



# 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 February 7, 2024, at a regular meeting in consideration of the following:

**Consider a request for a special use permit for a temporary housing unit for the Fire Department at 525 S Hope St, as submitted by the City of Jackson.**

Applicant: CITY OF JACKSON  
Filing Date of Application/Fee: JANUARY 22, 2024  
Submission Date of Application to Commission: FEBRUARY 7, 2024  
Public Hearing Date: WAIVED

In examining this consideration, the following factors were considered and found as noted:

| <b>Administrative Staff Findings:</b>             |  | <b>Yes/</b>   | <b>No</b>     |
|---|--|---------------|---------------|
| 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> |
| <b>Planning &amp; Zoning Commission Findings:</b> |  | <b>Yes</b>    | <b>/No</b>    |
| 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>      |

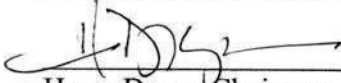
Following consideration of testimony, comments, exhibits, and file contents, the Planning & Zoning Commission duly deliberated the facts pertaining to the proposal and issued the following findings of fact and conclusions:

**THE ABOVE APPLICATION IS:**

- Approved**  
 **Disapproved**  
 **Approved with conditions specified below**

By a roll call of 7 ayes,      nays,      abstentions, and 2 absent this 7<sup>TH</sup> day of  
FEBRUARY 2024.

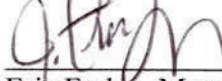
**CITY OF JACKSON, MISSOURI**

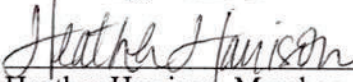
  
\_\_\_\_\_  
Harry Dryer, Chairman

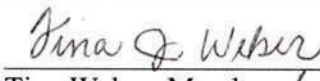
  
\_\_\_\_\_  
Tony Koeller, Secretary

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Bill Fadler, Member

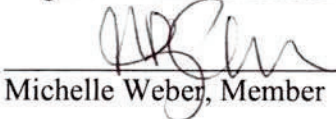
\_\_\_\_\_  
Beth Emmendorfer, Member

  
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Eric Fraley, Member

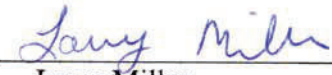
  
\_\_\_\_\_  
Heather Harrison, Member

  
\_\_\_\_\_  
Tina Weber, Member

  
\_\_\_\_\_  
Angelia Thomas, Member

  
\_\_\_\_\_  
Michelle Weber, Member

ATTEST:

  
\_\_\_\_\_  
Larry Miller,  
Building & Planning Manager



## REZONING / SPECIAL USE PERMIT APPLICATION

City of Jackson, Missouri

APPLICATION DATE: 1-22-2024

TYPE OF APPLICATION:     Rezoning                       Special Use Permit

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

525 South Hope Street, Jackson MO. 63755 (Fire Station #1)

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

Property Owner Name(s): City of Jackson, Missouri

Mailing Address: 101 Court Street

City, State ZIP: Jackson, Missouri 63755

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

Proposed Property Owner(s): Same

Mailing Address: \_\_\_\_\_

City, State, ZIP \_\_\_\_\_

**CONTACT PERSON HANDLING APPLICATION:**

Contact Name: George L. Harris

Mailing Address: 102 Court Street

City, State ZIP Jackson, Missouri 63755

Contact's Phone: 573-243-2045

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

**CURRENT 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)     |



**CURRENT USE OF PROPERTY:** City of Jackson Fire Station #1

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**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:** Building will be used for temporary housing of fire dept. personnel during the rehabilitation of the existing fire station #1 building.

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

see attached

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**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.

A temporary housing unit is needed to house fire fighters while fire station #1 is being rehabilitated.

