



SUBDIVISION APPLICATION

City of Jackson, Missouri

NAME OF SUBDIVISION: Abbottsford Land Management LP #1

DATE OF APPLICATION: 1-8-2026

TYPE OF APPLICATION: PRELIMINARY PLAT
 FINAL PLAT
 MINOR SUBDIVISION
 RESUBDIVISION

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

Property Owner Name(s): Abbottsford Land Management LP

Mailing Address: 276 S Mt Auburn

City, State ZIP: Cape Girardeau, MO 63703

ENGINEER / SURVEYING COMPANY: Klingner Engineering

Engineer / Surveyor Contact: Chris Koehler

Mailing Address: 194 Coker Ln

City, State ZIP: Cape Girardeau, MO 63701

Contact's Phone: 573-335-3026

CONTACT PERSON HANDLING APPLICATION:

Contact Name: City of Jackson

Mailing Address: 101 Court St

City, State ZIP: Jackson, MO 63755

Contact's Phone: 573-243-2300

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

CURRENT ZONING: (circle 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-3 (Central Business) |
| <input type="checkbox"/> MH-1 (Mobile Home Park) | <input type="checkbox"/> C-4 (Planned Commercial) |
| <input type="checkbox"/> O-1 (Professional Office) | <input type="checkbox"/> I-1 (Light Industrial) |
| <input type="checkbox"/> CO-1 (Enhanced Commercial Overlay) | <input type="checkbox"/> I-2 (Heavy Industrial) |

I-3 (Planned Industrial Park)

Will a rezoning or a special use permit request be submitted in conjunction with the proposed development? YES NO

LEGAL DESCRIPTION OF TRACT: Submit a copy of the most current deed for the property being divided.

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.)*



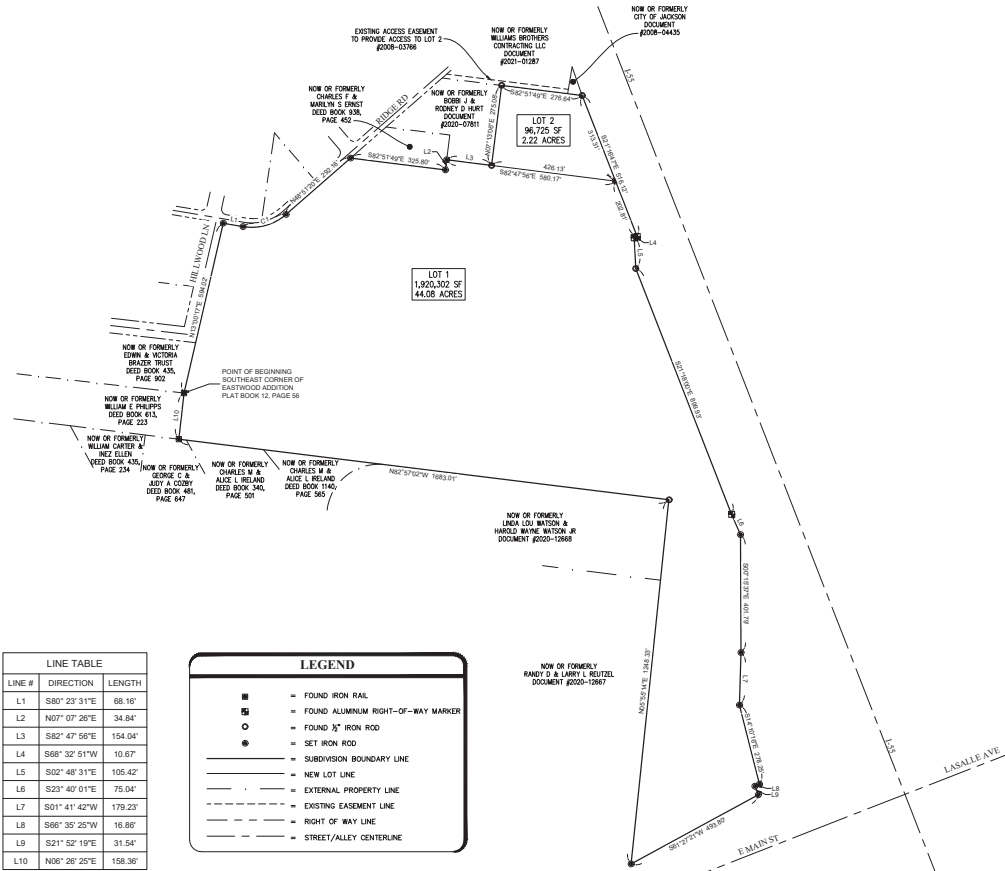
Please submit the completed application along with the applicable application fee to:

