for Property Boundary Surveys in the State of Missouri. Given under my hand and seal at Cape Girardeau, Missouri this 10th day of May, A.D. 2022.

MISSOURI LAND SURVEYOR #2017017647

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022 IN THE OFFICE OF THE RECORDER OF DEEDS IN CAPE GIRARDEAU COUNTY AT JACKSON, MISSOURI. DOCUMENT NO. IN SURVEYORS PLAT BOOK NO. \_\_\_\_\_ AT PAGE NO. \_\_\_\_\_

ANDREW DAVID BLATTNER, RECORDER OF DEEDS

REV.	DESCRIPTION	BY	DATE

DRAWN BY: KKS	CHECKED BY: SNS
SCALE: 1" = 80'	PROJECT NUMBER: 5-12-2022
DATE: 5-12-2022	SHEET: 1 OF 1

JOB NAME: TERRY SEABAUGH & TRACI FOLTZ	DESCRIPTION: MAGNOLIA MEADOWS SUBDIVISION
LOCATION: JACKSON, MISSOURI	

**RICHARDS LAND SURVEYING**  
 1613 GREENBRIER DR., CAPE GIRARDEAU, MISSOURI  
 PHONE & FAX: (636) 338-7473

## Staff Report

**ACTION ITEM:** Request for approval of a minor subdivision plat of a Re-subdivision of Lots 28 & 30 of Deerwood Subdivision

**APPLICANT:** Gregory M. & Alison Rae Staggs

**APPLICANT STATUS:** Property owners

**PURPOSE:** To combine two lots into one.

**SIZE:** .50 acres

**PRESENT USES:** Single Family Residential

**PROPOSED USE:** Same

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

**SURROUNDING ZONING:** R-2 Single Family Residential in all directions

**HISTORY:** In 2017, the owner obtained a 7.5' variance from the rear setback and a 3% variance from the maximum lot coverage for construction of a second level of their deck. In 2022, they obtained a 20' variance from the front setback on Oakwood Drive and a 10' variance from the side setback adjacent to Donna Lynn Drive to allow a detached garage to be built on the lot avoiding the creek that cuts through the lot. Approval of that variance was contingent upon combining the two lots into one.

**TRANSPORTATION AND PARKING:** All required street frontage and parking already exist.

**APPLICABLE REGULATIONS:** Land Subdivision Regulations (Chapter 57)

**2009 COMPREHENSIVE PLAN:** Residential use

**FLOODPLAIN INFORMATION:** This property is not located in a floodplain per FEMA panel 29031C0144E dated 9/29/11

**PHYSICAL CHARACTERISTICS:** A small creek cuts through Lot 28 but is not a mapped creek on the FEMA floodplain maps.

**COMMENTS:** The combined lot meets all minimum frontage and lot size requirements required by the Land Subdivision Regulations.

Recombination of these lots does not eliminate the 15' utility easement running between the two original lots.

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



# SUBDIVISION APPLICATION FORM

## City of Jackson, Missouri

**NAME OF SUBDIVISION:** A Resubdivision of Lots 28 and 30 of Deerwood Subdivision

**DATE OF APPLICATION:** 05-26-2022

**PROPERTY OWNERS:** (all legal property owners exactly as listed on the deed)

Names, Addresses & Phone #s: Gregory M. and Alison Rae Staggs  
1773 Deerwood Dr  
Jackson, MO 63755  
573 275 8853

**CONTACT PERSON HANDLING APPLICATION:**

Contact's Name: Alex Richbourg

Contact's Mailing Address: 195 Coker Lane  
Cape Girardeau, MO 63701

Contact's Phone: 573 335 3026

**ENGINEER / SURVEYOR:**

Company Name, Addresses & Phone #: Koehler Engineering and Land Surveying, INC  
194 Coker Lane  
Cape Girardeau, MO 63701  
573 335 3026

**TYPE OF SUBDIVISION APPLICATION:** (check all applicable items)

- |  |   |
|--|---|
| <input type="checkbox"/> Preliminary plat approval             | <input type="checkbox"/> Final plat approval          |
| <input checked="" type="checkbox"/> Minor subdivision approval | <input type="checkbox"/> Re-subdivision plat approval |

