



CITY OF JACKSON
PLANNING & ZONING COMMISSION MEETING AGENDA

Wednesday, May 11, 2022 at 6:00 PM

City Hall, 101 Court Street, Jackson, Missouri

Bill Fadler
Tony Koeller
Harry Dryer
Tina Weber

Joe Baker, Alderman Assigned
Mike Seabaugh Alderman Assigned
Janet Sanders, Staff Liaison

Heather Harrison
Beth Emmendorfer
Eric Fraley
Michelle Doughten
Angelia Thomas

CALL TO ORDER

ELECTION OF CHAIRMAN AND SECRETARY

APPROVAL OF MINUTES

1. Approval of minutes of April 13, 2022 meeting.

PUBLIC HEARINGS

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

OLD BUSINESS

3. Request for 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.
4. Request for approval of a preliminary subdivision plat of East Main Crossroads Commercial Subdivision submitted by Michael K. and Linda J. Haynes (withdrawn by applicant).

NEW BUSINESS

5. 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.
6. 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.
7. Request for approval of a preliminary plat of Jackson North Industrial Park Second Subdivision submitted by BRS, LLC

NEW BUSINESS

CONSIDER A MOTION TO ADD ITEMS TO THE AGENDA

EXECUTIVE SESSION

Motion to have executive session. Contract item. Authority is Section 610.021 and 610.022 Revised Statutes of Missouri, as amended.

ADJOURNMENT

This agenda was posted at City Hall on May 10, 2022 at 9:00 AM.

PLEASE OBSERVE SOCIAL DISTANCING WHEN ATTENDING THIS MEETING.

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, APRIL 13, 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 Harry Dryer serving as Acting Chairman and Commissioners Heather Harrison, Wade Bartels, Tina Weber, Eric Fraley and Bill Fadler present. Absent were Mike Seabaugh, Tony Koeller, and Beth Emmendorfer. Building & Planning Manager Janet Sanders was present as staff liaison. Assigned Aldermen Joe Bob Baker and Tom Kimbel were also present. Citizens present were Brandon Hill, Tim Welker, Nolan Bartels, and one unidentified citizen.

Approval of the March 9, 2022)
regular meeting minutes)

Minutes of the previous meeting were unanimously approved on a motion by Commissioner Bartels seconded by Commissioner Weber.

PUBLIC HEARING

Public hearing regarding a request for a)
Special Use Permit for gun sales in a C-3)
Central Business District at 125 Court)
Street submitted by Jones Drug Store, Inc.)
(property owner))

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

Acting Chairman Dryer asked the applicant to come forward to speak. Mr. Brandon Hill of 825 North West Lane came forward and was sworn in. He said he and Brian Kiefer are partners in this, and Brian lives in an apartment above Jones Drug Store and this will be in his home. The business will have nothing to do with the drug store. Sales will be by appointment only and be special orders they place or orders shipped by sports stores such as Cabela's. They will handle the background checks and transfers for those shipments. They need the zoning approval to apply for an ATF license because ATF checks the zoning. He said someday this may grow to need a store location. Commissioner Weber asked how long the ATF approval takes. Mr. Hill said it may be a month but he does not know.

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

OLD BUSINESS

Request for a Special Use Permit for)
gun sales in a C-3 Central Business)

District at 125 Court Street submitted by)
Jones Drug Store, Inc. (property owner))

Finding no further discussion, Commissioner Weber made a motion to approve the request. The motion was seconded by Commissioner Bartels and was unanimously approved.

Vote: 6 ayes, 0 nays, 0 abstentions, 3 absent

NEW BUSINESS

Request for approval of a Land Exchange)
Certification for transfer of 0.46 acres of)
property from 3702 Bainbridge Road to)
3146 County Road 306 (outside city)
limits) submitted by Timothy & Michelle)
Welker)

Mrs. Sanders explained this to transfer part of the property at 3702 Bainbridge Road to an adjacent property in the county. The transferred property will remain in the city limits.

Mr. Tim Welker came forward and explained he always wanted an acre behind his house and every year would ask the property owner. This year they approached him about a trade. He thinks they want the property for better access to their 100 acres. The parents are deceased and the property may develop as a subdivision. The Smith family owns the property.

Commissioner Fadler asked if there is a requirement for Mr. Welker to bring his new property in the city. Mrs. Sanders said there is no requirement unless he wants it to have city utilities. Mr. Welker said he does not at this time.

A motion was made to approve the request by Commissioner Fadler, seconded by Commissioner Harrison. The motion was unanimously approved.

Vote: 6 ayes, 0 nays, 0 abstentions, 3 absent

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

Acting Chairman Dryer pointed out the email submitted by Mr. Haynes.

Mrs. Sanders reported the applicant has requested this item be placed on hold until the next meeting due to losing one of his property buyers and re-thinking the layout of the subdivision. She suggested this item be tabled.

Commissioner Weber made a motion to table the item to the next meeting. The motion was seconded by Commissioner Fadler and was unanimously approved.

Vote: 6 ayes, 0 nays, 0 abstentions, 3 absent (to table)

Request for a Special Use Permit for)
oversized attached signs for two 75 sq. ft.)
attached signs at 2502 E. Jackson Blvd.)
Submitted by Aldi, Inc.)

Mrs. Sanders reported this is two oversized attached signs for the proposed Aldi Store. They want to use their standard design and any attached sign over 50 square feet requires a Special Use Permit. Their building design includes a tower, and the signs will be on two faces.

Commissioner Fadler said twenty feet of sign should not stop a business from coming.

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

Vote: 6 ayes, 0 nays, 0 abstentions, 3 absent (to set hearing)

Consider a motion to add items to the)
agenda)

Mrs. Sanders reported that at the April 18th Board of Aldermen meeting, Mike Seabaugh will take office as a Ward 3 Aldermen and the mayor will make appointments for the terms ending. Bill Fadler has agreed to another term. Wade Bartels will be moved to Board of Adjustment. New P&Z members to be appointed by the mayor are Michelle Doughten and Angelia Thomas. At the May P&Z meeting the Commission will need to elect a chair and secretary for the 2022-23 year.

Acting Chairman Dryer asked Mrs. Sanders to report on the Comprehensive Plan. Mrs. Sanders reported the steering committee is composed of Commissioner Dryer, Commissioner Koeller, Alderman Baker, Rodney Bollinger, and herself. They had their first meeting to review submitted qualifications. Three Statements of Qualifications were received. When the last Comprehensive Plan was prepared in 2008-09, thirteen submissions were received. Two were invited to be interviewed next week via Zoom. At the May meeting, the committee will have a recommendation. She said this is a Planning and Zoning document and the Commission has control of it. However, the Board of Aldermen makes the contract and will also be contacted for input so they are not out of the process.

Adjournment)

Commissioner Bartels made a motion to adjourn, seconded by Commissioner Weber and unanimously approved.

Respectfully submitted,

Tina Weber
Acting Planning and Zoning Commission Secretary

Attest:

Janet Sanders
Building & Planning Manager

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

Staff Report

ACTION ITEM: Request for a Special Use Permit for oversized signs for two 75' attached signs at 2502 East Jackson Boulevard

APPLICANT: ALDI, Inc.

APPLICANT STATUS: Proposed property owner

PURPOSE: To add standard ALDI sign to two faces of building.

SIZE: 75 sq. ft. each

PRESENT USES: Vacant lot

ZONING: C-2 General Commercial

PROPOSED USE: Commercial grocery store

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

HISTORY: This property was formerly the Stone Manes property. The home on this lot was demolished years ago, the woods cleared, and the lot re-graded for commercial development. A building permit is being issued for a new ALDI grocery store on this lot.

