

# City of Jackson

## CITY OF JACKSON, MISSOURI PLANNING & ZONING COMMISSION REZONING: FINDINGS AND CONCLUSIONS

The Planning & Zoning Commission of Jackson, Missouri, hereby notifies the Board of Aldermen, the applicant, and the public of its action taken on March 12, 2025, at a regular meeting in consideration of the following:

**Consider a request for rezoning a 6.36-acre lot, county parcel number 15-101-00-02-004.01-0000. Currently known as the Phillips Robert W & Belinda ET UX, from an R-2 Single Family Residential District to an R-4 General Residential District as submitted by Robert W. and Belinda Phillips.**

Applicant: Robert W. and Belinda Phillips  
Filing Date of Application/Fee: 1-29-2025  
Submission Date of Application to Commission: 2-12-2025  
Public Hearing Date: 3-12-2025

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

<b>Administrative Staff Findings:</b>		<b>Yes/</b>	<b>No</b>
1.	Application provided all necessary information:	<u>X</u>	<u>      </u>
2.	Generally conforms with City Comprehensive Plan:	<u>      </u>	<u>X</u>
3.	Generally conforms with Major Street Plan:	<u>X</u>	<u>      </u>
<b>Planning &amp; Zoning Commission Findings:</b>		<b>Yes</b>	<b>/No</b>
1.	Creates adverse effects on adjacent property:	<u>X</u>	<u>      </u>
2.	Creates adverse effects on traffic movement or safety:	<u>X</u>	<u>      </u>
3.	Creates adverse effects on fire safety:	<u>      </u>	<u>X</u>
4.	Creates adverse effects on public utilities:	<u>      </u>	<u>X</u>
5.	Creates adverse effects on general health and welfare:	<u>      </u>	<u>X</u>

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


**THE ABOVE APPLICATION IS:**


       Approved  
  X   Disapproved  
       Approved with conditions specified below


By a roll call of   1   ayes,   6   nays,   0   abstentions, and   2   absent this 12<sup>th</sup> day of  
March        2025 .

- 1) Before any approvals for work can proceed, the existing sanitary sewer easement Document NO. 2023-08427 for Bent Creek Golf Course must be dedicated to the City of Jackson by the property owner(s) and accepted by the Board of Aldermen.
- 2) All necessary easements for any public utilities on or leading to the property shall be granted without cost to the city. Utility easements shall be at least 15 feet wide and include routes for maintenance vehicle access to the utilities.
- 3) The city accepts no responsibility for ownership, maintenance, or liability related.  
to the private roads within the development.
- 4) If on-street parking is allowed, it should be designed to maintain a clear 18-foot fire lane through all roadways.
- 5) Trash service shall be the responsibility of the property owner.

**CITY OF JACKSON, MISSOURI**

  
\_\_\_\_\_  
Harry Dryer, Chairman


  
\_\_\_\_\_  
Tony Koeller, Secretary

  
\_\_\_\_\_  
Bill Fadler, Member


\_\_\_\_\_  
Travis Niswonger, Member

  
\_\_\_\_\_  
Russ Wiley, Member

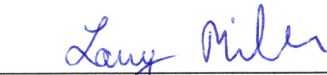
\_\_\_\_\_  
Heather Harrison, Member

  
\_\_\_\_\_  
Tina Weber, Member

  
\_\_\_\_\_  
Angelia Thomas, Member

  
\_\_\_\_\_  
Michelle Weber, Member

ATTEST:

  
\_\_\_\_\_  
Larry Miller,  
Building & Planning Manager



# REZONING / SPECIAL USE PERMIT APPLICATION

City of Jackson, Missouri

25-0030

APPLICATION DATE:

1/29/25

TYPE OF APPLICATION:



Rezoning



Special Use Permit

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

Ridge Road - 151010002004010000

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

Property Owner Name(s): Rob & Belinda Phillips

Mailing Address: 651 Royal Lake Dr

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): Wren Capital Investments

Mailing Address: 5790 State Hwy 61 North suite 1

City, State, ZIP: Jackson, MO 63755

## CONTACT PERSON HANDLING APPLICATION:

Contact Name: Sherron Wren

Mailing Address: 2950 Perryville Rd

City, State ZIP: Cape Girardeau, MO 63701

Contact's Phone: 573-275-3768

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

CURRENT ZONING: (check all that apply)