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**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.)*



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

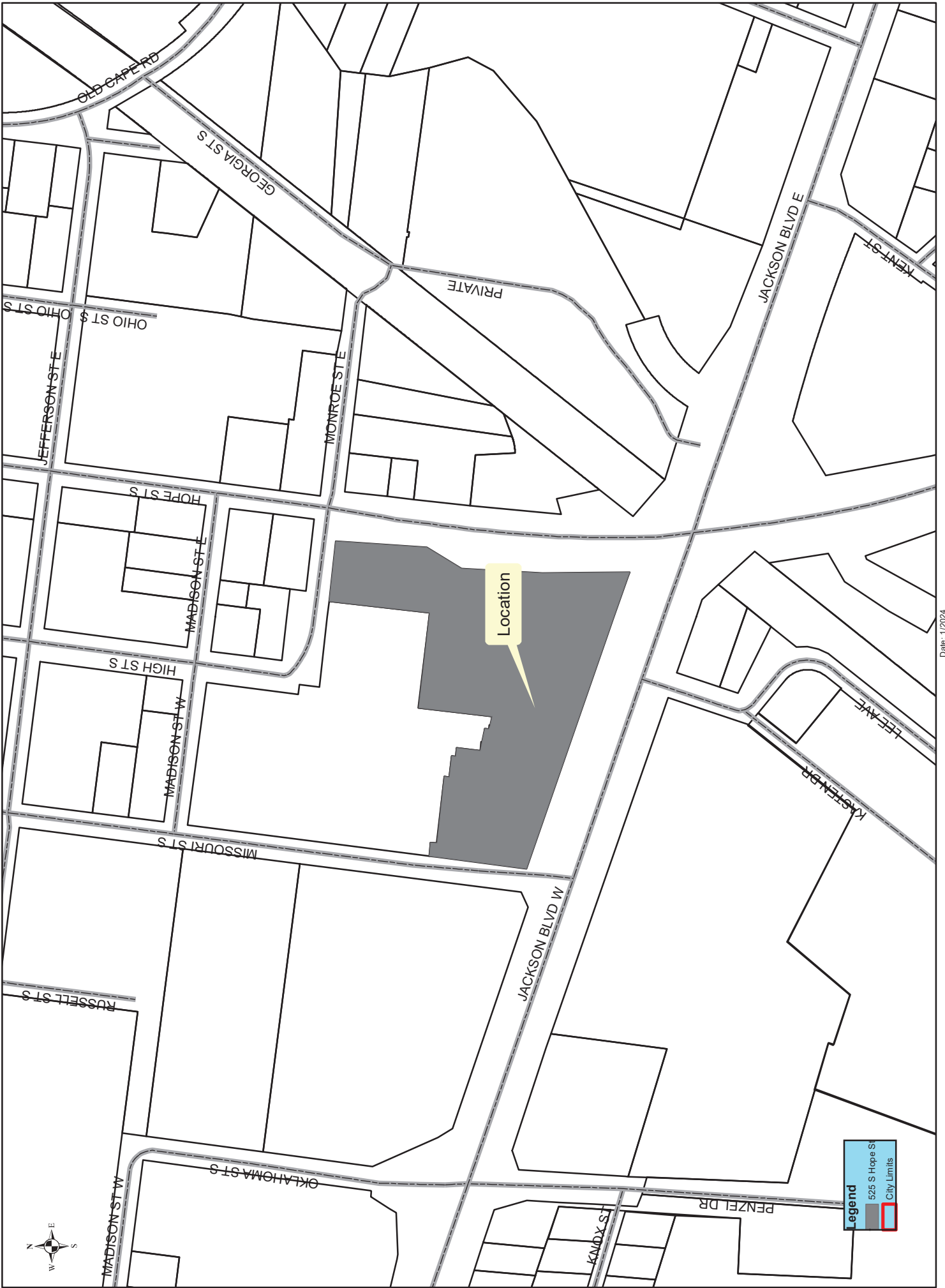
Building & Planning Manager  
City of Jackson  
101 Court Street  
Jackson, MO 63755

