



City of Jackson

EXHIBIT

A

CITY OF JACKSON, MISSOURI PLANNING & ZONING COMMISSION REZONING 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 September 14, 2022, at a regular meeting in consideration of the following:

Rezoning of property addressed as 385, 389, and 391 Timber Lane from R-1 Single Family Residential to R-4 General Residential

Applicant: **JWRPM Properties, LLC**

Filing Date of Application/Fee: **August 1, 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: Yes
2. Generally conforms with City Comprehensive Plan: Yes
3. Generally conforms with Major Street Plan: Yes

Planning & Zoning Commission Findings: Yes/No

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

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:

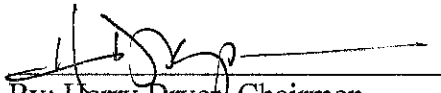
☐ Approved
☐ Disapproved
☒ Approved with conditions specified below

SPECIAL CONDITION:


1. Conditional upon successful annexation.

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

CITY OF JACKSON, MISSOURI


By: Harry Dryer, Chairman
Planning & Zoning Commission

ATTEST:


By: Ginger Earnest
Building & Planning Administrative Assistant



REZONING / SPECIAL USE PERMIT APPLICATION

City of Jackson, Missouri

APPLICATION DATE: 8-1-2022

TYPE OF APPLICATION: ☒ Rezoning ☐ Special Use Permit

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

385 ~~2820-0840~~ Timber Lane, Jackson, MO 63755-8121

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

Property Owner Name(s): JWRPM Properties LLC

Mailing Address: 110 Talbot Dr

City, State ZIP: Cape Girardeau, MO 63701-8871

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: _____

City, State, ZIP _____

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Chris Collier

Mailing Address: 1107 Anise Ln

City, State ZIP: Jackson, MO 63755

Contact's Phone: 573-450-7466

Email Address (if used): _____

CURRENT ZONING: (check all that apply)

- | | |
|---|--|
| <input checked="" 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) |

CURRENT USE OF PROPERTY: Single-family residential

PROPOSED ZONING: (check all that apply)

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

PROPOSED USE OF PROPERTY: General residential

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

PT Lot 1 Block 3 ; PT Block 8 Grandview Acres Second 07/05

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.

Able to be tied into the city sewers

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.)*

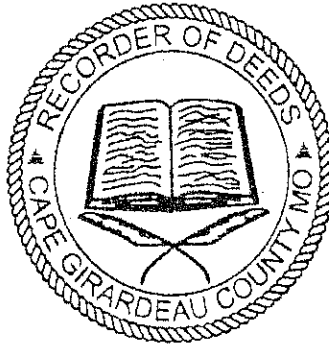
 B Wayland

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



eRecorded
DOCUMENT #
2022-02307

ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
03/03/2022 08:31:01 AM
REC FEE: 27.00
PAGES: 2

WARRANTY DEED

This Warranty Deed made and entered into this 2nd day of March, 2022, by and between **Keith Brugger and Christy Brugger, husband and wife**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTORS**, and **JWRPM Properties LLC, a Missouri Limited Liability Company**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTEE**. The mailing address of the Grantee is:

1429 Kurre Lane, Cape Girardeau, MO 63701

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

Part of Block 8 and part of Lot 1 in Block 3 of Grandview Acres Second Subdivision in Section 13, Township 31 North, Range 12 East of the Fifth Principal Meridian, Cape Girardeau County, Missouri, as shown by plat filed for record in Plat Book 7 at Page 5 in the land records of Cape Girardeau County, Missouri, more particularly described as follows:
Commence at a found iron pin at the Northeast corner of U.S.P.S No. 186; thence South 06 degrees 18 minutes 45 seconds West 112.47 feet to a found iron pin; thence South 83 degrees 44 minutes 13 seconds East 160.98 feet to a set iron pin for the point of beginning; thence North 06 degrees 25 minutes 09 seconds East 204.71 feet to a set iron pin; thence North 46 degrees 49 minutes 21 seconds East 66.05 feet to a set iron pin on the West line of Sunset Lane; thence along said West line, South 06 degrees 08 minutes 30 seconds West 34.99 feet to a found iron pin on the South line of Timber Lane; thence along said South line, South 83 degrees 21 minutes 46 seconds East 71.34 feet to a set iron pin; thence leaving said South line, South 06 degrees 25 minutes 09 seconds West 219.44 feet to a set iron pin; thence North 83 degrees 44 minutes 13 seconds West 114.32 feet to the point of beginning. The herein described tract contains 0.59 acres, more or less.