TRANSPORTATION AND PARKING: The property fronts on East Jackson Boulevard

APPLICABLE REGULATIONS: Zoning Code (Chapter 65)

Sec. 65-21 (2) Attached or painted signs containing not more than fifty (50) square feet in sign face area shall be permitted on any building or structure in any office, commercial, or industrial district. An attached sign shall not project more than twelve (12) inches from the building, if mounted parallel to the wall, or four (4) feet, if mounted perpendicular to the wall, and shall not project above the principal roof of a building; except that a sign may be attached flat against or painted on a parapet wall extending not more than three (3) feet above such roof line. Attached signs in excess of these requirements shall require a special use permit.

2009 COMPREHENSIVE PLAN: Commercial use.

FLOODPLAIN INFORMATION: This property is not located in a floodplain per FEMA panel 29031C0232E dated 9/29/11

PHYSICAL CHARACTERISTICS: Levelled lot partially elevated above the street. One of the two accesses will be a shared entrance with Alliance Bank.

COMMENTS: None.

ACTION REQUIRED: The Commission shall hold a public hearing prior to voting to recommend approval or denial of this request.



REZONING / SPECIAL USE PERMIT APPLICATION
City of Jackson, Missouri

APPLICATION DATE: 04/07/22

TYPE OF APPLICATION: ☐ Rezoning ☒ Special Use Permit

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

2502 E Jackson Blvd

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

Property Owner Name(s): LW Kasten llc

Mailing Address: 5356 tower hill court

City, State ZIP: Weldon spring Mo 63304

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

Proposed Property Owner(s): Aldi Inc

Mailing Address: 475 Pearl Dr

City, State, ZIP: Ofallon Mo 63366

CONTACT PERSON HANDLING APPLICATION:

Contact Name: George Grindstaff

Mailing Address: 504W Douglas

City, State ZIP: New Douglas IL 62074

Contact's Phone: 314-349-9050

Email Address (if used): Ghg2010@ iCloud.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 checked="" type="checkbox"/> C-3 (Central Business) |
| <input 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) |

CURRENT USE OF PROPERTY: Empty Lot

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 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: Aldi Food market

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

Exhibit A

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 square footage needed for each building sign is 75 ft.² there's two signs total this is a standard Aldi signage


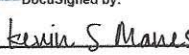
It is accurately designed for the building design of the store which gives Best Visibility of the front entrance of the store

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.)

 Chad Lane Director of Real Estate, ALDT Inc.
DocuSigned by:
 Kevin S Manes Manager, L.W. Kasten Properties, LLC
331B9B1DA5CC47D...

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

APPLICATION FEE: \$200.00

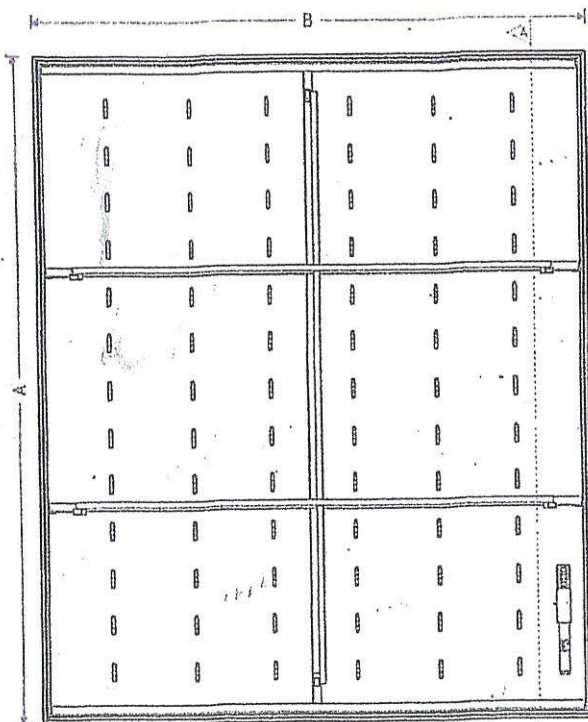
EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

THAT PART OF FRACTIONAL SECTION 7 AND PART OF U.S.P. SURVEY 782, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 7; THENCE NORTH 83°00'00" WEST ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 7, ALSO BEING THE NORTH LINE OF SAID U.S.P. SURVEY 782, 1,032.30 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY 61 (JACKSON BOULEVARD); THENCE NORTH 58°03'00" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 43.70 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 25°57'00" EAST, 400.00 FEET; THENCE SOUTH 58°03'00" EAST, 290.16 FEET FOR THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, NORTH 76°56'07" EAST, 221.18 FEET; THENCE SOUTH 06°58'22" WEST, 354.37 FEET; THENCE SOUTH 09°18'08" WEST, 252.49 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 58°03'00" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 361.41 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 25°57'00" EAST, 400.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.13 ACRES, MORE OR LESS.

AND, THAT PART OF FRACTIONAL SECTION 7 AND PART OF U.S.P. SURVEY 782, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 7; THENCE NORTH 83°00'00" WEST ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 7, ALSO BEING THE NORTH LINE OF SAID U.S.P. SURVEY 782, 1,032.30 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY 61 (JACKSON BOULEVARD); THENCE NORTH 58°03'00" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 43.70 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 25°57'00" EAST, 400.00 FEET; THENCE SOUTH 58°03'00" EAST, 290.16 FEET FOR THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, SOUTH 25°57'00" WEST, 400.00 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 58°03'00" WEST ALONG NORTH RIGHT OF WAY LINE, 41.81 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 31°57'00" EAST, 397.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 8,317 SQUARE FEET, 0.191 ACRES, MORE OR LESS.



FRAME & LAMP DETAIL
NOT TO SCALE

SIGN B AND C:
BUILDING SIGN

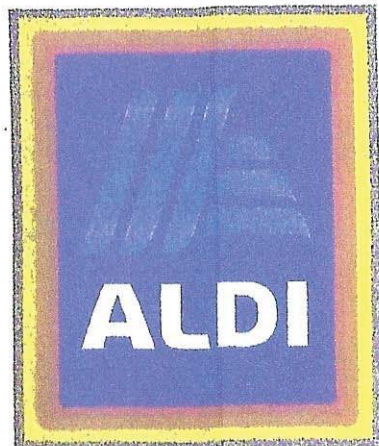
SPE RETENTION
DETAIL



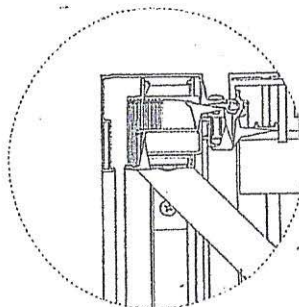
CROSS SECTION A-A
NOT TO SCALE

SPECIFICATIONS

- SIGN COMP 9 1/4" DEEP EXTRUDED ALUMINUM CONSTRUCTION
- SIGN COMP #2025 SINGLE FACE BODY ALUMINUM EXTRUSION
- SIGN COMP #3075 DUAL FRAME COVER ALUMINUM EXTRUSION
- SIGN COMP #2065 DUAL FRAME ALUMINUM EXTRUSION
- FACE HINGED FOR SERVICE ACCESS
- .040" ALUMINUM BACK
- EXTERIOR FINISH: ALDI SLATE GRAY
- INTERIOR FINISH: REFLECTIVE WHITE
- DISCONNECT SWITCH LOCATED INSIDE CABINET
- GE 4100K WHITE LED'S AS REQUIRED
- U.L. LISTED
- MOUNTING: FLUSH WALL MOUNT
- 3M ENVISION FS-1 FLEXIBLE FACE
- DIGITALLY PRINTED DECORATION (1ST SURFACE)



GRAPHIC DETAIL
NOT TO SCALE



RETENTION DETAIL
NOT TO SCALE

ALDI SINGLE FACE WALL SIGN STANDARD SIZES					
ITEM NUMBER	CABINET HEIGHT	CABINET LENGTH	CABINET DEPTH	ELECTRICAL REQUIREMENTS	SQUARE FOOTAGE
	A	B	C		
ALD20-9X7SFSGN-S	9'-5 1/2"	7'-11 1/8"	9 1/4"	(1) 20A/120V CIRCUIT	74.98