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

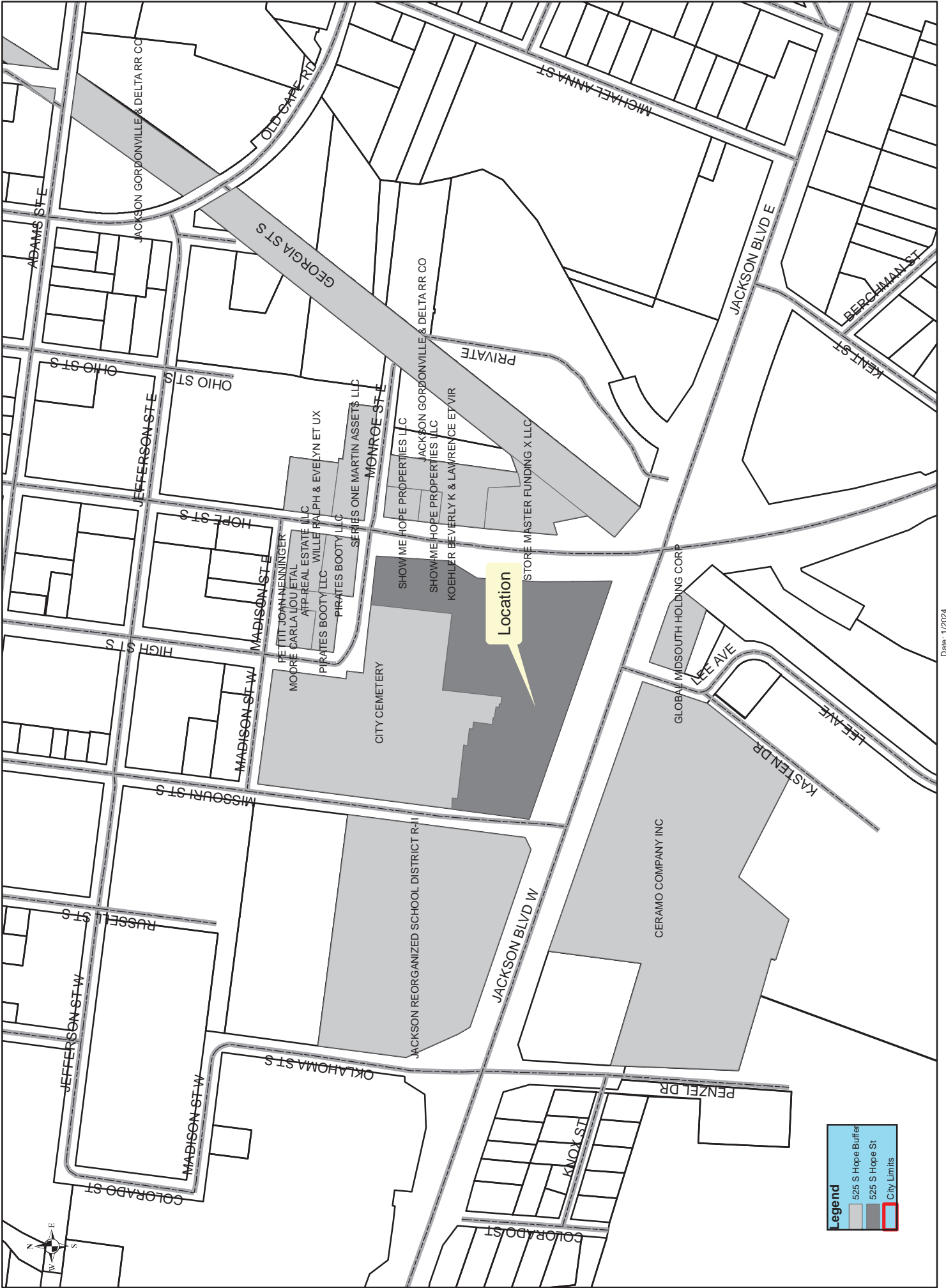
**APPLICATION FEE: \$200.00**

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525 South Hope Street



525 South Hope Street



QUITCLAIM DEED

BOOK 401 PAGE 678

THIS INDENTURE, made this 15<sup>th</sup> day of March, 19 79,  
between the STATE OF MISSOURI, acting by and through the STATE HIGHWAY COMMISSION OF MISSOURI, party  
of the first part and City of Jackson, Missouri, a Municipal Corporation

of the County of Cape Girardeau, State of Missouri, part y of the second part.

