



City of Jackson

CITY OF JACKSON, MISSOURI PLANNING & ZONING COMMISSION SPECIAL USE PERMIT: 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 June 11, 2025, at a regular meeting in consideration of the following:

Request for rezoning of 324, 320, 316, and 312 N High St from R-4 General Residential District to C-3 Central Business District submitted by the City of Jackson.

Applicant: City of Jackson

Filing Date of Application/Fee: June 2, 2025

Submission Date of Application to Commission: June 11, 2025

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


By a roll call of 6 ayes, 0 nays, 0 abstentions, and 3 absent this 11th day of
June 2025.

CITY OF JACKSON, MISSOURI


Harry Dryer, Chairman

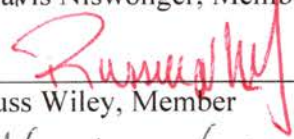
ATTEST:

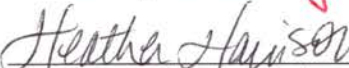
Tony Koeller, Secretary



Larry Miller,
Building & Planning Manager

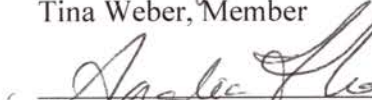
Bill Fadler, Member


Travis Niswonger, Member


Russ Wiley, Member


Heather Harrison, Member


Tina Weber, Member


Angelia Thomas, Member

Michelle Weber, Member



REZONING / SPECIAL USE PERMIT APPLICATION

City of Jackson, Missouri

APPLICATION DATE: June 2, 2025

TYPE OF APPLICATION: ☒ Rezoning ☐ Special Use Permit

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

312, 316, 320, and 324 N High Street

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

Property Owner Name(s): City of Jackson

Mailing Address: 101 Court St

City, State ZIP: Jackson, MO 63755

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

Proposed Property Owner(s):

Mailing Address:

City, State, ZIP

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Larry Miller

Mailing Address: 101 Court St

City, State ZIP: Jackson, MO 63755

Contact's Phone: (573) 243-2300

Email Address (if used): lmiller@jacksonmo.org

CURRENT ZONING: (check all that apply)

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

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

CURRENT USE OF PROPERTY: Vacant Lots

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 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) |

PROPOSED USE OF PROPERTY: Parking Lot

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

REASON FOR REQUEST: State the reason(s) why you believe the requested use will be beneficial to the neighborhood and the City of Jackson. Attach additional page(s) as needed.

These properties are located immediately adjacent to the Uptown commercial (Historic) district and are surrounded by commercial and residential uses. Rezoning to C-3 will bring these parcels into alignment with the character and zoning of the area, supporting long-term land use planning. Rezoning to C-3 allows for future improvements that support the needs of the Uptown district, including potential enhancements to public access and circulation. This change is intended to encourage continued investment and activity in the core of the City.

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.)*

Larry Miller

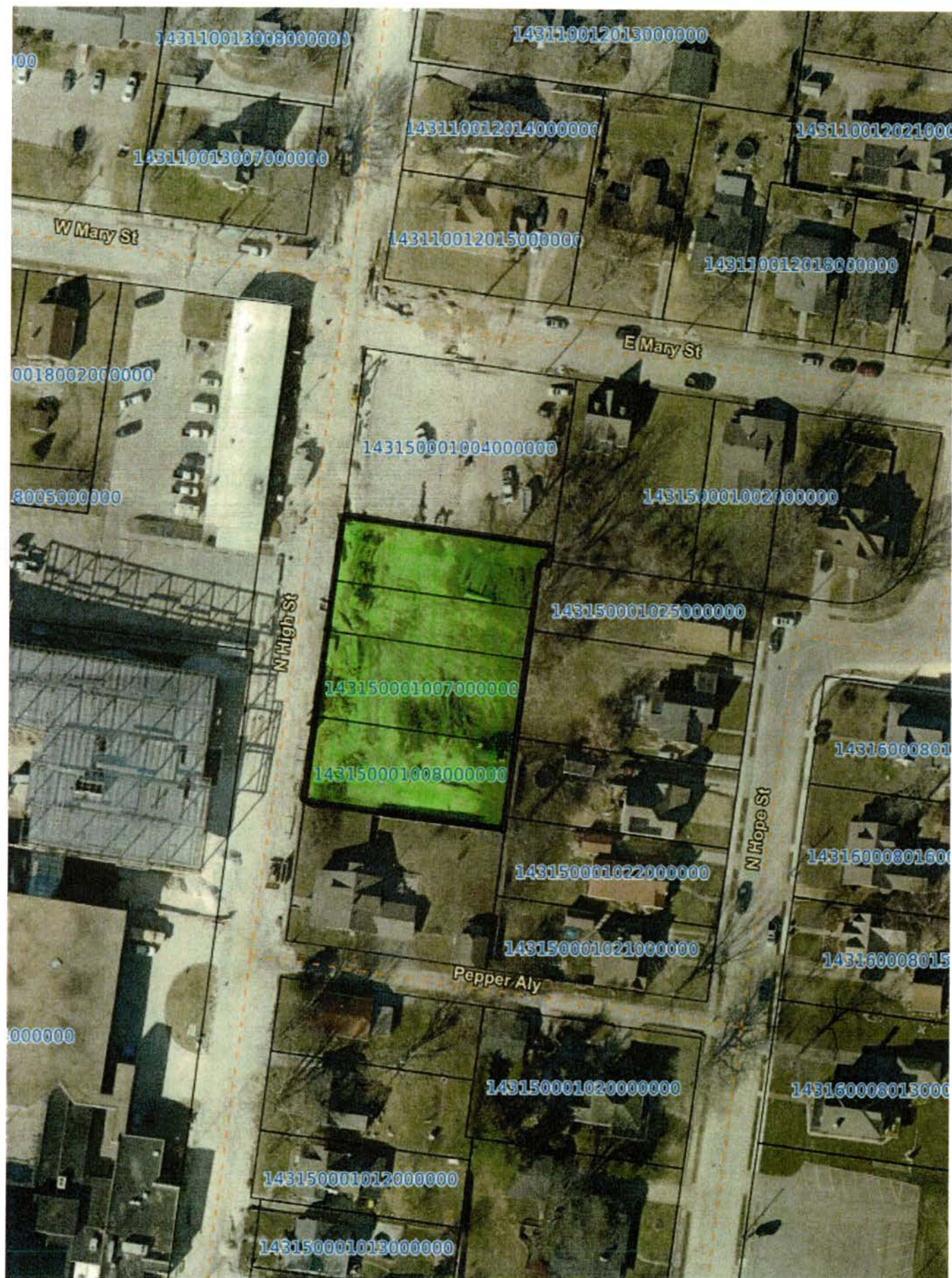
Building & Planning Manager

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

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

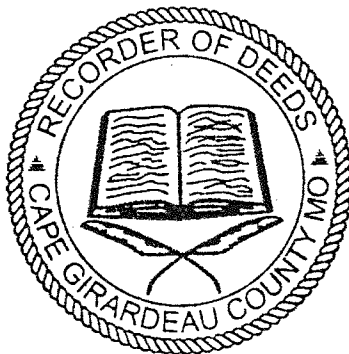
573-243-2300 ext.2029 (ph)
573-243-3322 (fax)
permits@jacksonmo.org

APPLICATION FEE: \$200.00





Property Owners Within 185' Map



ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
06/10/2025 09:08:48 AM
REC FEE: 36.00
PAGES: 5

CCO FORM: RW01
Approved: 06/93 (TLP)
Revised: 03/23 (JDS)
Modified:

COUNTY: Cape Girardeau
ROUTE: 61
PROJECT: J9P3735
FED. PROJECT: N/A
PARCEL: 01-02-03-04
SE1040

QUITCLAIM DEED

THIS INDENTURE, made this 7th day of May, 2025, between the State of Missouri, acting by and through the MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, 105 W. Capitol Avenue, Jefferson City, Missouri 65102, (hereinafter, "Grantor") and The City of Jackson, 101 Court Street Jackson, MO 63755 of the County of Cape Girardau, State of Missouri, (hereinafter, "Grantee").

WITNESSETH: In consideration of the payment of the sum of One and NO/100 DOLLARS (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby REMISE, RELEASE, AND FOREVER QUITCLAIM to the Grantee a tract of land, lying situated and being in the County of Cape Girardeau, State of Missouri, and described as follows:

That part of grantor's land lying in US Survey No. 2250, Township 31 North, Range 12 East of the Fifth Principal Meridian, Cape Girardeau County and more particularly described in Exhibit A attached hereto.

Grantee, by acceptance of this conveyance, covenants and agrees for itself, its successors and assigns, to allow known or unknown utility facilities currently located on the property, whether of record or not, to remain on the property, and to grant the current and subsequent owners of those facilities the right to maintain, construct and reconstruct the facilities and their appurtenances over, under, and across the land herein conveyed, along with the right of ingress and egress across the land herein conveyed to and from those utilities.

Grantee by acceptance of this conveyance, covenants and agrees for itself, its successors and assigns: to allow known or unknown utility facilities currently located on

the property, whether of record or not, to remain on the property; to grant the current and subsequent owners of those facilities the right to maintain, reconstruct, increase, remove or alter the facilities and their appurtenances on, over, under and across the land herein conveyed; to permit the utility facility owners to trim and remove trees and vegetation inconsistent with or detrimental to the utility facilities or the safety of persons and property; to grant the utility facility owner the right of ingress and egress across the land herein conveyed to and from those utilities.

TO HAVE AND TO HOLD THE SAME, with all and singular rights, immunities, privileges, and appurtenances thereunto belonging, unto the said Grantee, its heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first written above.

MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION

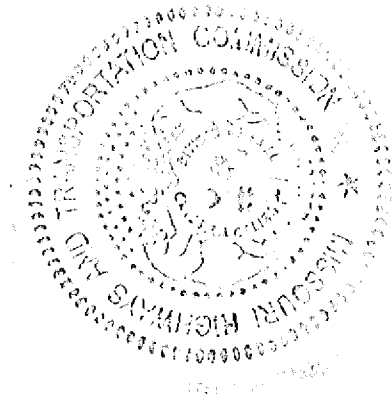
By

Warren K. Erelman
Warren K. Erelman, Chair

ATTEST

By

Deborah H. Gense
Secretary to the Commission



ACKNOWLEDGMENT BY COMMISSION

STATE OF MISSOURI _____)

COUNTY OF Cole)

ss

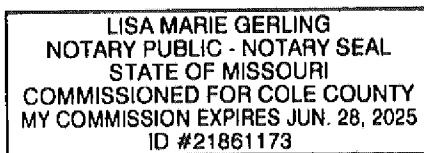
On this 7th day of May, 2025, before me appeared WARREN K. GROMAN personally known to me, who being by me duly sworn, did say that he/she is the Chair of the Missouri Highways and Transportation Commission and the seal affixed to the foregoing instrument is the official seal of said Commission and that said instrument was signed in behalf of said Commission by authority of the Missouri Highways and Transportation Commission and said Warren Erdman acknowledged said instrument to be the free act and deed of said Commission.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above.

Lisa Marie Gerling

Notary Public

[Place SEAL under signature]



My Commission Expires: 6/28/2025

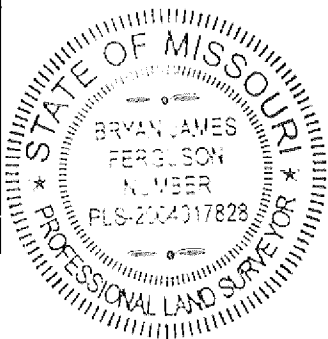

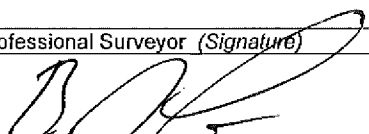
That part of grantor's land lying in US Survey No. 2250, Township 31 North, Range 12 East of the Fifth Principal Meridian, Cape Girardeau County, Missouri, lying on the Easterly or left side of hereinafter-described Rte. 61 surveyed centerline, to wit:

A tract of land lying within the following described tract: Commencing at Station 870+71.76 on the hereinafter described Rte. 61 surveyed centerline; thence Easterly to a point 26.65 feet East of and at a right angle to the Rte. 61 surveyed centerline Station 870+71.76, said point being the Point of Beginning; thence Easterly to a point 33.00 feet East of and at a right angle to Rte. 61 surveyed centerline Station 870+71.78; thence Easterly to a point 180.15 feet East of and at a right angle to the Rte. 61 surveyed centerline Station 870+72.23; thence Southerly to a point 180.19 feet East of and at a right angle to the Rte. 61 surveyed centerline Station 870+82.23; thence Westerly to a point 173.19 feet East of and at a right angle to the Rte. 61 surveyed centerline Station 870+82.21; thence Southerly to a point 174.04 feet East of and at a right angle to the Rte. 61 surveyed centerline Station 172+72.21; thence Westerly to a point 31.8 feet East of and at a right angle to the Rte. 61 surveyed centerline Station 872+71.8; thence Westerly to a point 26.76 feet East of and at a right angle to the Rte. 61 surveyed centerline Station 872+71.76; thence Northerly to the Point of Beginning.

The above-described land contains 0.67 acre of grantors land, more or less.

The Route 61 surveyed centerline from Station 845+65.00 to Station 881+43.69 is described as follows:

Commencing from the Northeast Corner of USP Survey 218, Township 31 North, Range 12 East of the Fifth Principal Meridian, Cape Girardeau County, as shown in Document No. 2014-04287; thence S4°10'10"E a distance of 3,049 feet to the Rte. 61 surveyed centerline PT Station 850+76.47 also being the Point of Beginning; thence S9°03'48"E a distance of 413.01 feet to the Rte. 61

Title (name or identification of project)		County			
SE1040 – City of Jackson Excess J9P3735 – Tr's 01 – 02 – 03 – 04		Cape Girardeau			
		City (if applicable)	State		
		Jackson	MO		
Licensee Name (sole proprietor, partnership, corporation, LLC, or government)		Date Prepared	Sheet		
 Missouri Department of Transportation 105 West Capital Jefferson City, Missouri 65102 888 ASK MODOT (888) 275-6636		03/31/2025	1	of 2	
		Professional Surveyor Name (print)			
		Bryan J. Ferguson			
		Discipline			
		Professional Land Surveyor			
		License or Certificate of Authority No.			
		MO #	2004017828		
Professional Surveyor (Signature)		Date			
		31 MAR 25			
Only the following description contained in this "EXHIBIT" is authenticated by this seal.					

surveyed centerline PC Station 854+89.48; thence along the arc of a $5^{\circ}00'00.0''$ curve to the right a distance of 326.23 feet to the Rte. 61 surveyed centerline PT Station 858+15.71, said curve having a radius of 1,145.92 feet and a deflection angle of $16^{\circ}18'42.0''$; thence $S7^{\circ}14'54''W$ a distance of 941.88 feet to the Rte. 61 surveyed centerline PC Station 867+57.59; thence along the arc of a $1^{\circ}30'00.0''$ curve to the right a distance of 151.40 feet to the Rte. 61 surveyed centerline PRC Station 869+08.99, said curve having a radius of 3,819.72 feet and a deflection angle of $2^{\circ}16'15.5''$; thence along the arc of a $1^{\circ}30'00.0''$ curve to the left a distance of 151.40 feet to the Rte. 61 surveyed centerline PT Station 870+60.39, said curve having a radius of 3,819.72 feet and a deflection angle of $2^{\circ}16'15.5''$; thence $S7^{\circ}14'54''W$ a distance of 659.48 feet to the Rte. 61 surveyed centerline PC Station 877+19.87; thence along the arc of a $114^{\circ}35'29.6''$ curve to the left a distance of 78.57 feet to the Rte. 61 surveyed centerline PT Station 877+98.44, said curve having a radius of 50.00 feet and a deflection angle of $90^{\circ}01'54.0''$; thence $S82^{\circ}47'00''E$ a distance of 249.69 feet to the Rte. 61 surveyed centerline PC Station 880+48.13; thence along the arc of a $114^{\circ}35'29.6''$ curve to the right a distance of 78.69 feet, said curve having a radius of 50.00 feet and a deflection angle of $90^{\circ}10'00.0''$ to the Rte. 61 surveyed centerline PT Station 881+26.82, said point being $S1^{\circ}04'38''W$ a distance of 224 feet from the Northeast Corner of Lot 25 of the Original Town of Jackson in Township 31 North, Range 12 East of the Fifth Principal Meridian, said corner being marked by a $1/2''$ rebar as accepted by B. Ferguson PLS 2004017828; thence $S7^{\circ}23'00''W$ a distance of 16.87 feet to the Rte. 61 surveyed centerline Station 881+43.69 and there terminating. The Rte. 61 surveyed centerline also extends from the Rte. 61 surveyed centerline PT Station 850+76.47; thence along the arc of a $5^{\circ}00'00.0''$ curve to the right a distance of 771.86 feet, said curve having a radius of 1,145.92 feet, a deflection angle of $38^{\circ}35'34.8''$ and a back tangent of $N9^{\circ}03'48''W$ to the Rte. 61 surveyed centerline PC Station 843+04.61 and there terminating.