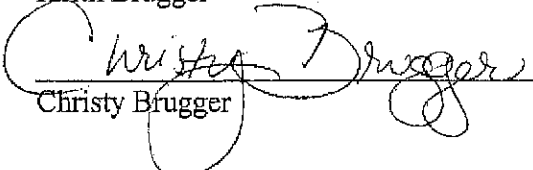
SUBJECT TO an easment for ingress and egress as set out in General Warranty Deed recorded 10/22/2014 in Document No. 2014-11063 in the land records of Cape Girardeau County, Missouri.

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

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

GRANTORS:

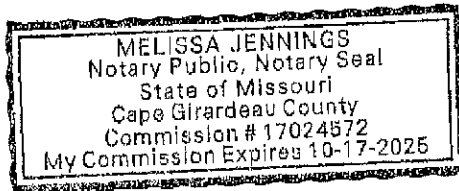

Keith Brugger


Christy Brugger

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

On this 2 day of March, 2022, before me personally appeared **Keith Brugger and Christy Brugger, husband and wife**, to me known to be the persons described in and who executed the within Warranty Deed, and acknowledged to me that they executed the same as their free act and deed and 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.



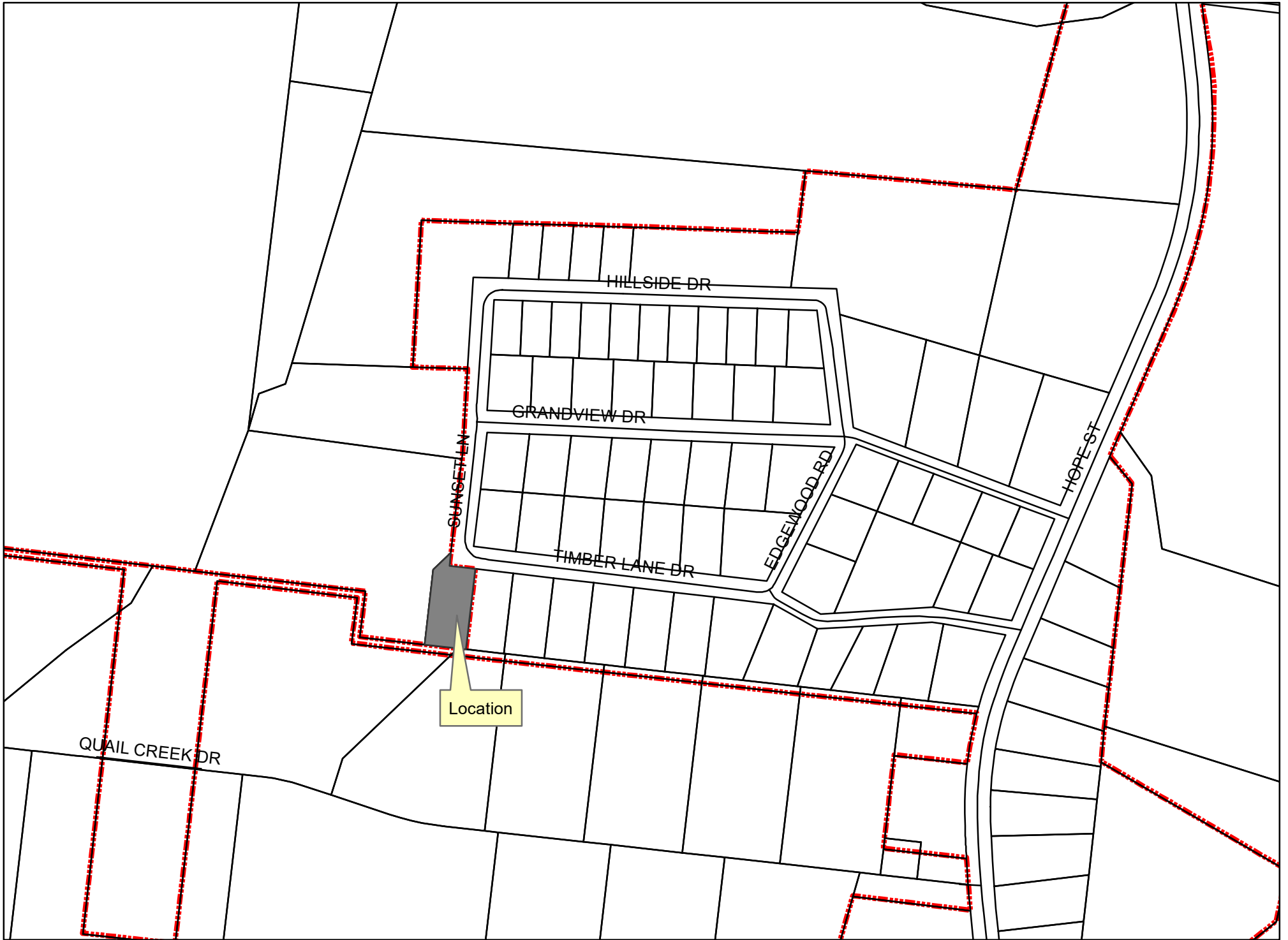

Notary Public

My commission expires:

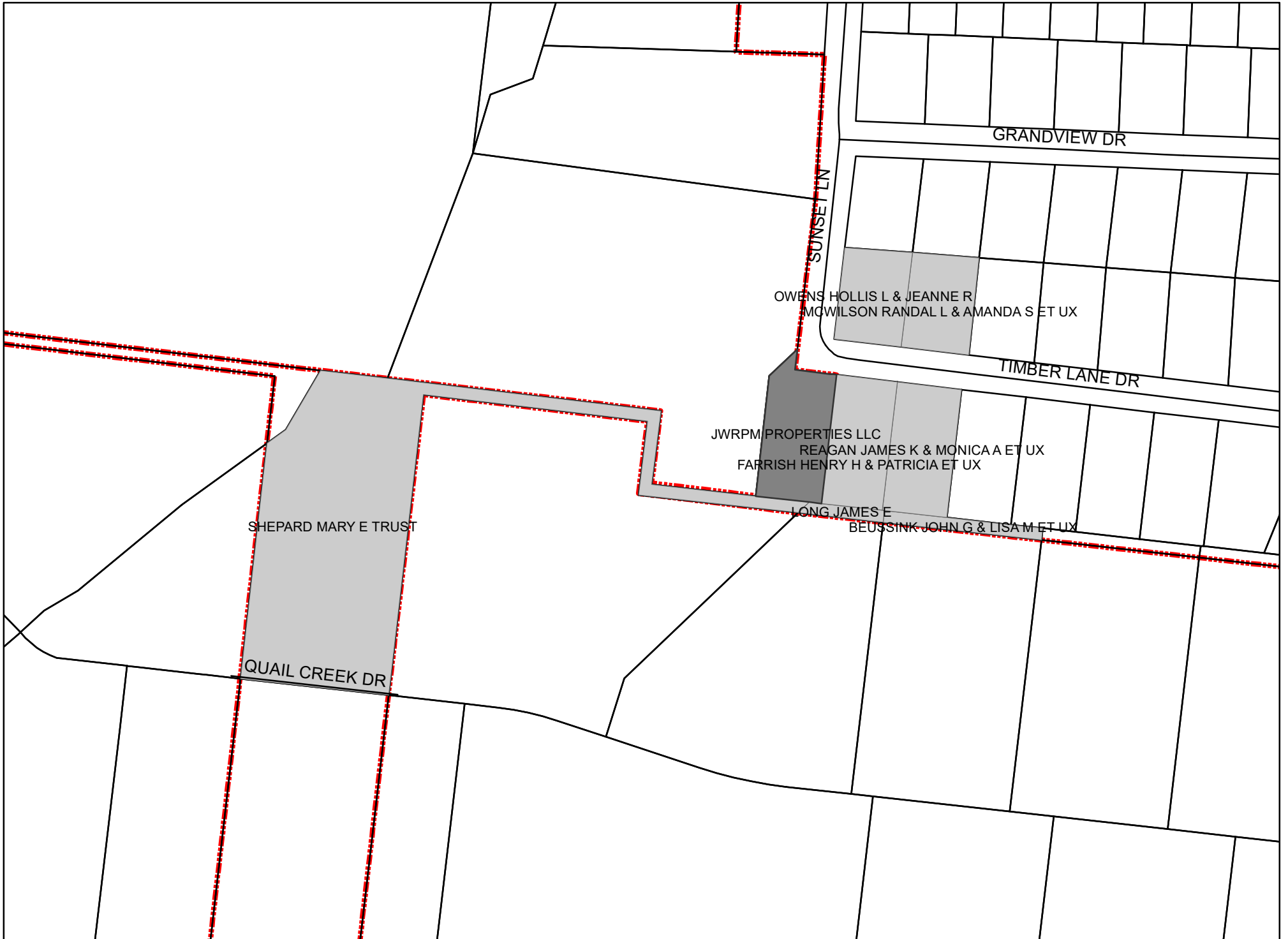


385 Timber Lane - Existing Triplex
Property Aerial Photo






385 Timber Lane - Existing Triplex
Location Map




Legend


 City Limits

 location_385_Timber_Ln


Zoning


Zoning_II

 C-1 Local Commercial

 C-2 General Commercial

 C-3 Central Business

 C-4 Planned Commercial

 CO-1 Enhanced Commercial Overlay