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

Ph: 573-243-2300 ext. 2029
Email: permits@jacksonmo.org

RECORD PLAT OF ABBOTTSFORD LAND MANAGEMENT LP #1 SUBDIVISION

PART OF UNITED STATES PRIVATE SURVEY NO. 324 AND PART OF UNITED STATES PRIVATE SURVEY 2262,
TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI



LINE #	DIRECTION	LENGTH
L1	S80° 23' 31" E	68.16'
L2	N07° 07' 26" E	34.84'
L3	S82° 47' 56" E	154.04'
L4	S68° 52' 51" W	10.67'
L5	S02° 48' 31" E	105.42'
L6	S23° 40' 01" E	75.04'
L7	S01° 41' 42" W	179.23'
L8	S68° 35' 25" W	16.86'
L9	S21° 52' 19" E	31.54'
L10	N06° 28' 25" E	158.36'

LEGEND	
—●—	FOUND IRON PAIL
—○—	FOUND ALUMINUM RIGHT-OF-WAY MARKER
—○—	FOUND 5" IRON ROD
—○—	SET IRON ROD
—●—	SUBVISION BOUNDARY LINE
—	NEW LOT LINE
---	EXTERNAL PROPERTY LINE
---	EXISTING EASEMENT LINE
---	RIGHT OF WAY LINE
---	STREET/ALLEY CENTERLINE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	157.50'	177.81'	50°45'09"	N74° 13' 54" E	152.40'

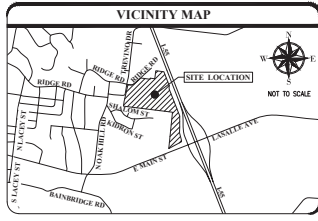
SUBDIVISION NOTES

ZONING

C-2 (GENERAL COMMERCIAL DISTRICT)
MAXIMUM HEIGHT:
ALL BUILDINGS: FIFTY (50) FEET AND NOT OVER FIVE (5) STORIES; BUILDINGS EXCEEDING THIS LIMITATION SHALL REQUIRE A SPECIAL USE PERMIT.
TOWERS AND STEEPLES OF CHURCHES AND SIMILAR FIELDS OF WORSHIP: SEVENTY-FIVE (75) FEET.
MINIMUM LOT AREA:
ALL SINGLE-FAMILY, TOWN-FAMILY, AND MULTIPLE-FAMILY DWELLINGS SHALL COMPLY WITH THE MINIMUM LOT SIZE AND FRONT LOT LINE WIDTH REQUIREMENTS OF THE R-4 GENERAL RESIDENTIAL DISTRICT.
ALL OTHER BUILDINGS SHALL BE ON A LOT HAVING AN AREA OF NOT LESS THAN FIVE THOUSAND (5,000) SQUARE FEET AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN FIFTY (50) FEET.
PERCENTAGE OF LOT COVERAGE:
ALL RESIDENTIAL BUILDINGS, INCLUDING ACCESSORY BUILDINGS, SHALL NOT COVER MORE THAN FORTY (40) PERCENT OF THE AREA OF THE LOT. THERE ARE NO LOT COVERAGE REQUIREMENTS FOR NONRESIDENTIAL BUILDINGS AND STRUCTURES.
BUILDING SETBACKS FOR C-2 ZONING
FRONT SETBACK: THIRTY (30) FEET.
SIDE SETBACK: ON LOTS UPON WHICH A NONRESIDENTIAL BUILDING IS CONSTRUCTED, THERE ARE NO SIDE YARD REQUIREMENTS EXCEPT THAT A SIDE YARD OF EIGHT (8) FEET SHALL BE PROVIDED WHERE SUCH LOT ADJUTS A RESIDENTIAL DISTRICT. ON EACH LOT UPON WHICH A DWELLING IS CONSTRUCTED, THERE SHALL BE A SIDE YARD ON EACH SIDE OF NOT LESS THAN EIGHT (8) FEET; BUILDINGS IN EXCESS OF FORTY-FIVE (45) FEET IN HEIGHT SHALL HAVE THE SIDE YARD SETBACKS INCREASED BY ONE (1) FOOT FOR EVERY ONE (1) FOOT OF HEIGHT THAT THE BUILDING IS INCREASED OVER FORTY-FIVE (45) FEET.
REAR SETBACK: TWENTY-FIVE (25) FEET.
LOT SIZES
NUMBER OF LOTS: 2
LARGEST LOT SIZE: 1,920,302 SF (44.08 ACRES)
SMALLEST LOT SIZE: 94,725 SF (2.22 ACRES)
RECORD OWNERS
ABBOTTSFORD LAND MANAGEMENT LP
DOCUMENT #2013-02812
PREPARED FOR
CITY OF JACKSON, MO
101 COURT ST
JACKSON, MO 63755
PLAT PREPARED BY AND LAND SURVEYING SERVICES PROVIDED BY:
KLINGNER & ASSOCIATES, P.C.
194 COCKER LANE, CAPE GIRARDEAU, MO 63701
(573) 335-3025