- ☐ R-1 (Single-Family Residential)
- ☒ R-2 (Single-Family Residential)
- ☐ R-3 (One- And Two-Family Residential)
- ☐ R-4 (General Residential)
- ☐ MH-1 (Mobile Home Park)
- ☐ O-1 (Professional Office)
- ☐ CO-1 (Enhanced Commercial Overlay)

- ☐ C-1 (Local Commercial)
- ☐ C-2 (General Commercial)
- ☐ C-3 (Central Business)
- ☐ C-4 (Planned Commercial)
- ☐ I-1 (Light Industrial)
- ☐ I-2 (Heavy Industrial)
- ☐ I-3 (Planned Industrial Park)



CURRENT USE OF PROPERTY: vacant land

**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 type="checkbox"/> C-2 (General Commercial)      |
| <input type="checkbox"/> R-3 (One- And Two-Family Residential) | <input type="checkbox"/> C-3 (Central Business)        |
| <input checked="" type="checkbox"/> R-4 (General Residential)  | <input type="checkbox"/> C-4 (Planned Commercial)      |
| <input type="checkbox"/> MH-1 (Mobile Home Park)               | <input type="checkbox"/> I-1 (Light Industrial)        |
| <input type="checkbox"/> O-1 (Professional Office)             | <input type="checkbox"/> I-2 (Heavy Industrial)        |
| <input type="checkbox"/> CO-1 (Enhanced Commercial Overlay)    | <input type="checkbox"/> I-3 (Planned Industrial Park) |

PROPOSED USE OF PROPERTY: Multifamily residential with  
more than 1 Building

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

**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.

We believe adding an upscale multifamily residence to  
the Bent Creek area will be an asset to the  
community & subdivision. There are very few areas  
inside city limits to offer growth for development,  
and we believe this area would be perfect for  
our development. We also need the additional housing  
in the Jackson area as we continue to grow.

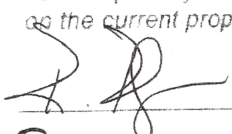
**DRAWINGS (FOR SPECIAL USE PERMITS ONLY):** If one or more buildings or other structures are to be added to the property for a special use permit, attach a scaled plat of the tract(s) showing the location of all buildings. If any buildings are to be less than the standard minimum setbacks, include these distances on the drawing. Any approved special use permit will be based on this building layout. Changes to the layout will require a new special use permit.

**SURROUNDING PROPERTY OWNERS:** A map of the property location and a map and list of all owners of property within 185' of the property in question will be incorporated by the City as part of this application. The 185' distance is exclusive of right-of-ways. The City will prepare this map based on the most current tax information published by the Cape Girardeau County Assessor.



**OWNER SIGNATURES:**

I state upon my oath that all of the information contained in this application is true. (Signatures of all persons listed on the current property deed and the authorized signer(s) for any owning corporation or trust.)

  
\_\_\_\_\_  
Belinda Phillips

Please submit this application along with appropriate non-refundable application fee to:

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

573-243-2300 ext.29 (ph)  
573-243-3322 (fax)