**LEGAL DESCRIPTION OF TRACT:** (attach separate page if necessary)

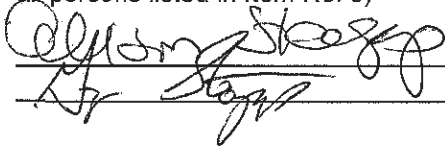
**ZONING:** Indicate the current zoning district classification of the entire tract to be developed (circle all that apply):

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

Will a rezoning or a special use permit request be submitted in conjunction with the proposed development? YES  NO

**OWNERS' SIGNATURES:**

I state upon my oath that all of the information contained in this application is true. (Original signatures of all persons listed in Item No. 3)



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Please submit the completed application along with the applicable application fee to:

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

Ph: 573-243-2300 ext. 29  
Fax: 573-243-3322  
Email: [jsanders@jacksonmo.org](mailto:jsanders@jacksonmo.org)



Resubdivision of Lots 28 & 30 of Deerwood Subdivision  
Location Map

# RECORD PLAT OF A RESUBDIVISION OF LOTS 28 AND 30 OF DEERWOOD SUBDIVISION

A PART OF FRACTIONAL SECTION 6, TOWNSHIP 31 NORTH, RANGER 13 EAST OF THE FIFTH  
PRINCIPAL MERIDIAN, CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI

## SUBDIVISION DEDICATION

THE UNDERSIGNED, GREGORY M. AND ALBION R. STAGGS, HUSBAND AND WIFE, OWNERS IN FEED OF ALL OF LOTS NUMBER 28 AND 30 OF DEERWOOD SUBDIVISION, A SUBDIVISION RECORDED IN PLAT BOOK 17 PAGE 93, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, CONTAINING 21,824 SQUARE FEET (0.500 ACRES), MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE NORTHEAST CORNER OF LOT 30 OF SAID SUBDIVISION, ALSO BEING A POINT ON THE EAST LINE OF SAID SUBDIVISION; THENCE WITH THE EAST LINE OF SAID SUBDIVISION, SOUTH 06°40'41" WEST, 188.00 FEET; THENCE LEAVING SAID EAST LINE, NORTH 83°19'19" WEST, 97.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET AND A LENGTH OF 31.42 FEET (THE CHORD OF SAID CURVE BEARS NORTH 38°19'19" WEST, 28.28 FEET); THENCE NORTH 08°40'41" EAST, 148.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET AND A LENGTH OF 31.42 FEET (THE CHORD OF SAID CURVE BEARS NORTH 51°40'41" EAST, 28.28 FEET); THENCE SOUTH 83°19'19" EAST, 97.00 FEET TO THE POINT OF BEGINNING.

HEREBY COMBINE SAID TRACT INTO A SINGLE LOT AS SHOWN HEREON, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREBY NAMED "A RESUBDIVISION OF LOTS 28 AND 30 OF DEERWOOD SUBDIVISION", AND WE DO HEREBY ESTABLISH PERMANENT EASEMENTS AS SHOWN HEREON, AND WE DO HEREBY DEDICATE THE ABOVE SET OUT EASEMENTS TO THE PUBLIC USE FOREVER.

GREGORY M. STAGGS \_\_\_\_\_

ALBION R. STAGGS \_\_\_\_\_

STATE OF MISSOURI )  
COUNTY OF CAPE GIRARDEAU ) SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MICHAEL K. AND LINDA J. HAYNES, HUSBAND AND WIFE, KNOWN TO ME TO BE THE PERSONS DESCRIBED HEREIN, WHO ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL IN THE AFORESAID STATE AND COUNTY, THE DATE FIRST ABOVE WRITTEN.

MY TERM EXPIRES \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

I, LIZA WALKER, CITY CLERK OF THE CITY OF JACKSON, MISSOURI, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF JACKSON, MISSOURI.