Customer:

ALDI

Date:

07/21/20

Prepared By:

RA

Modeled By:

RS

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

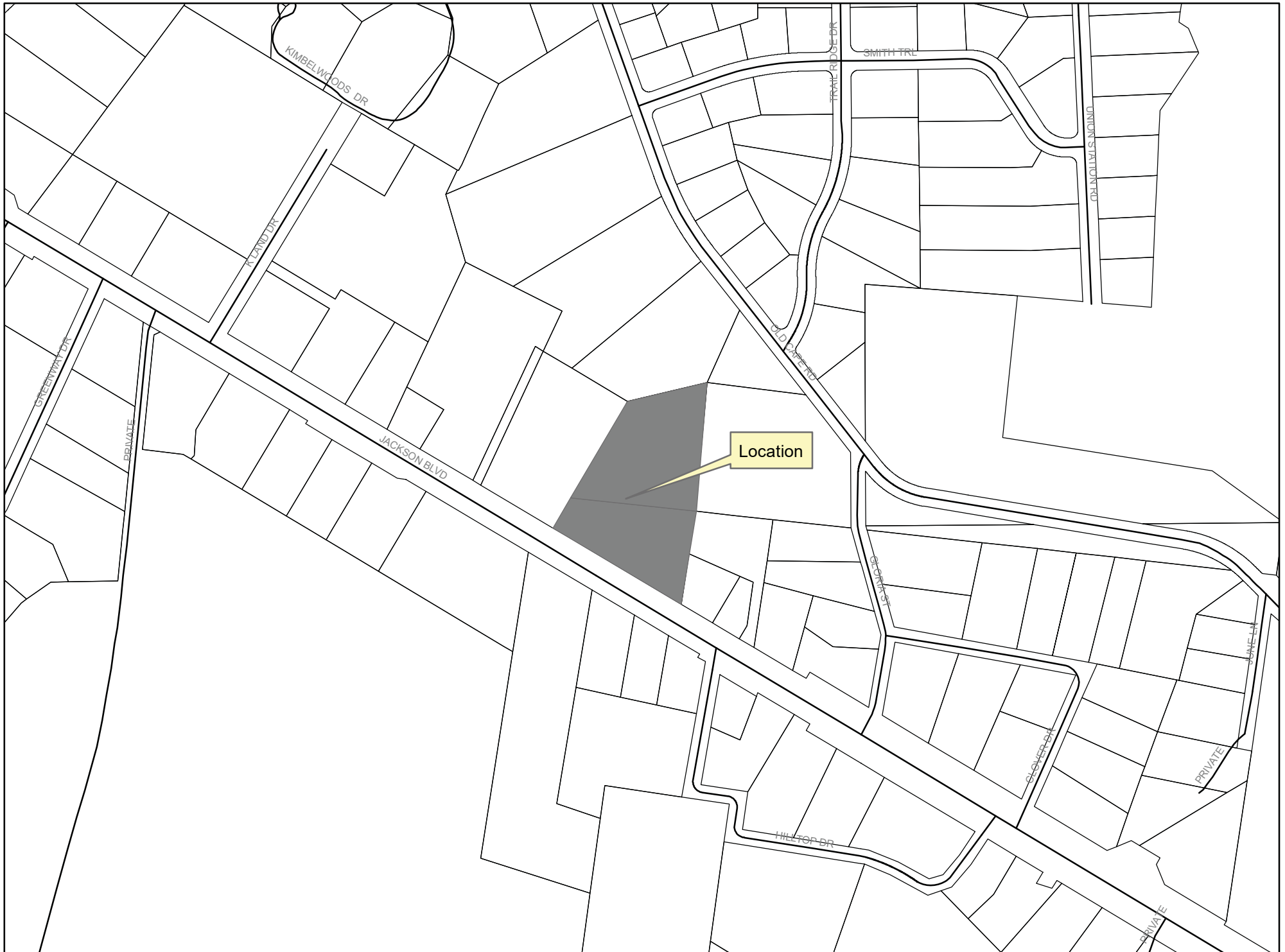
File Name:

ALD SINGLE FACE WALL SIGNS

Revision:

persona
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 - www.personasigns.com



2502 East Jackson Boulevard
Location Map



Staff Report

ACTION ITEM: East Main Crossroads Commercial Subdivision

APPLICANT: Michael K. & Linda J. Haynes

APPLICANT STATUS: Property owners

PURPOSE: Subdivision

SIZE: 7.09 acres

PRESENT USES: Vacant / undeveloped

PROPOSED USE: Commercial / partially undeveloped

ZONING: C-2 General Commercial District

SURROUNDING ZONING: North – R-2 Single Family; South – C-2 General Commercial; East – C-2 General Commercial; West – R-2 Single Family

HISTORY: This property is part of a larger tract that was previously divided in two by the development of East Main Street.

TRANSPORTATION AND PARKING: All three lots of this subdivision front on East Main Street with a 60' space left for future development of Donna Drive, a collector street on the Major Street Plan

APPLICABLE REGULATIONS: Land Subdivision Regulations (Chapter 57 of Code of City of Jackson)

2009 COMPREHENSIVE PLAN: Commercial use

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

PHYSICAL CHARACTERISTICS: The elevation of this tract was cut down at a previous time, leaving a vertical face at the west property line that can be addressed during the building of structures on these lots.

COMMENTS: The developer requests two variances from the Land Subdivision Regulations

- 1) Detention be deferred to the building phase on the individual lots (typical for commercial subdivisions)
- 2) One plat serves as the preliminary and final plat.

Donna Drive, a collector street on the Major Street Plan, runs through this property. They have made provisions for its future development with this lot layout and will have to address its construction if they further subdivide the rear lot.

A performance bond has been submitted by the developer guaranteeing installation of the required infrastructure, in this case a short sewer main extension. When a performance bond is submitted, the city can proceed with approval of the final plat and the developer can then sell lots. No building permits can be issued until all required infrastructure (sewer) is installed, tested, and approved.

Water and electric for these lots currently exist on East Main Street.

ACTION REQUIRED: The Commission shall vote to recommend approval or denial of this preliminary pla



SUBDIVISION APPLICATION FORM

City of Jackson, Missouri

NAME OF SUBDIVISION: EAST MAIN CROSSROADS COMMERCIAL SUBDIVISION

DATE OF APPLICATION: 03/24/2022

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

Names, Addresses & Phone #s: MICHAEL K & LINDA J. HAYNES
13275 LAKEWOOD DR.
STE. GENEVIEVE, MO, 63670

CONTACT PERSON HANDLING APPLICATION:

Contact's Name: ASHTON GASKILL

Contact's Mailing Address: 194 COKER LN
CAPE GIRARDEAU, MO, 63701

Contact's Phone: 573-335-3026

ENGINEER / SURVEYOR:

Company Name, Addresses & Phone #: KOEHLER ENGINEERING AND LAND SURVEYING
194 COKER LN
CAPE GIRARDEAU, MO, 63701
573-335-3026

TYPE OF SUBDIVISION APPLICATION: (check all applicable items)

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

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

ALL OF LOT NUMBER 2 OF HAYNES ESTATES THIRD, A SUBDIVISION RECORDED IN DOCUMENT 2019-12095, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI.