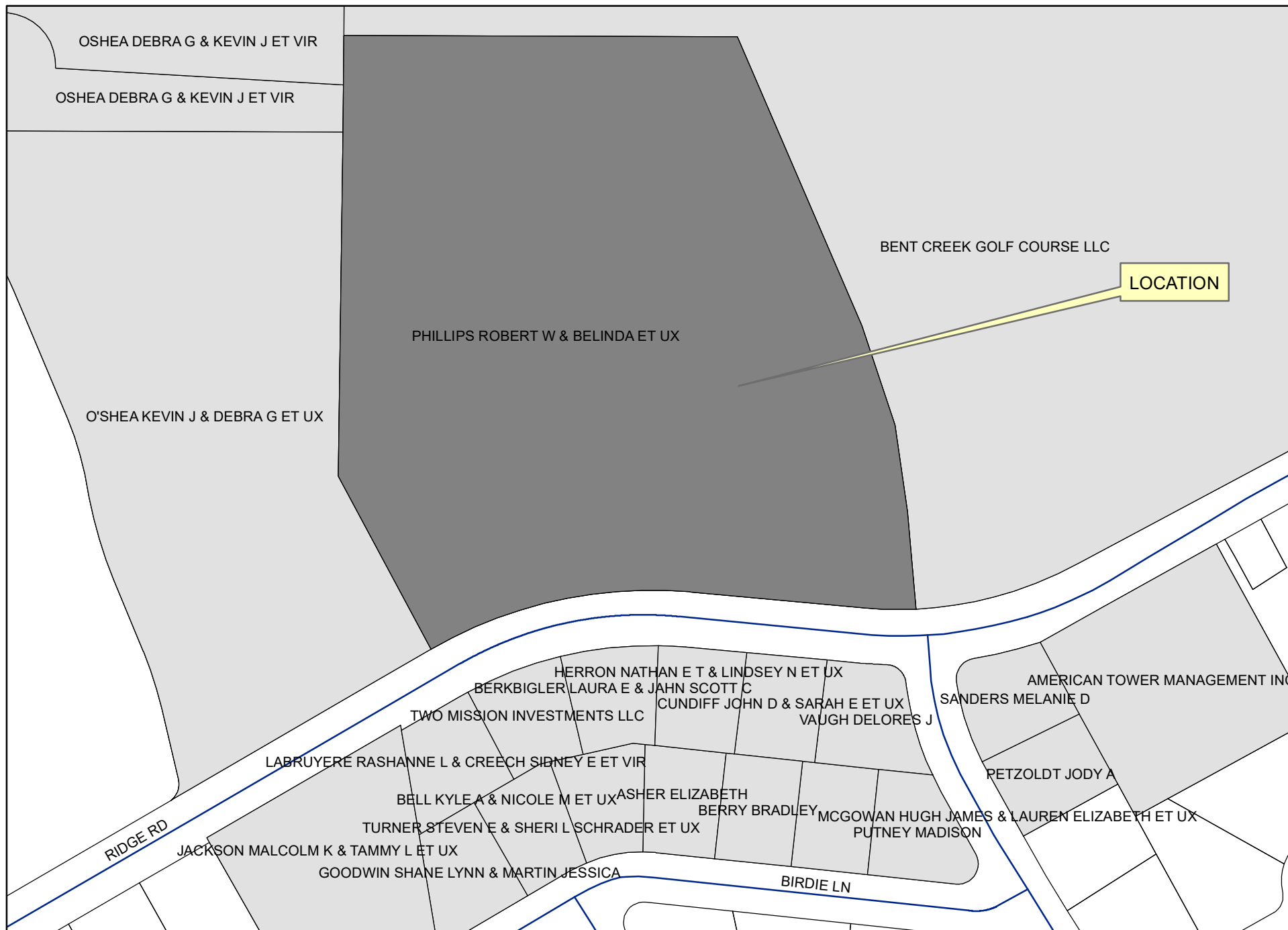
permits@jacksonmo.org

**APPLICATION FEE: \$200.00**



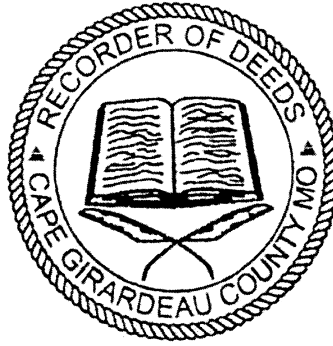
LOCATION MAP





185' Map





ANDREW DAVID BLATTNER  
RECORDER OF DEEDS  
CAPE GIRARDEAU COUNTY, MO  
eRECORDED ON  
10/12/2023 08:45:26 AM  
REC FEE: 30.00  
PAGES: 3

### GENERAL WARRANTY DEED

THIS INDENTURE, made on the 11<sup>th</sup> day of October, 2023 by and between **Robert Belcaster and Carolyn Belcaster, husband and wife**, of the County of Pima, in the State of Arizona, **Grantors**, and **Robert W. Phillips and Belinda Phillips, husband and wife**, of the County of Cape Girardeau, in the State of Missouri, **Grantees** (mailing address of said first named grantee is 651 Royal Lake Dr., Cape Girardeau, MO 63701):

