



REZONING / SPECIAL USE PERMIT APPLICATION
City of Jackson, Missouri

APPLICATION DATE: 3/13/26

TYPE OF APPLICATION: [X] Rezoning [ ] Special Use Permit

PROPERTY ADDRESS (Other description of location if not addressed):
Old Orchard Road, Jackson, MO 63755

CURRENT PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):
Property Owner Name(s): Villas of West Park LLC
Mailing Address: 2985 Boutin Drive
City, State ZIP: Cape Girardeau, MO 63755

PROPOSED PROPERTY OWNERS (if property is to be transferred, name(s) in which property will be deeded):
Proposed Property Owner(s): Forefront Enterprises, LLC
Mailing Address: County Road 620
City, State, ZIP: Cape Girardeau, MO 63701

CONTACT PERSON HANDLING APPLICATION:
Contact Name: Cade Elliott
Mailing Address: 194 Coker Ln
City, State ZIP: Cape Girardeau, MO 63701
Contact's Phone: (573) 335-3026
Email Address (if used): celliot@klingner.com

- 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-3 (Central Business)
[ ] C-4 (Planned Commercial)
[X] I-1 (Light Industrial)
[ ] I-2 (Heavy Industrial)
[ ] I-3 (Planned Industrial Park)

CURRENT USE OF PROPERTY: Undeveloped land.

**PROPOSED ZONING:** (check all that apply)

- |       |                                   |     |                           |
|-------|-----------------------------------|-----|---------------------------|
| R-1   | (Single-Family Residential)       | C-1 | (Local Commercial)        |
| R-2   | (Single-Family Residential)       | C-2 | (General Commercial)      |
| R-3   | (One- And Two-Family Residential) | C-3 | (Central Business)        |
| ✓ R-4 | (General Residential)             | C-3 | (Central Business)        |
| MH-1  | (Mobile Home Park)                | C-4 | (Planned Commercial)      |
| O-1   | (Professional Office)             | I-1 | (Light Industrial)        |
| CO-1  | (Enhanced Commercial Overlay)     | I-2 | (Heavy Industrial)        |
|       |                                   | I-3 | (Planned Industrial Park) |

PROPOSED USE OF PROPERTY: Apartment complex

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

Appendix A

**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.

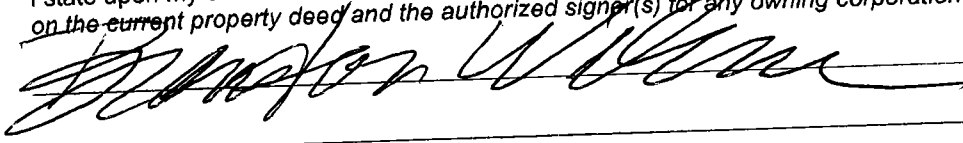
The proposed rezoning from Light Industrial to General Residential directly supports the goals of the City of Jackson's 2024 Comprehensive Plan by facilitating orderly future development and addressing the city's documented need for expanded residential options. By replacing an industrial use with a modern apartment complex, this project enhances the character and safety of the surrounding neighborhood. Furthermore, this development utilizes existing city infrastructure and provides the residential density that supports local commerce, contributing to a more vibrant Jackson.

**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 the appropriate non-refundable application fee to:

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

573-243-2300 ext.29 (ph)  
573-243-3322 (fax)  
[permits@jacksonmo.org](mailto:permits@jacksonmo.org)

**APPLICATION FEE: \$200.00**

---