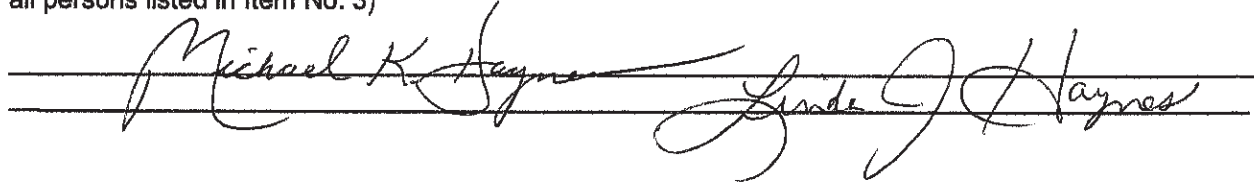
ZONING: Indicate the current zoning district classification of the entire tract to be developed (circle all that apply):

- | | | | |
|------|--------------------------------|------------|-----------------------------|
| R-1 | Single Family Residential | C-1 | Local Commercial |
| R-2 | Single Family Residential | <u>C-2</u> | 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)

The image shows two handwritten signatures in cursive script. The first signature, on the left, is "Michael K. Haynes" and the second, on the right, is "Linda J. Haynes". Both signatures are written over two horizontal lines.

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



KOEHLER ENGINEERING & LAND SURVEYING, INC.

194 COKER LANE
CAPE GIRARDEAU, MO 63701
PH: (573) 335-3026 FX: (573) 335-3049

March 23, 2022

Ms. Janet Sanders
Building and Planning Superintendent
Public Works, City of Jackson
101 Court Street
Jackson, MO 63755

RE: Main Street Crossroads Commercial Subdivision

Ms. Sanders:

Regarding the subdivision application for Main Street Crossroads Commercial Subdivision, given the limited scope of the proposed subdivision and sewer infrastructure plans, we request a variance from the Land Subdivision Regulations to allow the preliminary and final plat to be combined.

Additionally, we request that storm water detention for each lot be handled on an individual basis.

If you have any questions, please let me know as soon as possible.

Sincerely,

Chris Koehler, PE
Koehler Engineering & Land Surveying

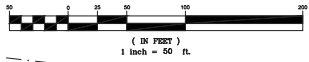


Location Map
East Main Crossroads Commercial Subdivision



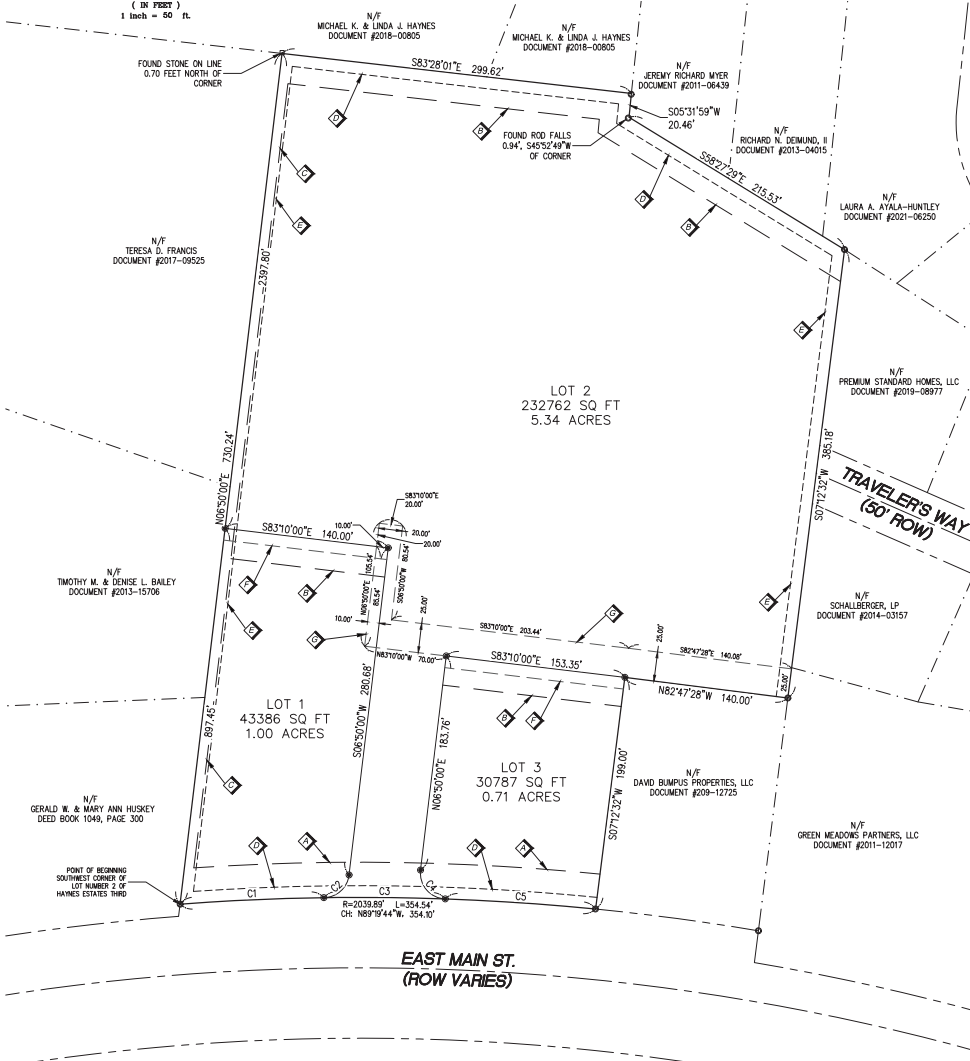
NORTH ORIENTATION FROM
MISSOURI STATE PLANE
COORDINATE SYSTEM

GRAPHIC SCALE



RECORD PLAT OF East Main Crossroads Commercial Subdivision

ALL OF LOT NUMBER 2 OF HAYNES ESTATES THIRD, A SUBDIVISION RECORDED IN DOCUMENT
2019-12095, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI.



SUBDIVISION NOTES

ZONING DISTRICT REGULATIONS

THE SUBDIVISION IS ZONED
C-2 GENERAL COMMERCIAL DISTRICT

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.

ATTACHED SINGLE-FAMILY DWELLINGS SHALL BE ON A LOT
HAVING AN AREA OF NOT LESS THAN FIVE THOUSAND (5,000)
SQUARE FEET AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS
THAN FORTY (40) FEET. EXCEPT THAT INTERIOR UNITS ATTACHED
ON TWO (2) OR MORE SIDES SHALL HAVE A MINIMUM LOT AREA OF
NOT LESS THAN TWO THOUSAND (2,000) SQUARE FEET AND A
WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN FORTY (40)
FEET.

TWO-FAMILY DWELLINGS SHALL BE ON A LOT HAVING AN AREA OF
NOT LESS THAN FIVE THOUSAND (5,000) SQUARE FEET AND A
WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN SEVENTY-FIVE
(75) FEET.

MULTIPLE-FAMILY DWELLINGS SHALL BE ON A LOT HAVING AN
AREA OF NOT LESS THAN FIVE THOUSAND FIVE HUNDRED
(15,500) SQUARE FEET. WITH MINIMUM LOT AREA PER UNIT OF TWO
THOUSAND FIVE HUNDRED (2,500) SQUARE FEET FOR EACH FIRST
FLOOR UNIT AND ONE THOUSAND SEVEN HUNDRED FIFTY (1,750)
SQUARE FEET FOR EACH SECOND FLOOR UNIT. ABOVE THE FIRST FLOOR AND A
WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN SEVENTY-FIVE
(75) FEET.

ALL OTHER BUILDINGS SHALL BE ON A LOT HAVING AN AREA OF
NOT LESS THAN FIVE THOUSAND (5,000) SQUARE FEET AND A
WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN FIFTY (50)
FEET.

PERCENTAGE OF LOT COVERAGE:
ALL RESIDENTIAL BUILDINGS, INCLUDING ACCESSORY BUILDINGS,
SHALL NOT COVER MORE THAN FORTY (40) PERCENT OF THE
AREA OF THE LOT. THERE ARE NO LOT COVERAGE
REQUIREMENTS FOR NONRESIDENTIAL BUILDINGS AND
STRUCTURES.