BY ORDINANCE NO. \_\_\_\_\_ PASSED

AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

LIZA WALKER, CITY CLERK

KENT PRETZ, PUBLIC WORKS DIRECTOR

HARRY DYER, PLANNING AND ZONING COMMISSION CHAIRMAN

DWAIN HAHIS, MAYOR

STATE OF MISSOURI )

COUNTY OF CAPE GIRARDEAU ) SS

FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DEEDS OF CAPE GIRARDEAU

COUNTY, MISSOURI, IN DOCUMENT NO. \_\_\_\_\_ AT JACKSON, MISSOURI,

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

ANDREW DAVID BLATTNER  
RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI



NORTH ORIENTATION FROM  
MISSOURI STATE PLANE  
COORDINATE SYSTEM



### SUBDIVISION NOTES

#### ZONING DISTRICT REGULATIONS

THE SUBDIVISION IS ZONED  
R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT

#### LOT SIZE

DETACHED SINGLE-FAMILY DWELLINGS SHALL BE ON A LOT HAVING AN AREA OF NOT LESS THAN EIGHT THOUSAND (8,000) SQUARE FEET AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN SEVENTY-FIVE (75) FEET.

CHURCHES AND SIMILAR PLACES OF WORSHIP, COMMUNITY BUILDINGS, MOSQUES, LIBRARIES, ART GALLERIES, SCHOOLS, AND OTHER SIMILAR BUILDINGS, AND MUNICIPAL BUILDINGS INCLUDING POLICE AND FIRE STATIONS, SHALL BE ON A LOT HAVING AN AREA OF NOT LESS THAN ONE (1) ACRE AND WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN ONE HUNDRED (100) FEET.

#### PERCENTAGE OF LOT COVERAGE

ALL BUILDINGS, INCLUDING ACCESSORY BUILDINGS, SHALL NOT COVER MORE THAN THIRTY (30) PERCENT OF THE AREA OF THE LOT.

#### MAXIMUM HEIGHT

SINGLE-FAMILY AND ALL BUILDINGS OTHER THAN CHURCHES AND SIMILAR PLACES OF WORSHIP, SEVENTY-FIVE (75) FEET FOR TOWERS AND STEEPLES AND NOT MORE THAN FORTY-FIVE (45) FEET FOR THE PRINCIPAL BUILDING.

#### MINIMUM YARD REQUIREMENTS

FRONT YARD SETBACK: ON EACH LOT UPON WHICH A BUILDING IS CONSTRUCTED THERE SHALL BE A FRONT YARD OF NOT LESS THAN THIRTY (30) FEET AND NOT MORE THAN FORTY (40) FEET, EXCEPT WHERE A BUILDING LINE IS ESTABLISHED BY SUBDIVISION PLAT THE FRONT YARD SHALL BE NOT LESS THAN THE SETBACK ESTABLISHED ON THE PLAT AND NOT MORE THAN TEN (10) FEET GREATER THAN THAT SETBACK.

SIDE YARD SETBACK: ON EACH LOT UPON WHICH A DWELLING IS CONSTRUCTED THERE SHALL BE A SIDE YARD ON EACH SIDE OF NOT LESS THAN EIGHT (8) FEET. ALL BUILDINGS OTHER THAN RESIDENTIAL BUILDINGS AND RESIDENTIAL ACCESSORY BUILDINGS SHALL HAVE A SIDE YARD OF FIFTEEN (15) FEET.

REAR YARD SETBACK: EVERY LOT OR PARCEL OF LAND UPON WHICH A BUILDING IS CONSTRUCTED SHALL HAVE A REAR YARD OF NOT LESS THAN TWENTY-FIVE (25) FEET.

#### AREA AND LOT INFORMATION

TOTAL SUBDIVISION AREA: 21,824 SQ. FT. (0.50 ACRES)

TOTAL NUMBER OF LOTS: 2  
SMALLEST LOT SIZE: 10,912 SQ. FT. (0.25 ACRES)  
LARGEST LOT SIZE: 10,912 SQ. FT. (0.25 ACRES)

#### DEVELOPERS OF SUBDIVISION AND PLAT PREPARED FOR:

GREGORY M. AND ALBION R. STAGGS  
1773 DEERWOOD DRIVE  
JACKSON, MO 63705

#### RECORD OWNERS

GREGORY M. AND ALBION R. STAGGS  
DOCUMENT 6007043139

#### PLAT PREPARED BY AND ENGINEERING AND LAND SURVEYING SERVICES PROVIDED BY:

KOEHLER ENGINEERING AND LAND SURVEYING, INC.  
194 COCKER LANE, CAPE GIRARDEAU, MO. 63701  
(573) 335-3026

#### FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 1 PERCENT ANNUAL CHANCE SPECIAL FLOOD HAZARD AREAS, AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 33031 OF THE WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2011.

