



City of Jackson

CITY OF JACKSON, MISSOURI PLANNING & ZONING COMMISSION REZONING: 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 March 13, 2024, at a regular meeting in consideration of the following:

Consider a request for the rezoning of Lot 2 of the Cook Subdivision at 1931 West Jackson Boulevard from an I-1 Light Industrial to a C-2 General Commercial as submitted by Ronald David Cook.

Applicant: Ronald David Cook
 Filing Date of Application/Fee: February 13, 2024
 Submission Date of Application to Commission: March 13, 2024
 Public Hearing Date: Waived

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

<u>Administrative Staff Findings:</u>	<u>Yes/</u>	<u>No</u>
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>
<u>Planning & Zoning Commission Findings:</u>	<u>Yes</u>	<u>/No</u>
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>

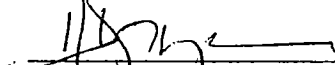
Following consideration of testimony, comments, exhibits, and file contents, the Planning & Zoning Commission duly deliberated the facts pertaining to the proposal and issued the following findings of fact and conclusions:

THE ABOVE APPLICATION IS:

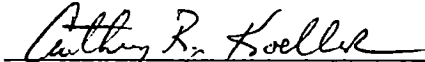
- Approved**
- Disapproved**
- Approved with conditions specified below**

By a roll call of 7 ayes, 0 nays, 0 abstentions, and 2 absent this 13th day of March 2024.

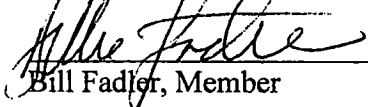
CITY OF JACKSON, MISSOURI



Harry Dryer, Chairman

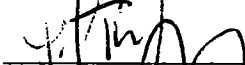


Tony Koeller, Secretary

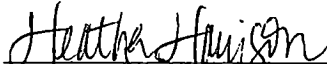


Bill Fadler, Member


Beth Emmendorfer, Member



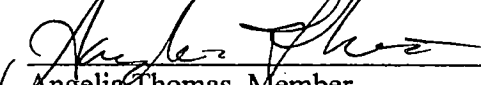
Eric Fraley, Member



Heather Harrison, Member



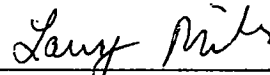
Tina Weber, Member



Angelia Thomas, Member

Michelle Weber, Member

ATTEST:



Larry Miller,
Building & Planning Manager



24-0051

REZONING / SPECIAL USE PERMIT APPLICATION City of Jackson, Missouri

APPLICATION DATE: February 13, 2024

TYPE OF APPLICATION: Rezoning Special Use Permit

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

1931 W. Jackson Blvd., Jackson, MO 63755

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

Property Owner Name(s): Ronald David Cook

Mailing Address: 1931 W. Jackson Blvd.

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: Susan Dodds

Mailing Address: 194 Coker Lane

City, State ZIP: Cape Girardeau, MO 63701

Contact's Phone: 573.335.3026

Email Address (if used): sdodds@koehlerengineering.com

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 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 checked="" 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: residential

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 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-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: residential

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.

the owner wants to make the lot that his house sits on a C-2 zone that goes along with the zone of the neighbor.