WITNESSETH, That the said Grantors, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration to them paid by the said Grantees, the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said Grantees, their heirs and assigns, the following described Lots, Tracts or Parcels of Land, lying, being and situate in the County of **Cape Girardeau** and State of Missouri, to-wit:

**A PART OF FRACTIONAL SECTION 6, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT A 1/2" IRON PIN (FOUND) AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 6; THENCE N 06° 19' 07" E, 1,916.02 FEET ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 6 TO A 1/2" IRON PIN (FOUND) AT THE NORTHWEST CORNER OF A TRACT OF LAND RECORDED IN DOCUMENT NO. 2018-09542 OF THE LAND RECORDS OF THE COUNTY RECORDERS OFFICE; THENCE ALONG THE NORTH AND EAST LINES OF SAID TRACT THE FOLLOWING COURSES AND DISTANCES:**

**S 70° 21' 15" E, 387.26 FEET TO A 1/2" IRON PIN (FOUND); THENCE S 00° 10' 32" W, 171.71 FEET TO A 1/2" IRON PIN (SET) AND BEING THE TRUE POINT OF BEGINNING:**

**THENCE LEAVING SAID EAST LINE, S 89° 49' 28" E, 390.10 FEET TO A CORNER FALLING IN AN EXISTING POND; THENCE S 23° 20' 07" E, 312.28**

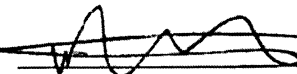
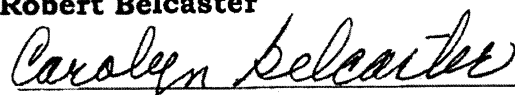
FEET TO A 1/2" IRON PIN (SET); THENCE S 18° 32' 32" E, 103.61 FEET TO A 1/2" IRON PIN (SET); THENCE S 07° 56' 57" E, 86.45 FEET TO A 1/2" IRON PIN (SET); THENCE S 05° 00' 58" E, 96.62 FEET TO A 1/2" IRON PIN (SET) ON THE NORTH RIGHT OF WAY LINE OF RIDGE ROAD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 391.37 FEET, A CENTRAL ANGLE OF 08° 00' 01" AND FROM WHICH A RADIAL LINE BEARS, N 02° 12' 41" W; THENCE IN A WESTERLY DIRECTION ALONG SAID CURVE AND RIGHT OF WAY LINE, 54.65 FEET TO A 1/2" IRON PIN (FOUND); THENCE N 84° 12' 39" W, 163.24 FEET ALONG SAID NORTH RIGHT OF WAY TO A 1/2" IRON PIN (FOUND) AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 430.38 FEET, AND A CENTRAL ANGLE OF 36° 15' 47"; THENCE IN A NORTHWESTERLY AND SOUTHWESTERLY DIRECTION ALONG SAID CURVE AND RIGHT OF WAY LINE, 272.39 FEET TO A 1/2" IRON PIN (FOUND) AT THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN DOCUMENT NO. 2017-09598; THENCE ALONG THE EAST LINE OF SAID TRACT THE FOLLOWING COURSES AND DISTANCES:

N 27° 49' 40" W, 192.43 FEET TO A 1/2" IRON PIN (SET); THENCE N 00° 10' 32" E, 436.95 FEET TO THE POINT OF BEGINNING, CONTAINING 6.36 ACRES, MORE OR LESS.

SUBJECT to any and all restrictions, reservations, easements, zoning restrictions and rights-of-way of record or now in effect.

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 Grantees, and unto their heirs and assigns, FOREVER, the said Grantors hereby covenanting that they are lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that they have good right to convey the same; and that the said premises are free and clear of any encumbrance done or suffered by them or those under whom they claim, and that they will WARRANT AND DEFEND the title to the said premises unto the said Grantees, and unto their heirs and assigns, FOREVER, against the lawful claims and demands of all persons whomsoever.

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

  
Robert Belcaster  
  
Carolyn Belcaster