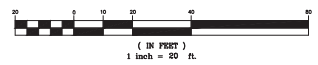
#### LOT MONUMENT NOTE

ALL LOT CORNERS SET WITH 1/2" RODS UNLESS OTHERWISE DENOTED.

### Legend

- = SET 3" IRON ROD
- = FOUND 1/2" IRON ROD
- = PROPERTY LINE
- - - = ADJACENT PROP. LINE
- = SUBDIVISION BOUNDARY LINE
- = BUILDING SETBACK LINE
- ..... = LOT LINE TO BE REMOVED
- ..... = UTILITY EASEMENT
- ..... = EXISTING EASEMENT
- = CENTERLINE OF ROAD
- = ROAD RIGHT OF WAY

### GRAPHIC SCALE



THIS SURVEY OF A TRACT OF URBAN PROPERTY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF MISSOURI AS MADE EFFECTIVE JUNE 30, 2017.

**KOEHLER**  
Professional Engineers & Land Surveyors

194 Cocker Lane  
Cape Girardeau, Missouri 63701  
PH: (573) 335 - 3026 FAX: (573) 335 - 3049  
PLS CORPORATE LICENSE NO. 000262

CREATED BY	REV/DATE	DESCRIPTION	INITIALS
ALEX RICHBURG			
TRAVIS STEFFENS			
MAY 2022			
MAY 26, 2022			
38279			



## Staff Report

**ACTION ITEM:** Request for approval of a preliminary plat of Savers Farm Subdivision Phase 8

**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:**

**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 has been inside the city limits for many years. The property to the south developed as Bent Creek Golf Course and Bent Creek Subdivision, providing for no stubbed streets to access to this property.

In 2019, P&Z reviewed and the Board of Aldermen approved new code language in Chapter 57 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 originally developed due to the lack of access 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 available except through previous Savers Farm Subdivision phases located in the county. The adjacent undeveloped tract (different owner) is accessible through another portion of the Savers Farm Subdivision.

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

This subdivision will have privately maintained streets and will be connected to the existing sewer system serving Savers Farm Subdivision rather than city sewer because no city sewer service is available near this location. They will also have Ameren Electric because no city electric service is available to this location. The subdivision will install city water in order for the city to maintain control over fire-fighting water supply and maintain the Jackson Fire Department's ISO rating. The developer will install a water main extension from the existing main near Greensferry Road. City sanitation and emergency services will serve these lots. City staff and administration are aware of these conditions.

**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: 05/06/2022

## Applicant / Current Owner

Applicant Name: Brandon Williams  
 Address: 2985 Boutin Drive  
 City, State, Zip: Cape Girardeau, MO 63701  
 Phone: 573-382-7373  
 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: 573-382-7373  
 Email: bowconstruction@aol.com

Site Address: Savers Farm Subd Phs 8  
 City, State, Zip:  
 Current Use:  
 Current Zoning: C-1 Local Commercial  
 Proposed Zoning: C-1 Local Commercial

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: Vacant  
 Proposed Use: Residential Subdivision  
 Subdivision Name: Savers Farm Subdivision - Phase 8  
 Engineer Company: Strickland Engineering LC  
 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:

**Land Exchange Information**

Current Use:	Granting Owner:	
Request Reason:	Address:	
Granting Property:	City, State, Zip:	
Receiving Property:	Receiving Owner:	
Engineer Company:	Address:	
Engineer Contact:	City, State, Zip:	
Address:	Application For:	Combination or re-
City, State, Zip:		combination of previously
Phone:		platted lots

