



City of Jackson

EXHIBIT

A

CITY OF JACKSON, MISSOURI PLANNING & ZONING COMMISSION SPECIAL USE PERMIT REQUEST: FINDINGS AND CONCLUSIONS

The Planning & Zoning Commission of Jackson, Missouri hereby notifies the Board of Aldermen, the applicant, and the public of its action taken on May 11, 2022, at a regular meeting in consideration of the following:

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

Applicant: **ALDI, Inc.**

Filing Date of Application/Fee: **April 7, 2022**

Submission Date of Application to Commission: **April 13, 2022**

Public Hearing Date: **May 11, 2022**

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

Administrative Staff Findings: Yes/No

1. Application provided all necessary information: ☐ Yes ☐ No
2. Generally conforms with City Comprehensive Plan: ☐ Yes ☐ No
3. Generally conforms with Major Street Plan: ☐ Yes ☐ No

Planning & Zoning Commission Findings: Yes/No

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

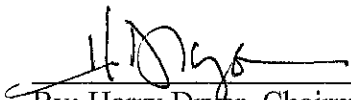
Following consideration of testimony, comments, exhibits and file contents, the Planning & Zoning Commission duly deliberated the facts pertaining to the proposal and issued the following findings of fact and conclusions:

THE ABOVE APPLICATION IS:

☒ **Approved**
☐ **Disapproved**
☐ **Approved with conditions specified below**

By a roll call of 7 ayes, 0 nays, 0 abstentions and 2 absent this 11th day of May, 2022.

CITY OF JACKSON, MISSOURI


By: Harry Dryer, Chairman
Planning & Zoning Commission

ATTEST:

By: 
Janet Sanders, Building & Planning Manager



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.)

 Kevin S Manes 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.