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.)*

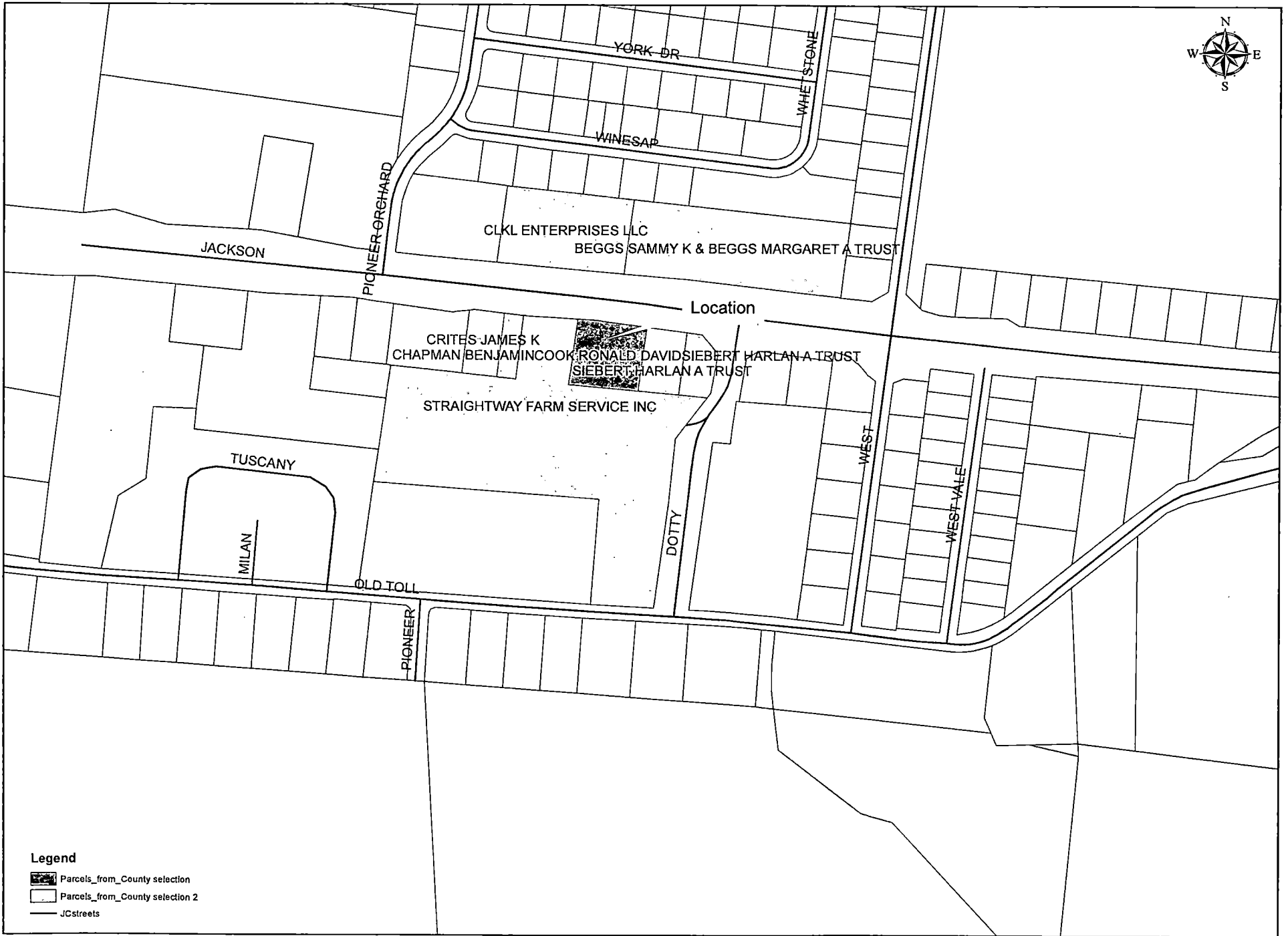
Ronald David Cook

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

APPLICATION FEE: \$200.00



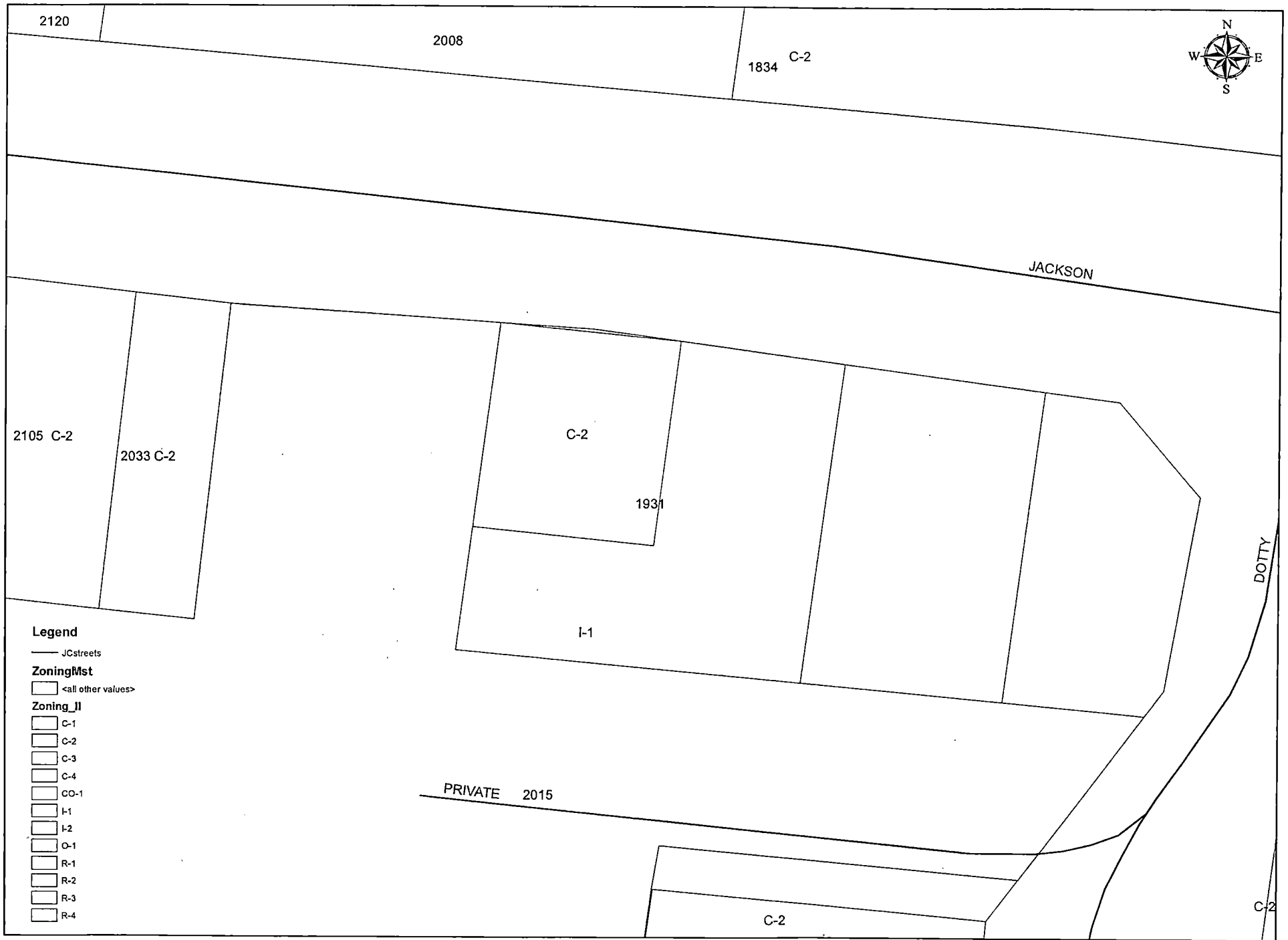
Legend

-  Parcels_from_County selection
-  Parcels_from_County selection 2
-  JCstreets

February 28, 2024

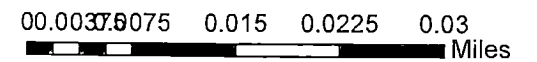
Property Owners Within 185'

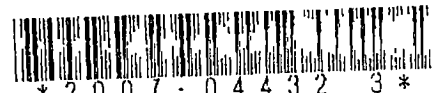
00.0175035 0.07 0.105 0.14
Miles



February 28, 2024

Proposed Zoning





2007-04432

JANET ROBERT
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY MO
RECORDED AND SEALED ON
04/02/2007 12.15PM
REC FEE. \$30 00
PAGES: 3

JWS
30 chg.



JANET ROBERT
Shirley J. Meigs Deputy

QUIT CLAIM DEED

THIS INDENTURE, Made on the 20th day of March, 2007 by and between

GRANTORS: JERRY W. COOK and JANE B. COOK, his wife

of the County of Cape Girardeau, in the State of Missouri, Parties of the First Part, and

GRANTEE: RONALD DAVID COOK

of the County of Cape Girardeau, in the State of Missouri, Party of the Second Part

(mailing address of first named grantee is 1931 West Jackson Blvd , Jackson, MO 63755)

WITNESSETH, That the said Parties of the First Part in consideration of the sum of Ten Dollars (\$10 00) and other good and valuable consideration to them paid by the said Party of the Second Part, the Receipt of which is hereby acknowledged, do by these presents, Remise, Release and forever Quit Claim, unto said Party of the Second Part, the following described Lots, Tracts or Parcels of land, lying, being and situate in the County of Cape Girardeau and State of Missouri to-wit