 I-1 Light Industrial


 I-2 Heavy Industrial

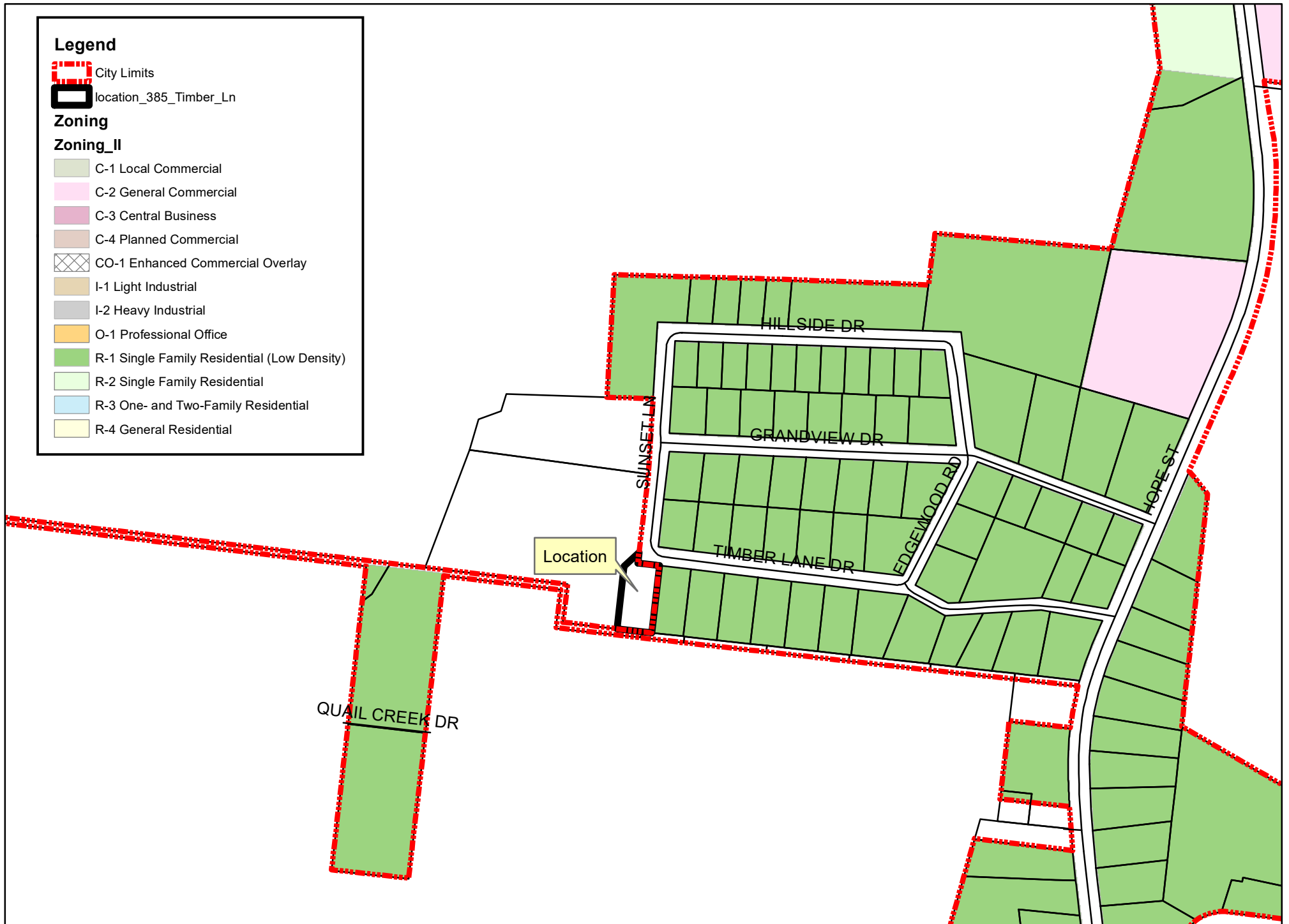
 O-1 Professional Office

 R-1 Single Family Residential (Low Density)

 R-2 Single Family Residential

 R-3 One- and Two-Family Residential

 R-4 General Residential



385-389-391 Timber Ln.
Surrounding Zoning
(currently outside city limits)