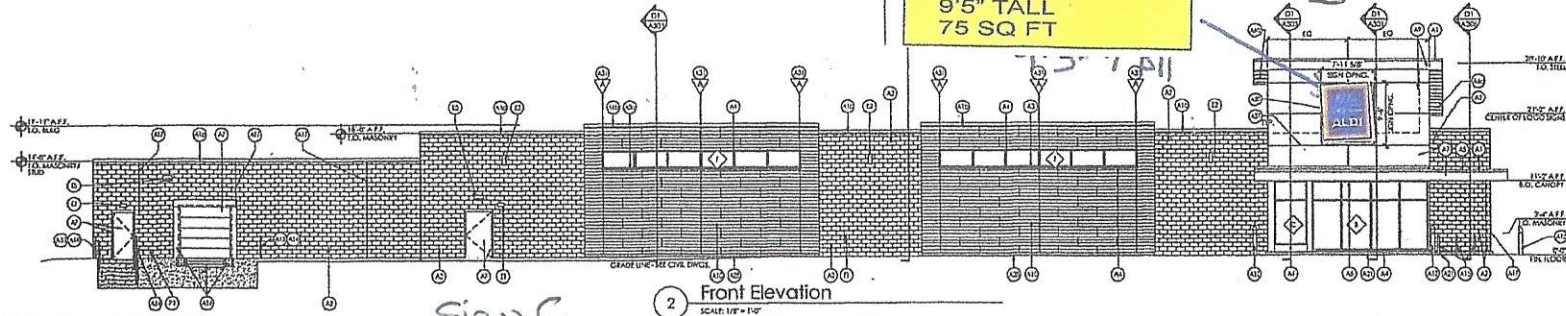
NOT FOR CONSTRUCTION

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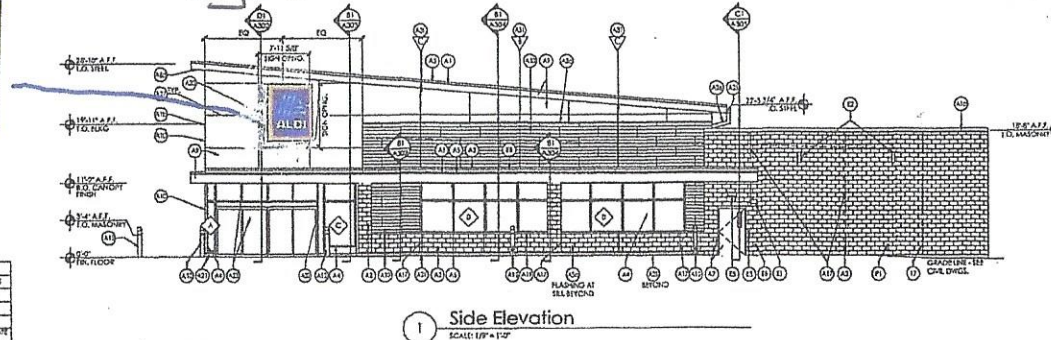
EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / FIN.	NOTES
(C)	2" X 4" PINE-FINISHED ALUM. CLIP/FEET	MATCH PINE-FINISHED METAL CORING	
(C)	2" X 4" PINE-FINISHED ALUM. DOOR/FOOT	MATCH PINE-FINISHED METAL CORING	FINISH METAL CORING FLASH BLOCK
(C)	ACF W/100% / JOINT COVER		TYPICAL AT EDGES AND BUT JOINTS OF ACF
(C)	MOVABLE/SLIDING ELEMENT PANEL BAZ. FLASHING	FEEDBACK ALLUMINUM / FEEDBACK 917/2000 SPRAY COATING	SEE SPEC FOR ADDITIONAL INFO
(C)	MOVABLE CONTROL JOINT WITH 1/4" CLIP		
(B)	SEE DECKING LUGS	FACTORY FINISH	HEIGHT 8 5/8" A.F.F.
(B)	WALL SCORING	FACTORY FINISH	HEIGHT 0 1/8" A.F.F., FEEDING, ATT1 FOR BUNDLES
(B)	FUNCTION FOR WITH COVER FOR W/100% CASH LUGS		HEIGHT CENTERED @ 8" A.F.F., SEE ELEC DWGS
(B)	STEEL W/100% & C.I.	FACTORY FINISH	SEE ELECTRICAL DWGS
(B)	STEEL WALL PANEL	FACTORY FINISH	MAIN DOORS - HEIGHT 8 5/8" A.F.F., BREAK ROOM W/100% 8 1/2" A.F.F., LOADING DOOR - HEIGHT 8 1/2" A.F.F.
(B)	DECKING DUPLEX RECEPTACLE	FACTORY FINISH	HEIGHT 8 1/4" A.F.F. IN 4" SQUARE HOLE
(B)	DECKING W/100% FINISHES	FACTORY FINISH	SEE ELEC DWGS
(B)	SEE DECK CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWGS
(B)	W/100% GOING	FACTORY FINISH	SEE FIRE PROTECTION DWGS
(B)	W/100% FIN	FACTORY FINISH	SEE FINISHING DWGS
(B)	SEE DECKING	FACTORY FINISH	SEE FINISHING DWGS
(B)	GAZ METER	FACTORY FINISH	SEE FINISHING DWGS
(B)	CLADDING KEY		RE: DWG A-20
(B)	ALUM KEY		ALUMINUM FOR PANEL JOINTS AND WINDOW BRIDGES ALUMINUM FOR COV. JOINT PANEL JOINTS AND WINDOW BRIDGES ALUMINUM FOR PANEL JOINTS, WINDOW COUPLERS PANEL JOINTS AND WINDOW BRIDGES

SIGN B:
BUILDING SIGN
7'11" WIDE
9'5" TALL
75 SQ FT

Sign B



SIGN C:
BUILDING SIGN
7'11" WIDE
9'5" TALL
75 SQ FT



SIGNAGE			
DESCRIPTION	QUANTITY	CO. PL. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
TOTAL SIGNAGE			149.8
SIGNAGE IS BROWN FOR REFLECTIVE ONLY AND SHALL BE IN FLUORESCENT YELLOW			
PERMITS SUBMITTAL			

Issued:		Date:
A Concept Room Plan & Elevations		02/29/21
B		
C		
D		
E		
Revisions:		Date:
1	Owner Comment	11/29/21
2		
3		
4		
5		
6		
7		
8		
9		

<p align="center">DO NOT SIGN THESE RULES</p> <p><i>Creating, printing, distributing and/or otherwise making it possible to create, print, distribute and/or otherwise make it possible to create, print, distribute, publish, or display the drawings on this document, constitutes Design Group P.C.'s sole and exclusive intellectual property.</i></p> <p align="center">REPRODUCTION</p> <p>REPRODUCING ANY PART OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF DESIGN GROUP P.C. IS STRICTLY PROHIBITED. ANY REPRODUCTION OF ANY PART OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF DESIGN GROUP P.C. IS STRICTLY PROHIBITED. ANY REPRODUCTION OF ANY PART OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF DESIGN GROUP P.C. IS STRICTLY PROHIBITED. ANY REPRODUCTION OF ANY PART OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF DESIGN GROUP P.C. IS STRICTLY PROHIBITED.</p>	
<p align="center">Design Group P.C. 1890456234567890 P.C.</p>	

<p align="center">SGA Design Group, P.C.</p> <p align="center">1437 South Boulder, Suite 550 Tulsa, Oklahoma 74116-2008 P 918.537.8000 F 918.537.8071 www.sgaadgroup.com</p> <p align="center">Certificate of Authority #18-000234567890</p>	
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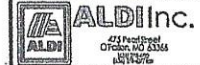
DRAWN BY:

REVIEWED BY:

Seal

**PRELIMINARY -
NOT FOR
CONSTRUCTION**

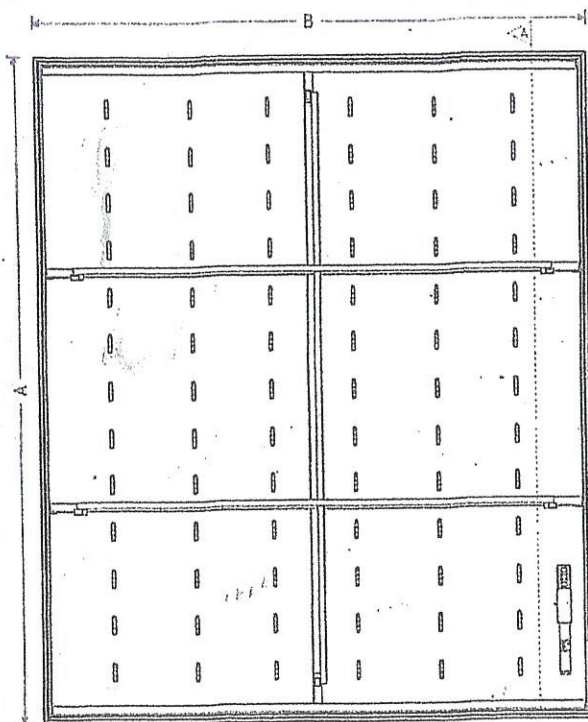
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ALDI Inc. Store #: 79
Jackson, MO
2502 E Jackson Blvd
Jackson, MO 63755
Cape Girardeau County
Project Name & Location:

Concept Exterior
Elevations
Drawing Name:

Date: 08/09/21	Project No. 2113384
Type: V7.0ER	
	CEE-1
Scale: As Noted	
	Drawing No.



FRAME & LAMP DETAIL
NOT TO SCALE

SIGN B AND C:
BUILDING SIGN

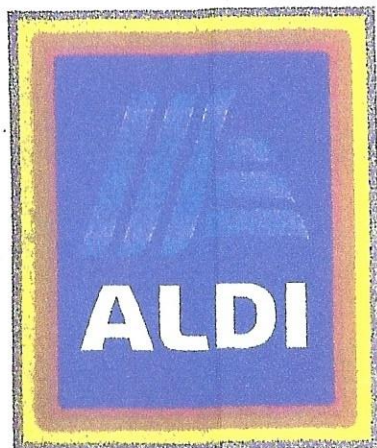
SEE RETENTION
DETAIL



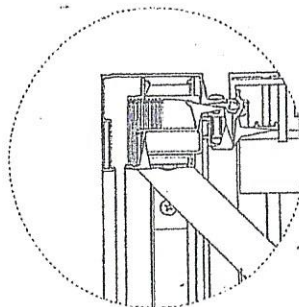
CROSS SECTION A-A
NOT TO SCALE

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.

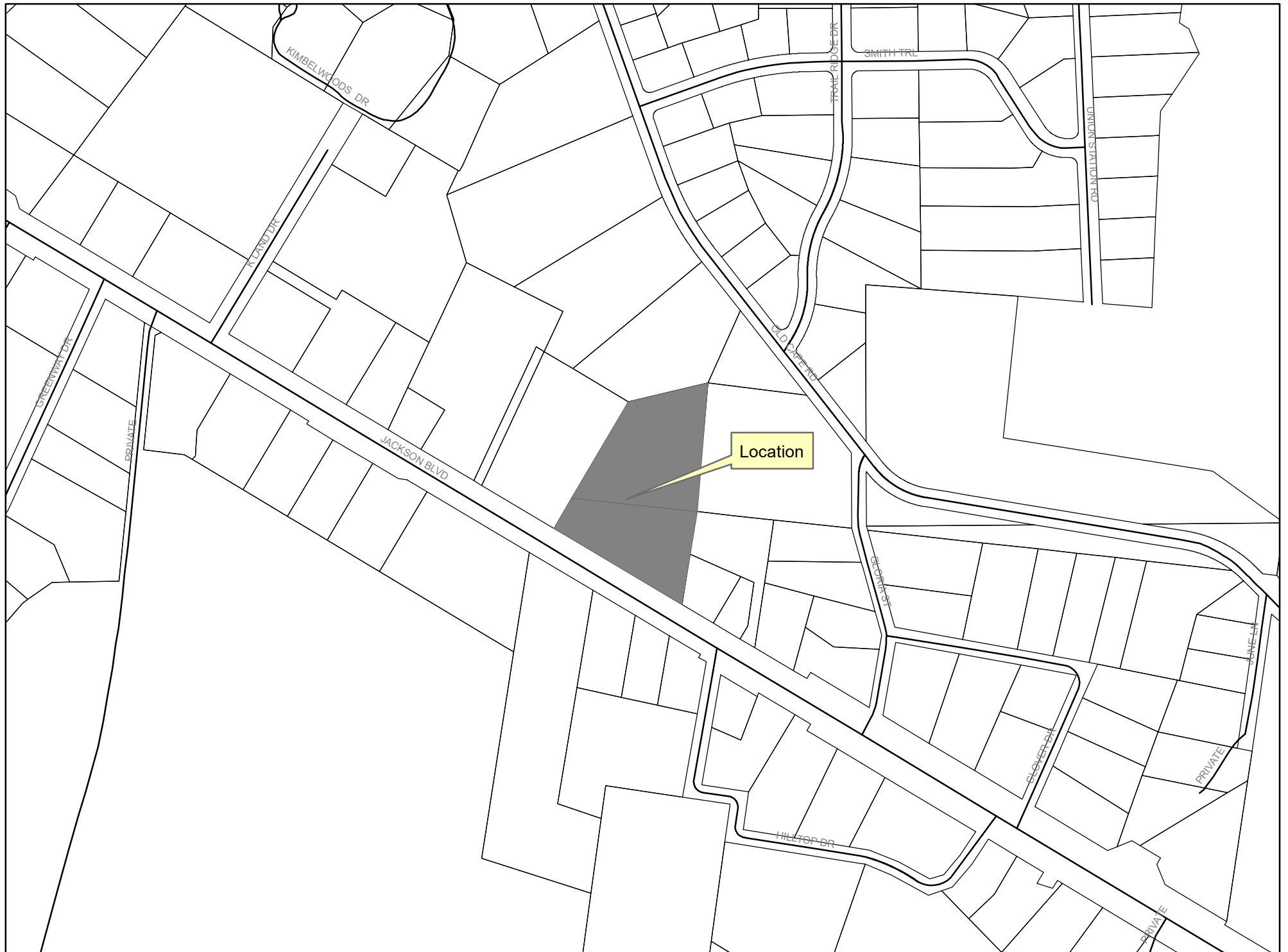
File Name:

ALD SINGLE FACE WALL SIGNS

Revision:

persona
SIGNS | LIGHTING | IMAGE

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700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com



2502 East Jackson Boulevard
Location Map