MAXIMUM HEIGHT:
ALL BUILDINGS, FIFTY (50) FEET AND NOT OVER FIVE (5) STORIES.
BUILDINGS EXCEEDING THIS LIMITATION SHALL REQUIRE A
SPECIAL USE PERMIT.
TOWERS AND STEEPLES OF CHURCHES AND SIMILAR PLACES OF
WORSHIP SEVENTY-FIVE (75) FEET.

MINIMUM YARD REQUIREMENTS:
FRONT SETBACK: THIRTY (30) FT.
REAR SETBACK: TWENTY-FIVE (25) FT.
SIDE SETBACK:
ON LOTS UPON WHICH A NONRESIDENTIAL BUILDING IS
CONSTRUCTED, THERE ARE NO SIDE YARD REQUIREMENTS
EXCEPT THAT A SIDE YARD OF FIFTY (50) FEET SHALL BE
PROVIDED WHERE SUCH LOT ADJUTS A RESIDENTIAL DISTRICT. 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. BUILDINGS IN EXCESS OF FORTY-FIVE (45) FEET IN
HEIGHT SHALL HAVE THE SIDE YARD SETBACKS INCREASED BY
ONE (1) FOOT FOR EVERY ONE (1) FOOT OF HEIGHT THAT THE
BUILDING IS IN EXCESS OF FORTY-FIVE (45) FEET.

AREA AND LOT INFORMATION

TOTAL SUBDIVISION AREA: 308,342 SQ. FT. (7.05 ACRES)

TOTAL NUMBER OF LOTS: 3

SMALLEST LOT SIZE: 30,787 SQ. FT. (0.71 ACRES)

LARGEST LOT SIZE: 232,762 SQ. FT. (5.34 ACRES)

DEVELOPERS OF SUBDIVISION AND PLAT PREPARED FOR:

MICHAEL HAYNES
13275 LAKEWOOD DR.
STE. GENEVE, MO 63870

RECORD OWNERS

MICHAEL & LINDA J. HAYNES
DOCUMENT #2019-0805

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

KOEHLER ENGINEERING AND LAND SURVEYING, INC.
154 CONER LAKE CAPE GIRARDEAU, MO 63701
(573) 335-3028

FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100
YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD
INSURANCE RATE MAP NUMBER 280302404E WITH AN
EFFECTIVE DATE OF SEPTEMBER 28, 2011.

LOT MONUMENT NOTE

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

KEYED NOTES

- 1/2" = FOUND 1/2" IRON ROD
- = FOUND CROSS
- = FOUND STONE
- = SET IRON ROD
- = SUBDIVISION BOUNDARY LINE
- - - = NEW LOT LINE
- - - = EXISTING EASEMENT LINE
- - - = NEW EASEMENT LINE
- - - = BUILDING SETBACK LINE
- - - = EXTERNAL PROPERTY LINE
- - - = RIGHT OF WAY LINE
- - - = CENTERLINE

LEGEND

- 1/2" = FOUND 1/2" IRON ROD
- = FOUND CROSS
- = FOUND STONE
- = SET IRON ROD
- = SUBDIVISION BOUNDARY LINE
- - - = NEW LOT LINE
- - - = EXISTING EASEMENT LINE
- - - = NEW EASEMENT LINE
- - - = BUILDING SETBACK LINE
- - - = EXTERNAL PROPERTY LINE
- - - = RIGHT OF WAY LINE
- - - = CENTERLINE

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	122.62'	2039.89'	3°26'39"	N87°24'59"E	122.60'
C2	31.60'	22.00'	82°18'10"	N47°59'05"E	28.95'
C3	103.52'	2039.89'	2°54'27"	N89°24'36"W	103.50'
C4	36.40'	22.00'	94°47'23"	S40°33'41"E	32.39'
C5	128.41'	2039.89'	3°36'24"	S86°09'11"E	128.39'

SUBDIVISION DEDICATION

THE UNDERSIGNED, MICHAEL K. AND LINDA J. HAYNES, HUSBAND AND WIFE, OWNERS IN FEE OF
ALL OF LOT NUMBER 2 OF HAYNES ESTATES THIRD, A SUBDIVISION RECORDED IN DOCUMENT
2019-12095, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI,
CONTAINING 306,936 SQUARE FEET (7.05 ACRES), MORE OR LESS, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT, ALSO BEING A POINT ON THE NORTH
RIGHT-OF-WAY LINE OF EAST MAIN STREET; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND
WITH THE WEST LINE OF SAID LOT, NORTH 06°50'00" EAST, 730.24 FEET TO THE NORTHWEST
CORNER OF SAID LOT; THENCE WITH THE NORTH LINE OF SAID LOT, SOUTH 83°28'01" EAST,
299.62 FEET; THENCE SOUTH 05°31'59" WEST, 20.46 FEET; THENCE SOUTH 58°27'28" EAST,
215.53 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE WITH THE EAST LINE OF SAID
LOT, SOUTH 07°12'32" WEST, 385.18 FEET; THENCE NORTH 82°47'28" WEST, 140.00 FEET;
THENCE SOUTH 07°12'32" WEST, 189.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE
OF EAST MAIN STREET; THENCE WITH SAID RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE,
HAVING A RADIUS OF 2039.89 FEET AND A LENGTH OF 354.54 FEET (THE CHORD OF SAID
CURVE BEARS NORTH 89°19'44" WEST, 354.10 FEET) TO THE POINT OF BEGINNING, AND BEING
SUBJECT TO ANY EASEMENTS OF RECORD.

HEREBY SUBDIVIDE SAID TRACT INTO LOTS AS SHOWN HEREON, WHICH IS A TRUE AND CORRECT
REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREBY NAMED "EAST MAIN CROSSROADS
COMMERCIAL SUBDIVISION".

MICHAEL K. HAYNES

LINDA J. HAYNES

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU)

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
AFORSaid 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 PEETZ, PUBLIC WORKS DIRECTOR

MIKE SEABAUGH, PLANNING AND ZONING CHAIRMAN

DWAIN HAHN, MAYOR

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU)

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

KOEHLER

Professional Engineers & Land Surveyors

194 Coker Lane
Cape Girardeau, Missouri 63701
Ph: (573) 335 - 3026 Fax: (573) 335 - 3049
PLS CORPORATE LICENSE NO. 000262

CHANGED BY	ASHTON GASKILL	REV/DATE	DESCRIPTION	INITIALS
CHECKED BY	CHRIS KOEHLER			
SURVEY DATE	MARCH 2022			
DRAWING DATE	03-29-2022			
DRAWING NO.	38496			

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

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.



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)

- ☐ 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: 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.

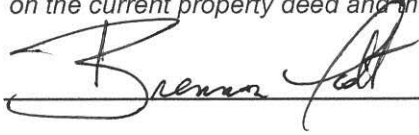
DRAWINGS (FOR SPECIAL USE PERMITS ONLY): If one or more buildings or other structures are to be added to the property for a special use permit, attach a scaled plat of the tract(s) showing the location of all buildings. If any buildings are to be less than the standard minimum setbacks, include these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



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

APPLICATION FEE: \$200.00

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

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

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

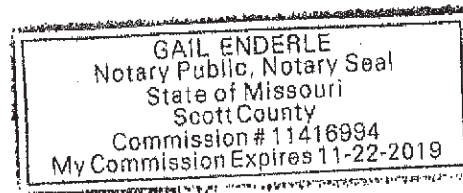
BY: Melanie Balsman
Melanie Balsman, Member

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.

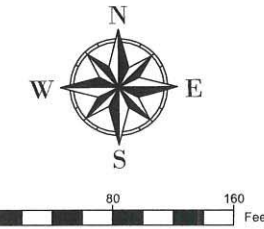
LESS AND EXCEPT Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6) of Barks Subdivision in the City of Jackson, County of Cape Girardeau, State of Missouri, as shown by plat filed for record in Plat Book 11 at Page 25 in the land records of Cape Girardeau County, Missouri.