VARIANCE NOTE

A VARIANCE IS SHOWN FOR STORM WATER DETENTION, STORM WATER DETENTION WILL BE DEFERRED TO THE FUTURE DEVELOPMENT OF THE PROPERTY.
A VARIANCE IS SHOWN FOR STREET RIGHT-OF-WAY FRONTAGE ON LOT 2. ZONE C-2 REQUIRES A MINIMUM 50' LOT FRONTAGE. LOT 2 WILL BE ACCESSIBLE THROUGH THE EXISTING ACCESS EASEMENT ON THE ADJACENT PROPERTY RECORDED IN DEED #2008-25986.



Description of Survey

THE UNDERSIGNED, EARL NORMAN, MANAGING MEMBER OF ABBOTTSFORD LAND MANAGEMENT LP, OWNER IN FEE OF THE LAND RECORDED IN DEED #2013-02812, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, CONTAINING 4.3 ACRES MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PART OF UNITED STATES PRIVATE SURVEY NO. 324 AND PART OF UNITED STATES PRIVATE SURVEY 2262, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND IRON PAIL AT THE SOUTHWEST CORNER OF EASTWOOD ADDITION, A SUBDIVISION RECORDED IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY IN PLAT BOOK 12 AT PAGE 58; THENCE WITH THE EAST LINE OF SAID SUBDIVISION, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF HILLWOOD LANE, NORTH 13°07'17" EAST, 584.02 FEET TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF RIDGE ROAD, THENCE LEAVING SAID EAST LINE AND WITH SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°23'21" EAST, 68.16 FEET; THENCE ALONG THE CURVE OF AN ARC TO THE LEFT HAVING A LENGTH OF 103.80 FEET AND A RADIUS OF 177.81 FEET TO THE CORNER OF SAID ARC BEARING NORTH 74°13'54" EAST, 152.40 FEET; THENCE NORTH 89°23'21" EAST, 202.16 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 82°11'00" EAST, 30.80 FEET; THENCE NORTH 87°07'26" EAST, 34.84 FEET; THENCE SOUTH 82°47'56" EAST, 154.04 FEET; THENCE NORTH 07°07'26" EAST, 34.84 FEET; THENCE SOUTH 82°11'00" EAST, 10.67 FEET; THENCE NORTH 07°07'26" EAST, 34.84 FEET; THENCE SOUTH 82°11'00" EAST, 10.67 FEET; THENCE SOUTH 82°11'00" EAST, 105.42 FEET; THENCE SOUTH 23°40'01" EAST, 75.04 FEET; THENCE SOUTH 01°41'42" WEST, 179.23 FEET; THENCE SOUTH 14°10'42" WEST, 179.23 FEET; THENCE SOUTH 68°35'25" WEST, 16.86 FEET; THENCE SOUTH 21°52'19" EAST, 31.54 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE OF EAST MAIN STREET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, AND WITH SAID NORTH RIGHT-OF-WAY LINE, SOUTH 87°07'26" WEST, 403.80 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 07°07'26" EAST, 158.36 FEET; THENCE NORTH 07°07'26" WEST, 168.31 FEET TO A POINT ON THE NORTH LINE OF MCKENZIE HILLS, A SUBDIVISION RECORDED IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY IN PLAT BOOK 10 AT PAGE 8; THENCE LEAVING SAID NORTH LINE, NORTH 07°07'26" EAST, 158.36 FEET TO THE POINT OF BEGINNING, AND BEING SUBJECT TO ANY EASEMENTS OF RECORD.
HEREBY SUBDIVIDE SAID TRACT INTO LOTS AS SHOWN HEREON, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREBY NAMED "ABBOTTSFORD LAND MANAGEMENT LP #1 SUBDIVISION", SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY, RESTRICTIONS AND LICENSES WHICH MAY EXIST THEREON, EITHER WRITTEN OR IMPLIED.