1 0 acre, an interior part of U S Survey No 2205, Township 31 North, Range 10 East, described as follows Beginning at the Northwest corner of the 1 00 acre tract sold to Dayton Clifton and wife, on the South line of Highway 61, and run thence west with the South line of said Highway 61, a distance of 208' 5" a corner, thence run S 3 ½ deg, W, 208' 5" a corner, thence S 87 ½ deg E 208' 5" a corner, being the southwest corner of Dayton Clifton lot, thence N 3 ½ deg E 208' 5" to the place of beginning and being same property acquired by Paul Craig and wife by Warranty Deed of record in Deed Book 131 at page 515 of land records of Cape Girardeau County, Missouri

ALSO, an interior part of U S Survey No 2205, Township 31 North, of Range 12 East and described as follows Beginning at a corner which is 208 feet 5" west of the northwest corner of the 1 00 acre tract sold to Dayton Clifton and wife, said corner being on the south line of Highway No 61 (now Highway 72), thence run S 3 ½ deg West 208' 5" a corner, thence S 87 ½ deg E 90-feet to a corner, thence N 3 ½ deg E. 208' 5" to Highway No 61, thence westerly with the south line of said highway a distance of 90 feet to the beginning corner

EXCEPT, The centerline of State Rte 34 is described as commencing at the NE Corner of USPS 221, being also the NW Corner of USPS 527, T31N, R12E of the Fifth Principal Meridian, Cape Girardeau County, State of Missouri, being a 5/8 in iron pin certified by Gene Budde, LS 1797, thence N 81 ° 27' 38" W a distance

of 5186 54 ft to Centerline Sta 600+00 00, thence said centerline extends N 84 ° 29' 29 8" W a distance of 112 64 feet to PT Sta 598+87 36, thence along the arc of 0 ° 45' reverse curves with radius measurements of 7639 44 ft, the first being concave to the north at a length of 436 40 ft and a deflection angle of 3 ° 16' 22 9" to PRC Sta 594+50 96, the second being concave to the south at a length of 418 33 ft and a deflection angle of 3 ° 08' 14 9" to PC Sta 590+32 63, thence N 84 ° 21' 21 8" W a distance of 2419 49 ft to PT Sta 566+13 14, thence along the arc of a 0 ° 30' curve to the left at a distance of 164 50ft , said curve having a deflection angle of 0 ° 49' 20 9", and a radius measurement of 11459 16 ft to PC Sta 564+48 64, thence N 85 ° 10' 42 8" W a distance of 1048 64 ft to Centerline Sta 554+00 00 Note Sta 556+61 22 on the above-described centerline is 2298 32 ft , S 79 ° 23' 53 31" E of an axle marking the SW Corner of USPS 247 and the NW Corner of Fractional Section 4, T31N, R12E, of the Fifth Principal Meridian, certified by Gene Budde, LS 1797

TO HAVE AND TO HOLD the same, with all the rights, immunities, privileges and appurtenances thereto belonging, unto the said Party of the Second Part, and his heirs and assigns, FOREVER, so that neither the said Parties of the First Part, nor their heirs, or any other person or persons for them or in their heirs name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises or any part thereof, but each and every one of them shall, by these presents, be excluded and forever barred

IN WITNESS WHEREOF, the said Parties of the First Part have hereunto set their hands the day and year first above written

Jerry W. Cook
 JERRY W COOK

Jane B Cook
 JANE B COOK

STATE OF MISSOURI)
) SS
 COUNTY OF Boone)

On this 26 day of March, 2007, before me personally appeared Jerry W. Cook, to me known to be the person described in and who executed the foregoing Quit Claim Deed and acknowledged that he executed the same as his free act and deed

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Boone County, Missouri, the day and year first above written

SEAL

Patricia Austene
 Notary Public

My Commission Expires 4-21-09

STATE OF MISSOURI)

PATRICIA AUSTENE
 Notary Public - Notary Seal
 STATE OF MISSOURI
 County of Boone
 My Commission Expires 4/21/2009
 Commission # 05700160