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: 45 - 2 BEDROOM SMALL HOMES
ON CONCRETE FOUNDATION
(35 @ 16'X70'
4 @ 16'X65'
2 @ 16'X60')

**Potential Option*
of all tiny homes /
mobile homes*

KOEHLER
ENGINEERING AND
LAND SURVEYING, INC.

MO 1 LS COA. LS 000029 - MO ENGINEERING COA. 2020018634
Civil Engineering and Surveying Services - 114 Cedar Lane - Cape Girardeau, MO 63701
Phone: 573.335.9008 - www.koehlerengineering.com

PRELIMINARY CONCEPT
MULTI-USE
RESIDENTIAL DEV.

BRENNON TODT
2005 VALLEY CREEK ROAD - CAPE GIRARDEAU MO
PH: 573.332.9635 - XXXXXXXXXX.COM

REAL

PRELIMINARY CONCEPT

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE SIGNATURE OF A PROFESSIONAL ENGINEER. NOT A LEGAL INSTRUMENT. CHANGES MUST BE MADE TO THE ORIGINAL.

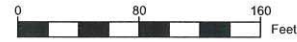
REV	DATE	DESCRIPTION

**SITE
CONCEPT 3**

DESIGNED BY: [initials]
DRAWN BY: [initials]
CHECKED BY: [initials]
DATE: 04.20.2022

OWNER PLOT NO. [blank]
SHEET NO. [blank]

C-3.0



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.
MO LS COA: LS 00052 - MO ENGINEERING COA: 202019634
Civil Engineering and Surveying Services - 194 Cedar Lane - Cape Girardeau, MO 63701
Phone: 573.355.0267 - www.koehlerengineering.com

PRELIMINARY CONCEPT
MULTI-USE
RESIDENTIAL DEV.
BRENNON TODD GIBARDEAU MO
2005 VALLEY CIRCLE GIBARDEAU MO
PH: 573.392.9639 - XXXXXXXX.COM

SEAL
REGISTERED PROFESSIONAL
ENGINEER
STATE OF MISSOURI
THIS DRAWING IS SUBJECT TO BE RE-APPROVED
WHENEVER THE PRELIMINARY OR FINAL
DESIGNER HAS NOT VALUE FOR PROFESSIONAL
SERVICES AND HAS SIGNED AND DATED

REV	DATE	DESCRIPTION

SITE
CONCEPT 2
WELLS PLOT NO. 0024 OWNER PLOT NO.
DESIGNED BY: CR SHEET NO.
DRAWN BY: CR
CHECKED BY: CR
DATE: 04-25-2022 **C-2.0**

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.

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)

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)





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

FRANKLER JAMES Z & RITA L ET UX

MUSGRAVE DAWN

DITTMER FAMILY TRUST

COWELL MANOTA D

TODT BRENNON

BARNES MARY D

JONES TIMOTHY K & JONES BRIAN S

HOFFMAN BROTHERS PROPERTIES LLC
FRANCIS WANDA LEE & KELLY ET VIR

SAMPLE TOMI

LUCAS STEVEN M

WELKER DELMAR D & VICTORIA S ET UX

HAERTLING DRU N & LEET JACOB B ET VIR

WAGNER JERRY B* & DARLENE L ET UX

OVERBEY JEFF W & WATKINS KRISTEN M

REISENBICHLER TREY

SISCO KATHY ALLENE

SIMMONS CLINTON

PETERS JOHN LEONARD

SYMPHONY DR

RANDY DR

PRIVATE

STRAWBERRY LN

FARMINGTON RD

MORGAN ST

PECAN LN

NELL GREEN ST

CONNIE DR



Highway D

Barks Mobile Home Park

15	41
Steve	49
15	47
Bliss	45
	43
	41
Lee Myers	39
Varro	37
Todd	35
Rafel	33
Speedy	31
	29
Motley	27

Shelton	25
	4
Criles	6
Kent	10
Randy Young	12
Sandra	14
(Sneed)	16
Kintu	18
Molna	20
David	22
	24
Sneed	26
Old	28

Jim Wheatley	56
	54
Charles	52
Varro	50
	48
	46
Wanda's Jim Holt	53
	51
McCre	49
Charles Fawerty	47
Empty	45

Staff Report

ACTION ITEM: Request for a Land Exchange Certification for transfer of 0.026 acres of property from 702 Corinne Street to 630 Corinne Street

APPLICANT: Harold C. & Susan J. Brown

APPLICANT STATUS: Property Owner

PURPOSE: To straighten property line between properties and add space between the property line and house at 630 Corinne Street.

SIZE: 0.026 acres

PRESENT USES: Residential

PROPOSED USE: Residential

ZONING: R-2 Single Family Residential

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

HISTORY: Unknown

TRANSPORTATION AND PARKING: All required street frontage and parking already exist for both lots.

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

2009 COMPREHENSIVE PLAN: Residential use

FLOODPLAIN INFORMATION: This property is not located in a floodplain per FEMA panel 29031C0143E dated 9/29/11

PHYSICAL CHARACTERISTICS: The lots on this street are parallelograms. The house at 630 was constructed to align with the street rather than the side lot lines.

COMMENTS: The existing lot line runs almost against the house at 630 Corinne. Both lots will still have the required frontage and lot size.

ACTION REQUIRED: The Commission shall approve or deny this request.

LAND EXCHANGE CERTIFICATION APPLICATION FORM

City of Jackson, Missouri



DATE OF APPLICATION: 04-11-2022

ADDRESS OF GRANTING PROPERTY: 702 CORRINE ST

ADDRESS OF RECEIVING PROPERTY: 630 CORRINE ST

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

Property Owner Name(s): HAROLD C & SUSAN J BROWN

Mailing Address: 630 CORRINE ST

City, State ZIP: Jackson, MO 63755

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

Property Owner Name(s): BROWN TRUST

Mailing Address: 630 CORRINE ST

City, State ZIP: Jackson, MO 63755

ENGINEER / SURVEYING COMPANY: Strickland Engineering

Engineer / Surveyor Contact: Rodney Amos

Mailing Address: 113 W. Main St., Suite 1

City, State ZIP: Jackson, MO 63755

Contact's Phone: 573-243-4080

CONTACT PERSON HANDLING APPLICATION:

Contact Name: HAROLD BROWN

Mailing Address: 630 CORRINE ST

City, State ZIP: Jackson, MO 63755

Contact's Phone: 314-420-2018

Contact's Email Address (if used): _____

APPLICATION FOR (check one):

- ☐ Division of land into no more than four lots, all of which are 3 acres or greater in size
☐ Division of land for cemetery usage
☒ Lot line adjustment between adjoining lots
☐ Transfer to adjoining property to improve ingress or egress
☐ Combination or re-combination of previously platted lots. Total number of lots may not be increased and all resulting lots apply with the Land Subdivision Regulations

REASON FOR REQUEST (use additional pages if needed):

Adding additional property to receiving property to match existing fence line

CURRENT ZONING: (circle all that apply)

- | | |
|---|--|
| <input type="checkbox"/> R-1 (Single-Family Residential) | <input type="checkbox"/> C-1 (Local Commercial) |
| <input checked="" 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 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) |
| | <input type="checkbox"/> I-3 (Planned Industrial Park) |

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



630 Corrine St. Land Exchange
Aerial View



630 Corrine St. Land Exchange
Location Map

LAND EXCHANGE PLAT FOR HAROLD BROWN

Lot 7 and Lot 8 of Rhode's Addition
in the City of Jackson, Cape Girardeau County, Missouri.



NORTH BASIS
MISSOURI STATE PLANE
COORDINATE SYSTEM 1983
EAST ZONE
MODOT VRS NAD83(2011)

40 0 40 80

REFERENCES

1. DOCUMENT NO. 2019-07871 (SUBJECT)
2. DOCUMENT NO. 2020-00674
3. BOOK 964, PAGE 763
4. DOCUMENT, NO. 2015-10600
5. BOOK 424, PAGE 766
6. DOCUMENT NO. 2007-08444
7. RHODE'S ADDITION, PLAT BOOK 5, PAGE 56

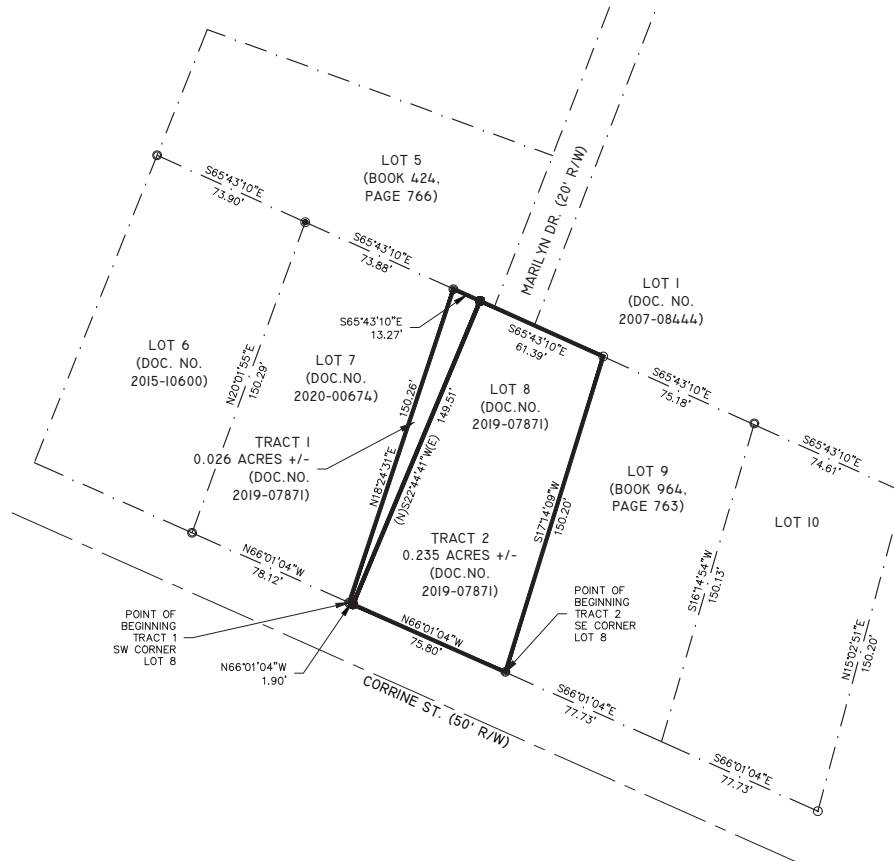
ACCURACY STANDARD: TYPE URBAN

LEGEND

1. 1/2" IRON ROD (SET)
2. 5/8" IRON ROD W/ALUM CAP (SET)
3. IRON ROD W/CAP (FOUND)
4. IRON ROD (FOUND)
5. IRON PIPE
6. STONE
7. COTTON PICKER SPINDLE
8. CHISELED CROSS
9. AXLE
10. ALUMINUM MONUMENT
11. RIGHT-OF-WAY MARKER
12. (M) MEASURED
13. (R) RECORDED

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE
CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY
SURVEYS AS MADE EFFECTIVE JUNE 30, 2017. IN WITNESS
WHEREOF, I HAVE SET MY SEAL AND SIGNATURE THIS 11TH
DAY OF APRIL 2022.

RODNEY W. AMOS MO-PLS 2007000072
113 WEST MAIN STREET
JACKSON, MISSOURI 63755



TRACT 1 - DESCRIPTION (ATTACHING TO DOC. NO. 2020-00674)

THAT PART OF LOT 8 OF RHODE'S ADDITION TO THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 5, PAGE 56 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 18°24'31" EAST ALONG THE WEST LINE OF SAID LOT 8, 150.26 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE LEAVING SAID WEST LINE, SOUTH 65°43'10" EAST ALONG THE NORTH LINE OF SAID LOT 8, 13.27 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 22°44'41" WEST 149.51 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 8, ALSO BEING THE NORTH RIGHT OF WAY LINE OF CORRINE STREET; THENCE ALONG SAID LINE, NORTH 66°01'04" WEST 1.90 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS .026 ACRES, (1134 SQ. FT.) MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

TRACT 2 - DESCRIPTION (REMAINING PORTION OF DOC. NO. 2019-07871)

THAT PART OF LOT 8 OF RHODE'S ADDITION TO THE CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 5, PAGE 56 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH 66°01'04" WEST ALONG THE SOUTH LINE OF SAID LOT 8, ALSO BEING THE NORTH RIGHT OF WAY LINE OF CORRINE STREET, 75.80 FEET; THENCE LEAVING SAID LINE, NORTH 22°44'41" EAST 149.51 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 8; THENCE SOUTH 65°43'10" EAST ALONG SAID NORTH LINE, 61.39 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE LEAVING SAID NORTH LINE, SOUTH 17°14'09" WEST ALONG THE EAST LINE OF SAID LOT 8, 150.20 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS .235 ACRES, (10240 SQ. FT.) MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

THIS SURVEY CREATES NEW PARCELS FROM A TRACT DESCRIBED IN DOC. NO. 2019-07871 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI.

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU

FILED FOR RECORD THIS _____ DAY OF _____, 2022 AND DULY

RECORDED IN DOCUMENT NUMBER _____

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



STRICKLAND
ENGINEERING

113 WEST MAIN STREET
JACKSON, MISSOURI 63755
TEL: 573-243-4080
FAX: 573-243-2191

CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

LAND EXCHANGE PLAT FOR
HAROLD BROWN
630/702 CORRINE ST
JACKSON, MO

SCALE	1"=40'
DATE	04-11-2022
DRAWN BY	RA
CHECKED BY	DR
PROJECT #	22-043

Staff Report

ACTION ITEM: Request for approval of a preliminary plat of Jackson North Industrial Park Second Subdivision

APPLICANT: BRS, LLC

APPLICANT STATUS: Property owner

PURPOSE: To divide this tract into two parcels.

SIZE: 6.11 acres

PRESENT USES: Vacant

PROPOSED USE: Industrial & Commercial Use

SURROUNDING LAND USE: North – I-2 Heavy Industrial; South – out of city; East – I-2 Heavy Industrial; West – I-2 Heavy Industrial & out of city

HISTORY: This lot was purchased from the City of Jackson for a proposed industrial development. As part of that purchase agreement, the city extended sewer to this lot and the buyer agreed to share in the cost of paving Cane Creek Road across this property at a time determined by the city.

TRANSPORTATION AND PARKING: Both lots have the minimum required frontage on a public street right-of-way. The roadway fronting these proposed lots is currently still gravel.

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

2009 COMPREHENSIVE PLAN: Industrial use

FLOODPLAIN INFORMATION: This property is not located in a floodplain as determined by FEMA panel 29031C0143E dated 9/29/11

PHYSICAL CHARACTERISTICS: City sewer main does not currently extend to Lot #1. All other city utilities are available to this lot. No other unusual characteristics noted.

COMMENTS: City staff has reviewed the submitted subdivision plat and provided a comment letter to the developer.

The developer, as part of the subdivision process, is responsible for extending a sewer main to Lot 1. Because this subdivision involves this infrastructure installation, a preliminary plat is required.

ACTION REQUIRED: The Commission shall recommend approval or denial of this request. Any approval must be as a preliminary plat, not a minor subdivision plat.



