



City of Jackson

EXHIBIT

A

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

**Special Use Permit request for a towing business in a C-2 General Commercial
District at 1383 South Hope Street**

Applicant: **Land Escapes, LLC**

Filing Date of Application/Fee: **August 30, 2022**

Submission Date of Application to Commission: **September 14, 2022**

Public Hearing Date: **Waived**

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

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

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

THE ABOVE APPLICATION IS:

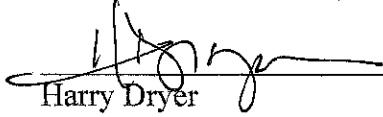
☐ Approved
☐ Disapproved
☒ Approved with conditions specified below

SPECIAL CONDITIONS:

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

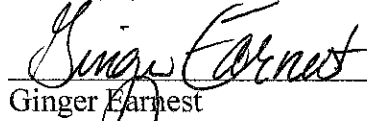
By a roll call of 7 ayes, 0 nays, 0 abstentions and 2 absent this 14th day of September, 2022.

CITY OF JACKSON, MISSOURI



Harry Dryer
Chairman
Planning & Zoning Commission

ATTEST:



Ginger Earnest
Building & Planning Administrative Assistant



REZONING / SPECIAL USE PERMIT APPLICATION
City of Jackson, Missouri

APPLICATION DATE: 8-30-22

TYPE OF APPLICATION: ☐ Rezoning ☒ Special Use Permit

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

1383 S. Hope St.

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

Property Owner Name(s): Land Escapes Landscaping LLC

Mailing Address: _____

City, State ZIP: _____

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

Proposed Property Owner(s): Land Escapes Landscaping LLC

Mailing Address: _____

City, State, ZIP: _____

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Pat Morgan

Mailing Address: 998 W High St

City, State ZIP: Jackson MO 63755

Contact's Phone: 573-225-4653

Email Address (if used): PMorgan7564@yahoo.com

CURRENT ZONING: (check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> R-1 (Single-Family Residential) | <input checked="" type="checkbox"/> C-1 (Local Commercial) |
| <input type="checkbox"/> R-2 (Single-Family Residential) | <input type="checkbox"/> C-2 (General Commercial) |
| <input type="checkbox"/> R-3 (One- And Two-Family Residential) | <input type="checkbox"/> C-3 (Central Business) |
| <input 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:

NA

PROPOSED ZONING: (check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> R-1 (Single-Family Residential) | <input type="checkbox"/> C-1 (Local Commercial) |
| <input type="checkbox"/> R-2 (Single-Family Residential) | <input type="checkbox"/> C-2 (General Commercial) |
| <input type="checkbox"/> R-3 (One- And Two-Family Residential) | <input type="checkbox"/> C-3 (Central Business) |
| <input 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:

TOWING + Landscaping

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

14-319-00-03-016.04-0000

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.

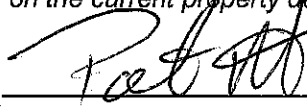
Moving ~~from~~ From current location we will own new location

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.)*



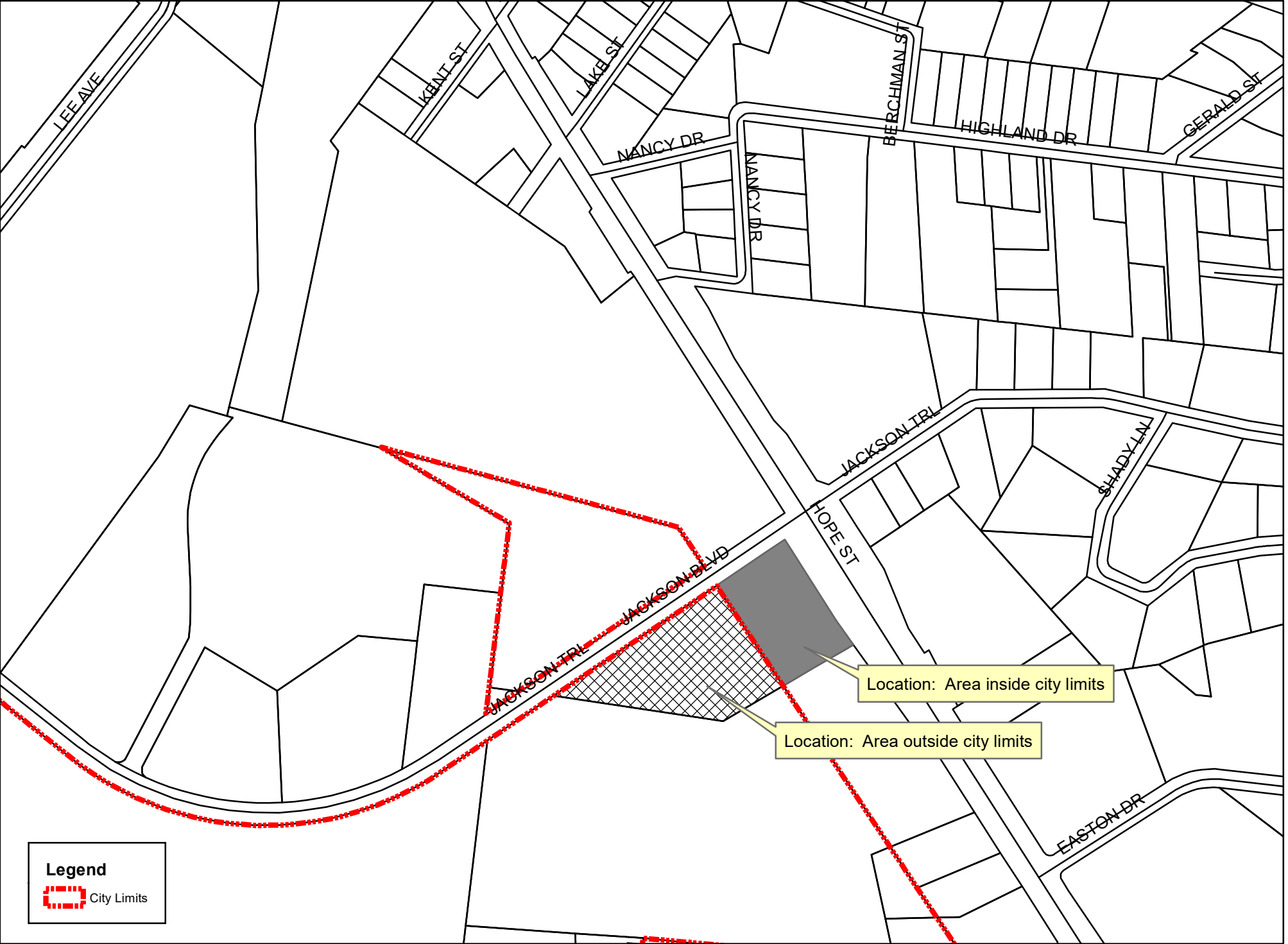
Please submit this application along with appropriate non-refundable application fee to:

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



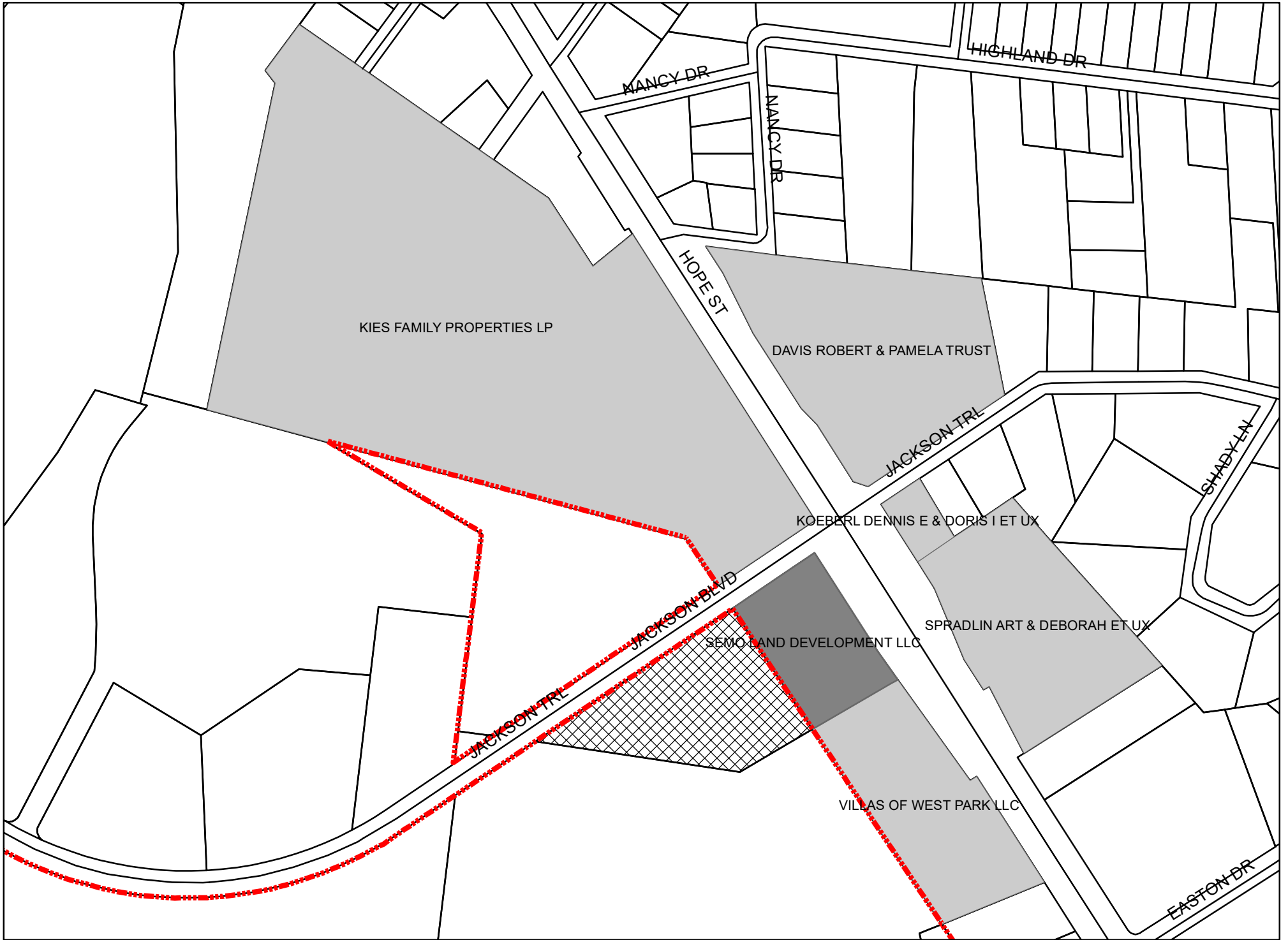


Legend

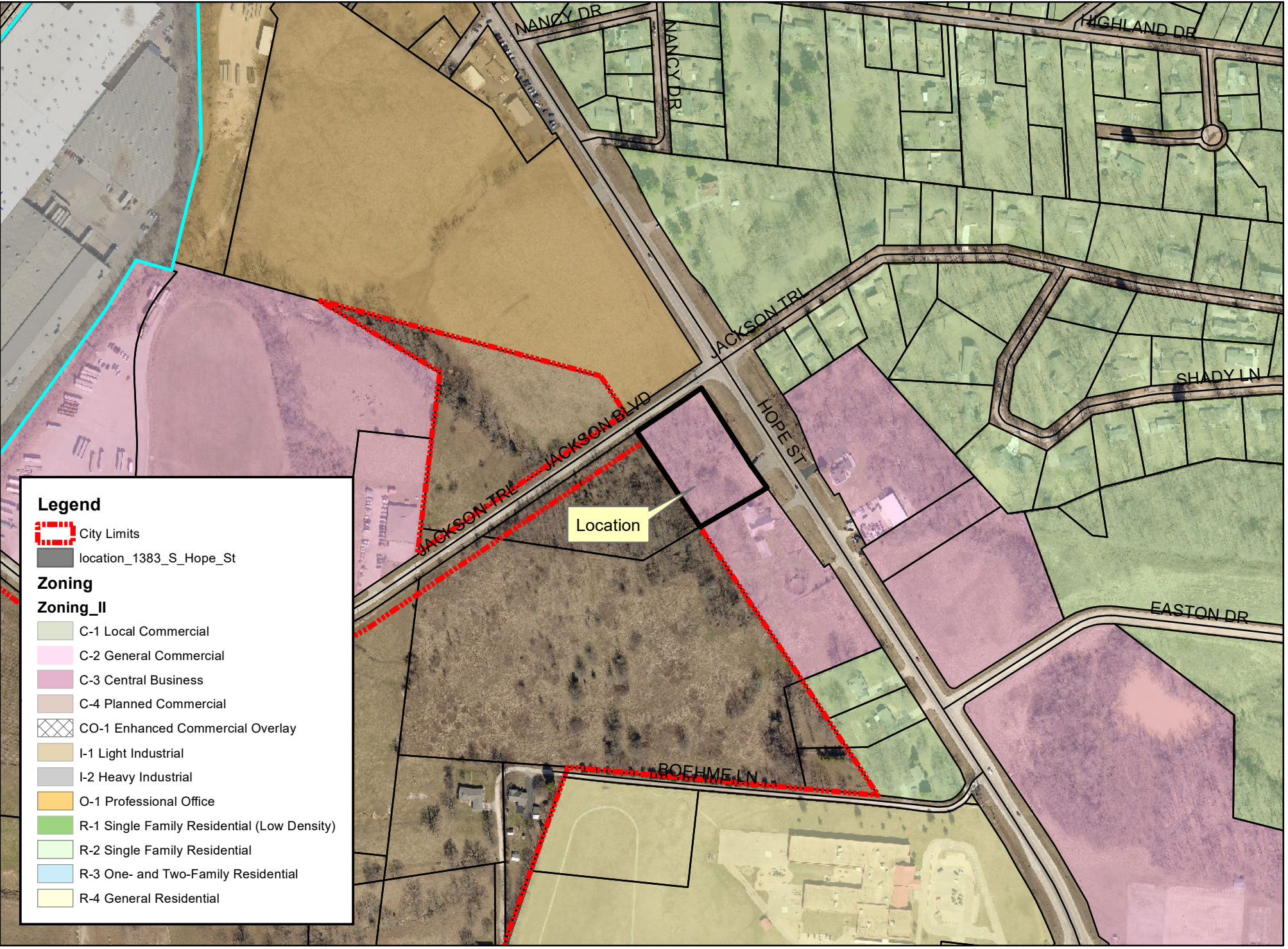
 City Limits



1383 S. Hope St.
Location Map



1383 S. Hope St.
Properties Within 185'



1383 S. Hope St.
Surrounding Zoning