**Additional Comments**

REMAINDER OF SUBDIVISION IS OUTSIDE CITY LIMITS

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

\_\_\_\_\_  
Brandon Williams  
Name

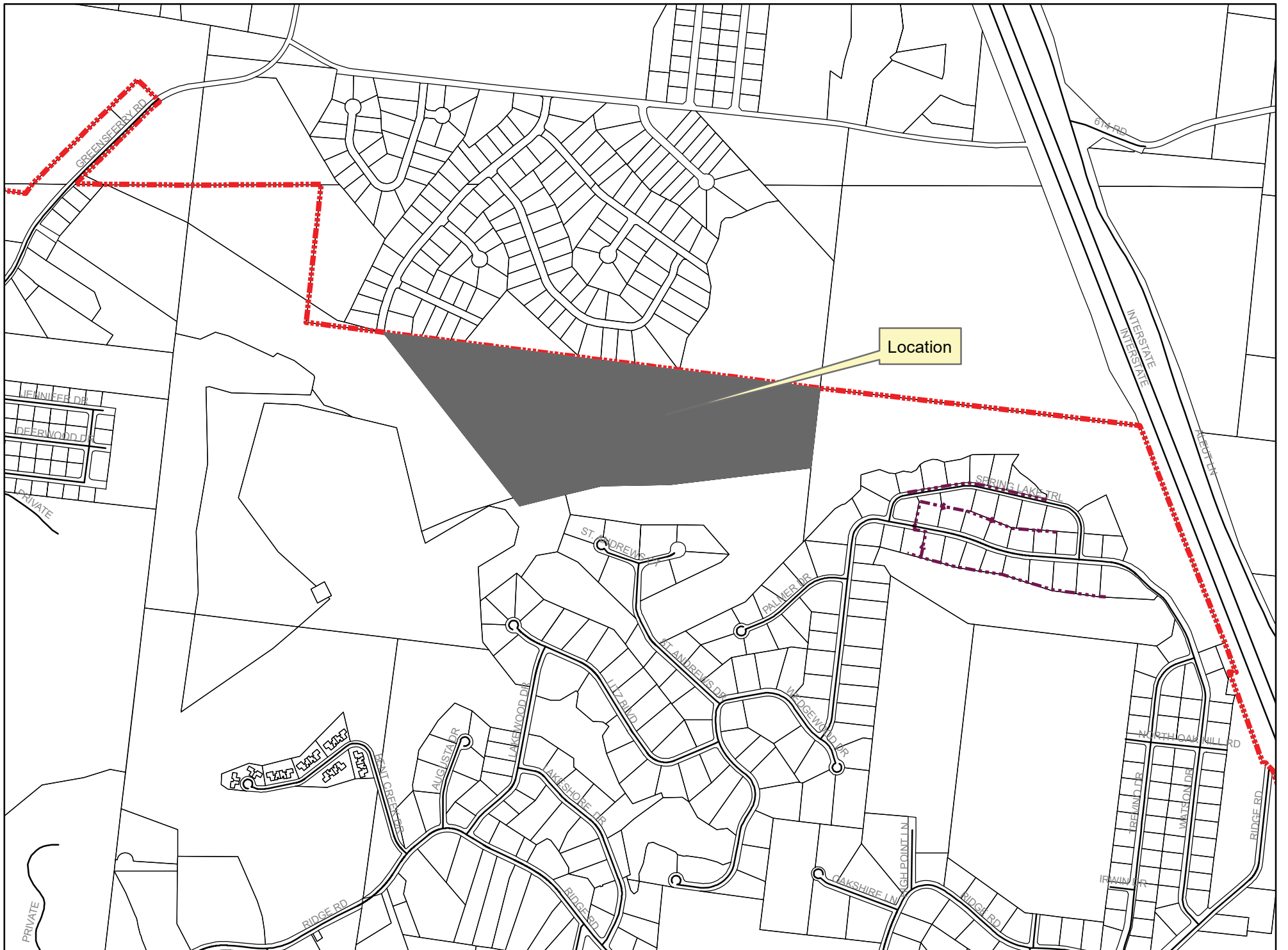
\_\_\_\_\_  
05/06/2022  
Date

## **Savers Farm Phase 8**

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:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 48 OF SAVERS FARMS SUBDIVISION PHASE 2 AMENDED AS RECORDED IN DOCUMENT NUMBER 2017-06303 IN THE LAND RECORDS OF THE CAPE GIRARDEAU COUNTY MISSOURI RECORDER'S OFFICE; THENCE ALONG THE SOUTH LINE OF SAID LOT 48, SOUTH 83 DEGREES 09 MINUTES 20 SECONDS EAST 520.62 FEET TO THE SOUTHEAST CORNER OF LOT 107 OF SAVERS FARM SUBDIVISION PHASE 3 AS RECORDED IN DOCUMENT 2018-06450 IN THE LAND RECORDS OF THE CAPE GIRARDEAU COUNTY MISSOURI RECORDER'S OFFICE; THENCE SOUTH 83 DEGREES 23 MINUTES 33 SECONDS EAST 741.21 FEET TO A POINT ON THE SOUTH LINE OF SAID SAVERS FARM SUBDIVISION PHASE 3; THENCE ALONG THE SOUTH LINE OF SAID SAVERS FARM SUBDIVISION PHASE 3 SOUTH 82 DEGREES 37 MINUTES 10 SECONDS EAST 656.13 FEET TO THE