SUBDIVISION APPLICATION FORM

City of Jackson, Missouri

NAME OF SUBDIVISION: Jackson North Industrial Park Second Subdivision

DATE OF APPLICATION: 04/26/22

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

Names, Addresses & Phone #s: BRS LLC
166 Lasalle St., Cape Girardeau MO 63701
579-1024

CONTACT PERSON HANDLING APPLICATION:

Contact's Name: Richard Hastings

Contact's Mailing Address: 197 Blackhawk Rd., Jackson Mo 63755

Contact's Phone: 579-1024

ENGINEER / SURVEYOR:

Company Name, Addresses & Phone #: Koehler Engineering and Land Surveying, Inc.
Ashton Gaskill
194 Coker In. Cape Girardeau MO 63701
335-3026

TYPE OF SUBDIVISION APPLICATION: (check all applicable items)

☐ Preliminary plat approval

☒ Final plat approval

☐ Minor subdivision approval

☐ 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):

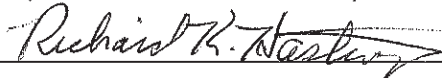
R-1 Single Family Residential
R-2 Single Family Residential
R-3 One and Two Family Residential
R-4 General Residential
MH-1 Mobile Home Park
CO-1 Enhanced Commercial Overlay

C-1 Local Commercial
C-2 General Commercial
C-3 Central Business District
C-4 Planned Commercial District
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)



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



Jackson North Industrial Park Second Subdivision
Location Map



NORTH ORIENTATION FROM
MISSOURI STATE PLANE
COORDINATE SYSTEM

GRAPHIC SCALE



POINT OF BEGINNING
NW CORNER OF LOT 1 OF
JACKSON NORTH INDUSTRIAL
PARK SUBDIVISION, PHASE I
(DOCUMENT NO. 2014-02837)

$R=270.00'$ $L=67.82'$
CH: 361°09'09" E, 67.84'

RECORD PLAT OF JACKSON NORTH INDUSTRIAL PARK SECOND SUBDIVISION

ALL OF LOT 1 OF JACKSON NORTH INDUSTRIAL PARK SUBDIVISION, PHASE I, AS RECORDED IN DOCUMENT 2014-02837,
IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI

SUBDIVISION NOTES

ZONING DISTRICT REGULATIONS
THE SUBDIVISION IS ZONED
12 HEAVY INDUSTRIAL DISTRICT
LOT SIZE
NO MINIMUM LOT SIZE OR FRONT LOT LINE WIDTH REQUIREMENT
PERCENTAGE OF LOT COVERAGE
NO LOT COVERAGE REQUIREMENT

MAXIMUM HEIGHT
FOURTY FIVE (45) FEET AND NOT OVER THREE (3) STORIES

MINIMUM YARD REQUIREMENTS
FRONT SETBACK
NO REQUIREMENTS

REAR SETBACK
NO REQUIREMENTS EXCEPT
TWENTY FIVE (25) FEET PROVIDED WHERE
ABUTTING A RESIDENTIAL USE
SIDE SETBACK
NO REQUIREMENTS EXCEPT
TWENTY (20) FEET PROVIDED WHERE
ABUTTING A RESIDENTIAL USE

AREA AND LOT INFORMATION
TOTAL SUBDIVISION AREA: 150.98 SF (6.11 ACRES)
TOTAL NUMBER OF LOTS: 2
SMALLEST LOT SIZE: 114,986 SF (2.64 ACRES)
LARGEST LOT SIZE: 190,998 SF (4.47 ACRES)

DEVELOPERS OF SUBDIVISION AND PLAT PREPARED FOR:

RICHARD HASTINGS
181 BLACKHAWK RD.
JACKSON, MO 64308

RECORD OWNERS

BRS, L.L.C.
DOCUMENT #2011-0068

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

KOEHLER ENGINEERING AND LAND SURVEYING, INC.
158 COKER LANE, CAPE GIRARDEAU, MO 63701
(573) 335-3045

FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100
YEAR FLOODPLAIN AS INDICATED ON THE FLOOD
INSURANCE RATE MAP NUMBER 39050C040E AND MAP
NUMBER 39050C040E WITH AN EFFECTIVE DATE OF
SEPTEMBER 16, 2011.

LOT MONUMENT NOTE

ALL LOT CORNERS SET WITH 1/2" IRON
PINS UNLESS OTHERWISE SHOWN.

LEGEND

- = FOUND 1/2" IRON ROD
- = FOUND CROSS
- = FOUND STONE
- = SET IRON ROD
- = SUBDIVISION BOUNDARY LINE
- = NEW LOT LINE
- - - = EXISTING EASEMENT LINE
- - - = NEW EASEMENT LINE
- - - = BUILDING SETBACK LINE
- - - = EXTERNAL PROPERTY LINE
- - - = RIGHT OF WAY LINE
- - - = CENTERLINE

SUBDIVISION DEDICATION

THE UNDERSIGNED, RICHARD HASTINGS, OWNER OF BRS, L.L.C., A MISSOURI LIMITED LIABILITY
COMPANY, OWNER IN FEE OF ALL OF LOT 1 OF JACKSON NORTH INDUSTRIAL PARK SUBDIVISION,
PHASE I, AS RECORDED IN DOCUMENT 2014-02837, IN THE CITY OF JACKSON, COUNTY OF CAPE
GIRARDEAU, STATE OF MISSOURI, CONTAINING 265,984 SQUARE FEET (6.11 ACRES), MORE OR
LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE SOUTH
RIGHT-OF-WAY LINE OF CANE CREEK ROAD, THENCE WITH SAID RIGHT-OF-WAY LINE, ALONG
THE ARC OF A CURVE TO THE SOUTHEAST BEING CONCAVE TO THE SOUTHWEST HAVING A
RADIUS OF 270.00 FEET, A DISTANCE OF 67.82 FEET (THE CHORD OF SAID ARC BEARS SOUTH
84°09'09" EAST, 67.84 FEET), THENCE SOUTH 53°57'23" EAST, 242.12 FEET, THENCE ALONG THE
ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, A DISTANCE OF 170.19 FEET;
THENCE SOUTH 87°32'20" EAST, 97.72 FEET, THENCE LEAVING SAID SOUTH LINE OF CANE CREEK
ROAD, SOUTH 25°57'50" WEST, 585.48 FEET, THENCE NORTH 64°04'04" WEST, 390.40 FEET,
THENCE SOUTH 04°43'24" EAST, 617.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.11
ACRES, MORE OR LESS, BEING SUBJECT TO ANY EASEMENTS OF RECORD.

HEREBY SUBDIVIDE SAID TRACT INTO LOTS AS SHOWN HEREON, WHICH IS A TRUE AND CORRECT
REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREBY NAMED "JACKSON NORTH INDUSTRIAL
PARK SECOND SUBDIVISION".

BRS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY

RICHARD HASTINGS
OWNER

STATE OF MISSOURI

COUNTY OF CAPE GIRARDEAU } 35

ON THIS _____ DAY OF _____, A.D. 20____, BEFORE ME, A NOTARY PUBLIC
FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MICHAEL E. AND LINDA J. HANDEL,
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 FRETZ, PUBLIC WORKS DIRECTOR

MIKE SEABASCH, PLANNING AND ZONING CHAIRMAN

DIANE HAYS, MAYOR

STATE OF MISSOURI

COUNTY OF CAPE GIRARDEAU } 35

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



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

KOEHLER

Professional Engineers & Land Surveyors

194 Coker Lane
Cape Girardeau, Missouri 63701
PH: (573) 335 - 3028 Fax: (573) 335 - 3045
PLS CORPORATE LICENSE NO. 000162

Drawn By	ASHTON CASSELL	REV/DAT	DESCRIPTION	REVISION
CHECKED BY	TRAVIS STEPHENS			
SURVEY DATE	MARCH 2022			
DRAWING DATE	04-19-2022			
PROJECT NO.	35022			