WITNESSETH, in consideration of the payment of the sum of (\$265,250.11)  
TWO HUNDRED SIXTY FIVE THOUSAND, TWO HUNDRED FIFTY AND 11/100 - - - - - DOLLARS,

the receipt of which is hereby acknowledged, the said party of the first part does hereby REMISE, RELEASE, and  
FOREVER QUITCLAIM to the said part y of the second part, a tract of land, lying situated and being in the County  
of Cape Girardeau, State of Missouri, to-wit:

All that part of U.S.P. Survey No. 527, Township 31 North, Range 12 East, in the City  
of Jackson, Missouri, described as follows:

Start at the Northeast corner of U.S.P. Survey No. 527 and run south 71°15'59" west, 1871.10 feet for the point of beginning; thence north 7°52'47" East, 208.6 feet to the northeast corner of the City Cemetery; thence south 82°49' east, 124.8 feet to the intersection of the south line of Monroe Street with the west right-of-way line of Highway 61; thence south 7°55'42" west, 187.42 feet, thence south 32°21'45" west 84.55 feet; thence with the arc of 2°24'39" curve to the left (said curve having a long chord length of 340.57 feet and a bearing of S. 3°49'19" W.) for a distance of 166.76 feet to a point 85.0 feet westerly of and radial to Route 61 centerline Station 41+70; thence continuing left on the arc of said 2°24'39" curve for a distance of 174.24 feet to a point 85.0 feet westerly of and radial to Route 61 centerline Station 43+40.6, said last point also being at right angles to and 100.0 feet northerly of and at right angles to Route 72 centerline Station 675+69.1; thence N. 70°27' W. along the northerly right-of-way line of Route 72 a distance of 150.6 feet to a point 100' northerly of and at right angles to Route 72 centerline Station 674+18.5; thence N 70°27' W. along said right-of-way line 470.97 feet; thence north 4°06' east, 196.2 feet; thence south 45°25' east, 267.65 feet; thence south 17°04' west, 50.0 feet; thence with the arc of a 7°40' curve to the left (said last curve has a chord bearing of S. 76°42'06" E.) for a distance of 92.75 feet along the center of old mill switch as abandoned; thence north 7°52'47" east, 288.90 feet; thence south 82°49' east, 210.0 feet to the point of beginning, containing 3.83 acres, more or less.

Grantor specifically reserves all abutters' rights of direct access to the rights-of-way and roadways of Route 61 between Station 41+70 and Station 43+40.6 and Route 72(34) between Station 674+18.5 and Station 675+69.1 as said centerline Stations are identified and referenced herein.

Subject to all easements of record and all public utility facilities as now located.



TO HAVE AND TO HOLD THE SAME, with all and singular the rights, immunities, privileges, and appurtenances thereunto belonging, unto the said part y of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first above written:

ATTEST:

Irene Wollenberg  
Secretary  
Irene Wollenberg

STATE OF MISSOURI, acting by and through the  
STATE HIGHWAY COMMISSION OF MISSOURI

By: Jay B. Dillingham  
Chairman

Jay B. Dillingham

APPROVED AS TO FORM:

Bruce A. Ring  
Attorney  
Bruce A. Ring

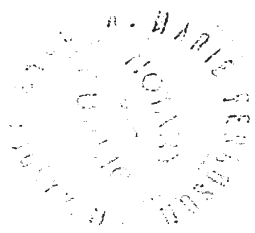
ACKNOWLEDGMENT

State of Missouri )  
County of Cole ) ss.

On this 15<sup>th</sup> day of March, 1979, before me personally appeared Jay B. Dillingham, to me personally known, who being by me duly sworn did say that he is Chairman of State Highway Commission of Missouri; that the seal affixed to the foregoing instrument is the official seal of said Commission; that said instrument was signed and sealed in behalf of said Commission by authority of said Commission, and that said Jay B. Dillingham 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, at my office in Cole County, the day and year first above written.

My Commission expires My Commission Expires September 21, 1980, 19    .



A. Marie Ferguson  
Notary Public  
A. Marie Ferguson

STATE OF MISSOURI }  
County of Cape Girardeau, } SS.

In the Recorder's Office

I, JANET ROBERT, Recorder of Said County, do hereby certify that the within instrument of writing was, at 1 o'clock and 42 minutes P. M., on the 10th day of September, A. D., 19 82 duly filed for record in my office, and is recorded in the records of this office, in book 401 at page 678.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Jackson, Mo., the date first above written.

By \_\_\_\_\_, Deputy

*Janet Robert*  
JANET ROBERT Recorder

*City of Jackson  
Cape Girardeau, Mo.*

*Old file*

*\$7.00  
1.000000*