SOUTHEAST CORNER OF SAID SAVERS FARM SUBDIVISION PHASE 3; THENCE LEAVING SAID SOUTH LINE, SOUTH 18 DEGREES 41 MINUTES 33 SECONDS WEST 61.72 FEET; THENCE SOUTH 86 DEGREES 33 MINUTES 37 SECONDS WEST 75.88 FEET; THENCE SOUTH 67 DEGREES 09 MINUTES 29 SECONDS WEST 165.59 FEET; THENCE SOUTH 22 DEGREES 14 MINUTES 29 SECONDS WEST 70.20 FEET; THENCE SOUTH 02 DEGREES 05 MINUTES 48 SECONDS EAST 78.46 FEET; THENCE SOUTH 17 DEGREES 39 MINUTES 47 SECONDS EAST 462.33 FEET TO A POINT ON THE NORTH LINE OF BENT CREEK GOLF COURSE AS RECORDED IN DOCUMENT NUMBER 2015-09634 IN THE LAND RECORDS OF THE CAPE GIRARDEAU COUNTY MISSOURI RECORDER'S OFFICE; THENCE ALONG SAID NORTH LINE, SOUTH 87 DEGREES 25 MINUTES 44 SECONDS WEST 224.17 FEET; THENCE SOUTH 76 DEGREES 25 MINUTES 44 SECONDS WEST 594.00 FEET; THENCE NORTH 38 DEGREES 12 MINUTES 46 SECONDS WEST 66.12 TO THE SOUTHEAST CORNER OF THE PARCEL RECORDED IN DOCUMENT NUMBER 2022-02685 IN THE LAND RECORDS OF THE CAPE GIRARDEAU COUNTY RECORDER'S OFFICE; THENCE CONTINUE NORTH 38 DEGREES 12 MINUTES 46 SECONDS WEST 1363.88 FEET TO THE POINT OF BEGINNING.