EARL NORMAN - MANAGING MEMBER

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU)

ON THIS DAY OF A.D. 20, BEFORE ME, A NOTARY PUBLIC FOR SAID STATE AND COUNTY, PERSONALLY APPEARED EARL NORMAN, KNOWN TO ME TO BE THE PERSON DESCRIBED HEREIN, WHO ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS A FREE ACT AND DEED.
IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL IN THE AFORESAID STATE AND COUNTY, IN THE DATE FIRST ABOVE WRITTEN.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

L'ANGELA BIRK, CITY CLERK OF THE CITY OF JACKSON, MISSOURI, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF JACKSON, MISSOURI.

BY ORDINANCE NO. _____ PASSED AND APPROVED THIS DAY OF _____ A.D. 20, _____

ANGELA BIRK, CITY CLERK

JANET SANDERS, PUBLIC WORKS DIRECTOR

HARRY DRYER, PLANNING AND ZONING COMMISSION CHAIRMAN

DWAIN HAHN, MAYOR

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU)

FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI, IN DOCUMENT NO. _____ AT JACKSON, MISSOURI, ON THIS DAY OF _____ A.D. 20, _____

ANDREW DAVID BLATTNER
RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI

VICINITY MAP

NOT TO SCALE

FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100-YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 290310163E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

THIS SURVEY OF A TRACT OF RURAL PROPERTY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF MISSOURI AS MADE EFFECTIVE AUGUST 30, 2005

KOEHLER ENGINEERING
A Division of
Klingner & Associates, P.C.

Cape Girardeau, Missouri
194 Cocker Lane
573.335.3025

ISSUED FOR: **RECORD PLAT**

PRELIMINARY
NOT FOR
CONSTRUCTION

**ABBOTTSFORD LAND MANAGEMENT LP #1
SUBDIVISION**

**CITY OF JACKSON, MO
101 COURT ST., JACKSON MO**

Non-Reduced Sheet Size: 24" x 36"
Reduced Sheet Size: 18" x 24"
FIELD: CK AG
CHECKED: CK
SHEET TITLE: **RECORD PLAT**

PROJECT NO: 25-8295
DRAWING ISSUED DATE: 9/10/26
SHEET: **1/1**

01/12/2026

Mr. Larry Miller
Building & Planning Superintendent
City of Jackson, Missouri
101 Court Street
Jackson, MO 63755

RE: ABBOTTSFORD LAND MANAGEMENT LP #1 SUBDIVISION

Dear Mr. Miller:

This letter was prepared on behalf of Mr. Earl Norman to address in part the comments from the staff review of the above noted subdivision.

1. Mr. Norman requests a variance to defer storm water detention until the future development of the property.
2. Mr. Norman requests a variance to the minimum lot frontage requirement of 50' for C-2 zoning on Lot 2 as the existing access easement recorded in Deed #2008-03766 will provide access to the lot.
3. Mr. Norman requests a variance from the Land Subdivision Regulations to allow the preliminary and final plat to be combined.

I believe this fully addresses the staff concerns which were not addressed on the revised plat, however if you need any further information, have any questions, or if I can be of any further assistance in any capacity, please contact me at your earliest convenience.

As always, if you have any questions please do not hesitate to contact us.

Sincerely,

KLINGNER & ASSOCIATES, P.C.



Chris Koehler, PE, PLS
Request Approved by Owner:



Mr. Tim Goodman
On behalf of Mr. Earl Norman

1/13/26
Date: