



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 August 10, 2022, at a regular meeting in consideration of the following:

Special Use Permit for a towing business in a C-2 General Commercial District at 1405 South Farmington Road

Applicant: **Land Escapes, LLC**

Filing Date of Application/Fee: **July 11, 2022**

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

Public Hearing Date: **August 10, 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
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

By a roll call of 8 ayes, 0 nays, 0 abstentions and 1 absent this 10th day of August, 2022.

SPECIAL CONDITIONS:

1. No wrecked or inoperable vehicle is to remain on the property for a period to exceed 45 days, unless stored inside a completely enclosed building.
2. All wrecked vehicles 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.
4. No portion of the property within the FEMA designated floodway can be used for storage of vehicles, parts, materials, debris, or other items, and no construction of fences, retaining walls, or other accessory uses can be constructed within the floodway without all required permits and a No-Rise Certificate from an engineer or surveyor.
5. The existing duplex on the property may remain a residential use or may be converted to office / residential use, conditional upon compliance with building & fire codes of the City of Jackson.
6. Any residential use of this property cannot be fenced into the same enclosure as the towing storage.
7. A 400' wooded and shrubbery buffer shall be maintained, extending from the northern property line.

CITY OF JACKSON, MISSOURI



By: Harry Dryer, Chairman
Planning & Zoning Commission

ATTEST:

By: 
Janet Sanders, Building & Planning Manager



Rezoning/Special Use Permit Application

Date: 07/11/2022

Applicant / Current Owner

Applicant Name: Land Escapes, LLC
 Address: 998 N High St
 City, State, Zip: Jackson, MO 63755
 Phone: 573-225-4653
 Email:

Owner Name: David Kinder
 Address: 6219 Bridlewood Ln
 City, State, Zip: Brentwood, TN 37027
 Phone:
 Email:

Proposed Owner / General Project Information

Owner Name: Patrick Morgan
 Address: 998 N High St
 City, State, Zip: Jackson, Mo 63755
 Phone: 573-225-4653
 Email:

Site Address: 1405 South Farmington Rd
 City, State, Zip: Jackson, MO 63755
 Current Use: Vacant
 Current Zoning: C-2 General Commercial
 Proposed Zoning: C-2 General Commercial

Project Description: Towing business

Annexation

Rezoning App?: No
 Special Use App?: No

Current Use:
 Legal:

Rezoning / Special Use / Variance Information

Request Reason: Towing Business
 Current Use: Vacant
 Proposed Use: Towing Business

Prior Variance: No
 Prior Request:
 Permission to Visit: No

Subdivision Information / Current Zoning

Subdivision Type: Final Plat
 Current Use:
 Proposed Use:
 Subdivision Name:
 Engineer Company:
 Contact:
 Mailing Address:
 City, State, Zip:
 Phone:
 Other Permit: No
 Legal:

R-1: ☐
 R-2: ☐
 R-3: ☐
 R-4: ☐
 MH-1: ☐
 O-1: ☐
 CO-1: ☐
 C-1: ☐
 C-2: ☒
 C-3: ☐
 C-4: ☐
 I-1: ☐
 I-2: ☐
 I-3: ☐

Proposed Zoning

R-1: ☐
R-2: ☐
R-3: ☐
R-4: ☐
MH-1: ☐
O-1: ☐
CO-1: ☐

C-1: ☐
C-2: ☒
C-3: ☐
C-4: ☐
I-1: ☐
I-2: ☐
I-3: ☐

Land Exchange Information

Current Use:
Request Reason: New towing lot
Granting Property:
Receiving Property:
Engineer Company:
Engineer Contact:
Address:
City, State, Zip:
Phone:

Granting Owner:
Address:
City, State, Zip:
Receiving Owner:
Address:
City, State, Zip:
Application For: Combination or re-combination of previously platted lots

Additional Comments

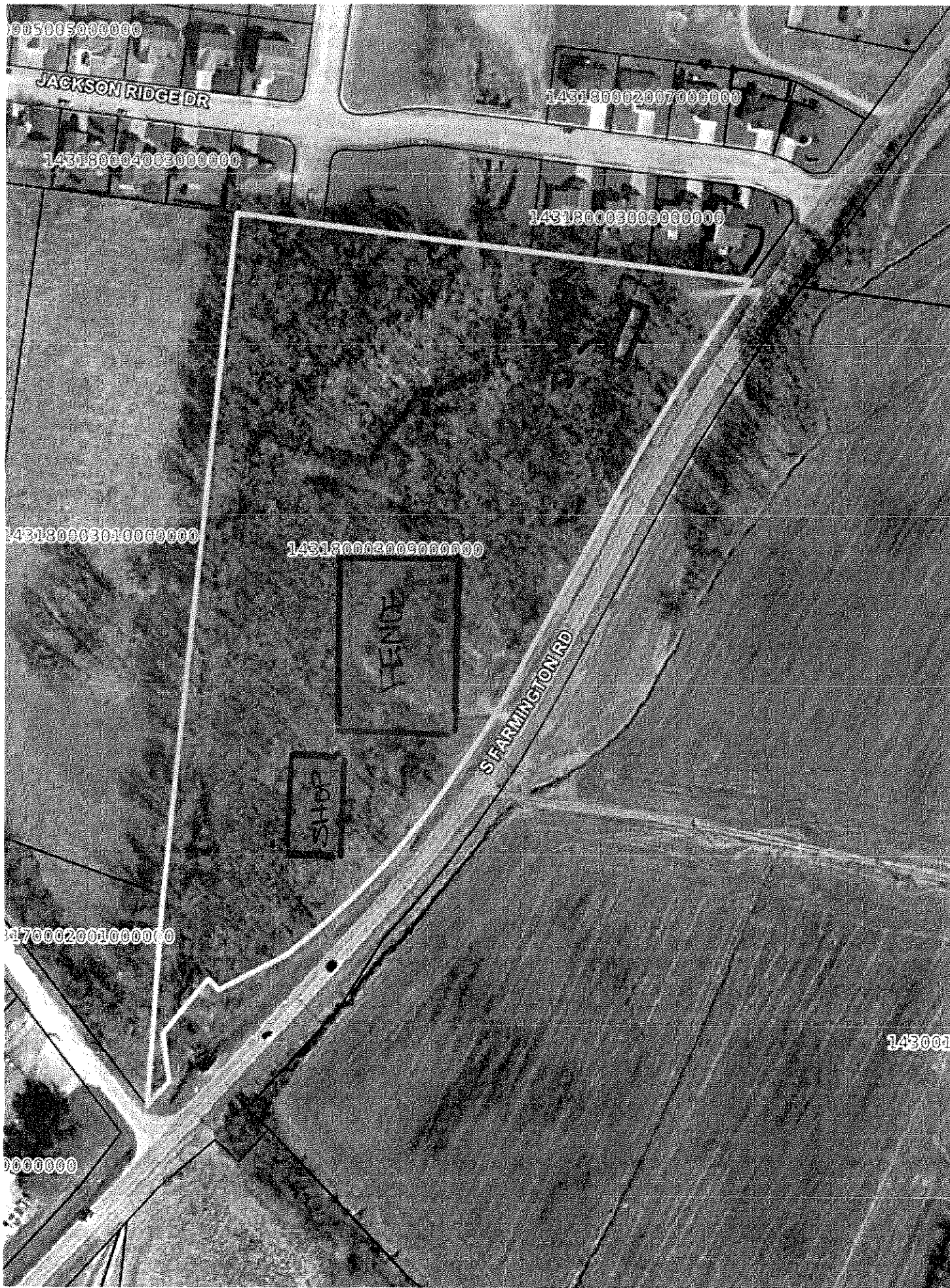
I do hereby certify that the information contained herein is true and correct.

Patrick Morgan

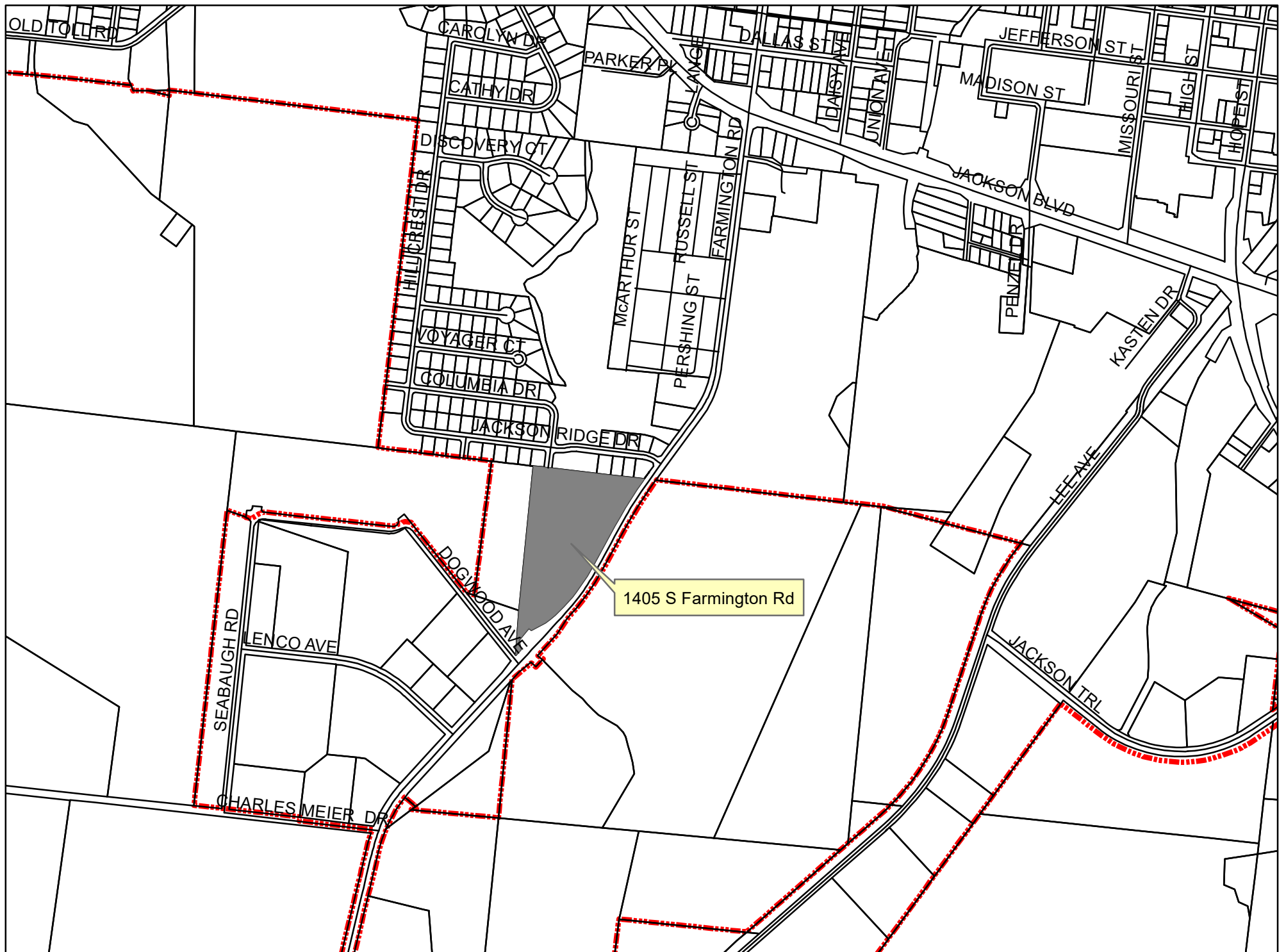
Name

07/11/2022

Date



1305 S Farmington



1405 South Farmington Road
Location Map





1405 South Farmington Road
Location Map