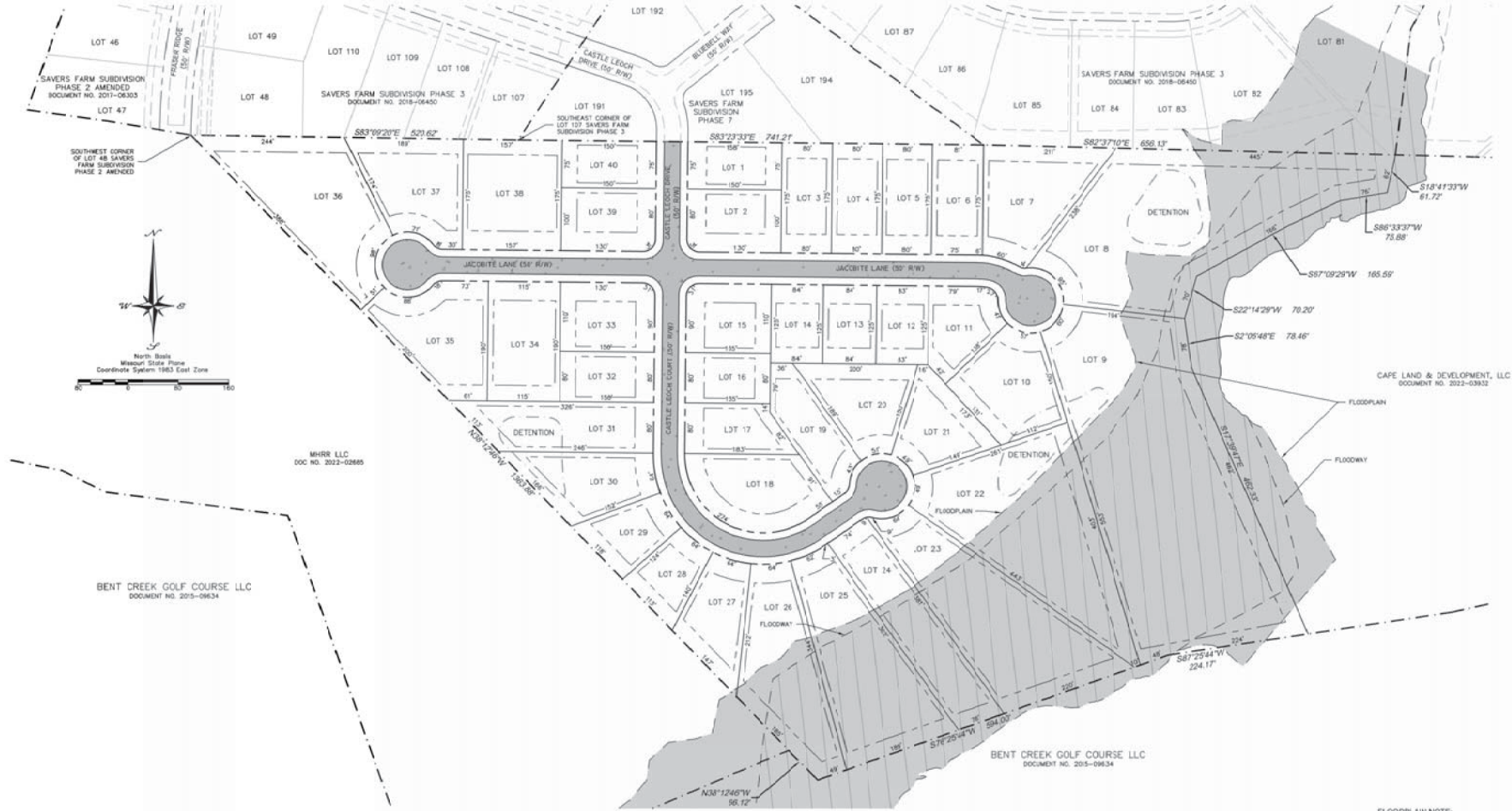
THE HEREIN DESCRIBED TRACT CONTAINS 25.75 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.



Savers Farm Subdivision Phase 8 (previous phases in county)  
Location Map

# SAVERS FARM SUBDIVISION - PHASE 8

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	
●	IRON ROD
—	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  
c/o BRANCON WILLIAMS  
2985 BOUTIN DRIVE  
CAPE GIRARDEAU, MO 63701

PREPARED BY:  
STRICKLAND ENGINEERING  
113 W MAIN STREET SUITE 1  
JACKSON, MO 63755  
(573) 243-4300

ACCURACY STANDARD: TYPE U5AN

**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 29031-0144E.



	<b>STRICKLAND ENGINEERING</b> CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING	113 WEST MAIN STREET P. O. BOX 155 JACKSON, MISSOURI 63755 TEL: 573-243-4000 FAX: 573-243-2191
	<b>PRELIMINARY PLAT FOR SAVERS FARM SUBDIVISION PH. 8</b> <b>CASTLE LOECH DRIVE</b> <b>JACKSON, MO 63755</b>	
SCALE 1" = 60' DATE 6-1-2022 DRAWN BY MTM CHECKED BY RA/BS PROJECT # 22-074		