



CITY OF JACKSON
PLANNING & ZONING COMMISSION MEETING
Wednesday, April 08, 2026 at 6:00 PM
City Hall, 101 Court Street, Jackson, Missouri

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of the February 11, 2026, minutes

PUBLIC HEARINGS

OLD BUSINESS

2. Consideration of Chapter 65 (Zoning) of the Code of Ordinances to establish an Estate Lot Residential (EL- 1) District.

NEW BUSINESS

3. Request for rezoning of a piece of parcel (15-501-00-03-025.04-0000324) on South Old Orchard Rd from I-1 Light Industrial District to R-4 General Residential District submitted by the Villas of West Park LLC.
4. Consider a request to approve a Land Exchange Certification for transferring .028 Acres from 1685 Chimney Spring Court to 1550 Ashley Trace Court, as submitted by Eggimann Bradley L & Pamela ET UX & Eggimann Brent Allen.

ADJOURNMENT

This agenda was posted at City Hall on April 3, 2026 at 4:00 PM.

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, FEBRUARY 11, 2026, 6:00 P.M.
REGULAR MEETING
CITY HALL BOARD CHAMBER, 101 COURT STREET, JACKSON, MISSOURI

The Planning and Zoning Commission of the City of Jackson met in regular session in the Board Chamber of City Hall at 6:00 p.m. on Wednesday, February 11, 2026, with the following members present:

Present: Harry Dryer (Chairman), Tony Koeller (Secretary), Michelle Weber, Russ Wiley, Tina Weber, Travis Niswonger, Heather Harrison, and Bill Fadler

Absent: Angelia Thomas

Aldermen: Mike Seabaugh, Eric Fraley, and Steve Stroder (Absent)

Building & Planning Manager Larry Miller and City Administrator Matt Winters were also present.

Call to Order

Chairman Harry Dryer called the meeting to order at 6:00 p.m. Secretary Tony Koeller called the roll, and a quorum was present.

Approval of Minutes

1. Approval of Minutes – January 14, 2026, Meeting

The minutes of the January 14, 2026, meeting were reviewed.

Action: Commissioner Tina Weber made the motion, seconded by Commissioner Heather Harrison, to approve the minutes as submitted.

Result: Motion carried unanimously.

Old Business – None

New Business

2. Text Amendment – Creation of an Estate Residential District (E District) (Item moved forward on the agenda at staff request)

Staff Report: Larry Miller explained that the Economic Development Board had discussed the need for a zoning district to accommodate larger-lot residential development similar to that in surrounding communities. Staff presented draft concepts, including:

- Purpose and key characteristics
- Minimum lot size of approximately 1.5 acres
- Minimum 200-foot frontage
- Reduced infrastructure requirements (no sidewalks, no street lighting, narrower 28-ft street width, no storm sewer/gutter requirement)

Staff noted that these standards were modeled in part after the City of Cape Girardeau's estate-lot district.

Mike Seabaugh, the Chairman of the Economic Development Board, addressed the Commission, explaining that:

- The City is seeking to spur residential development and subdivision activity.
- Larger-lot options may attract developers by reducing infrastructure costs.
- The Mayor's long-term goal is to grow the City's population to 20,000.
- Annexation opportunities are being evaluated, and several property owners have expressed interest.
- Contractors have already shown interest in the proposed district.

Commissioners discussed potential development locations, infrastructure cost barriers, annexation strategy, and the need for proactive planning to avoid issues similar to the East Main Street billboard situation.

Commission Discussion: Commissioners discussed potential development locations, infrastructure cost barriers, annexation strategy, and the need for proactive planning to avoid issues similar to the East Main Street billboard situation.

Commissioners asked questions regarding utilities, septic allowances, street standards, and potential development areas. Staff noted that a full draft of the ordinance will be presented at the next meeting for review.

Action: No vote required. Staff will return with a formal ordinance for consideration.

3. Text Amendment – Special Use Permit Continuity Upon Ownership Transfer

Staff Report: Larry Miller explained that under the current code, a change in ownership requires a new Special Use Permit even when the use, building, and site conditions remain unchanged. This issue arose during the recent change in ownership at McCombs Funeral Home. The proposed amendment would:

1. Allow a Special Use Permit to remain valid when ownership changes and the use and site conditions remain the same.
2. Require a new permit only when the use, building, or grounds are altered.

Staff clarified that the business license review would ensure continued compliance.

Commission Discussion: Commissioners discussed examples such as daycares and churches where ownership changes occur without operational changes.

Action: Secretary Tony Koeller made a motion, seconded by Commissioner Michelle Weber, to recommend approval of the Special Use Permit and waive the public hearing.

Roll Call Vote:

Harrison—Yes
T. Weber—Yes
Koeller—Yes
Dryer—Yes
M. Weber—Yes
Wiley—Yes
Niswonger—Yes
Fadler—Yes

Result: Motion carried unanimously.

4. 2024 Comprehensive Plan – Annual Review by Implementation Committee

Staff Report: Larry Miller presented the annual review required by the Comprehensive Plan. The Implementation Committee—consisting of Matt Winters, Liza Walker, Rodney Bollinger, Janet Sanders, Jeff Winders, and Larry Miller—met to review progress on plan action items.

Highlights included:

- Ongoing sidewalk/trail improvements along Jackson Boulevard
- Engineering underway for future phases pending federal transportation funding
- A grant submitted for a pedestrian bridge connecting Avalon to the Soccer Park trail system
- Discussion of future park needs, including restroom facilities and updating the Park Master Plan

Commission Discussion: Commissioners discussed right-of-way conditions, access issues near East Main Street, and potential improvements to undeveloped areas. Staff noted that some right-of-way segments are City-maintained and others are not.

Action: No vote required. Report presented for information only.

Adjournment

As all items on the agenda had been addressed, Chairman Harry Dryer inquired if there was any other business to be brought before the meeting. Hearing none, the meeting was adjourned by proclamation.

Respectfully submitted,

Tony Koeller
Planning and Zoning Commission Secretary

Attest:



Larry Miller
Building and Planning Manager

NOTE: ACTION (IF ANY) ON LAND EXCHANGE CERTIFICATIONS, COMPREHENSIVE PLAN, AND MAJOR STREET PLAN IS FINAL APPROVAL; ALL OTHER ACTION TAKEN BY THE PLANNING AND ZONING COMMISSION SERVES AS A RECOMMENDATION TO THE BOARD OF ALDERMEN AND NOT AS FINAL APPROVAL OF THE ITEMS CONSIDERED AT THIS MEETING



MEMO

TO: Members of the Planning and Zoning Commission
FROM: Larry Miller, Building & Planning Manager
DATE: April 3, 2026
SUBJECT: Draft Text Amendments – Establishment of an EL-1 Estate Lot Residential District and Corresponding Amendments to Chapter 57 (Subdivision Regulations)

This draft ordinance establishes a new zoning district, EL 1 Estate Lot Residential, along with related amendments to Chapter 57 (Subdivision Regulations) to support estate-style development.

Background

In February, the Commission reviewed a preliminary concept for creating an estate-lot zoning district intended to accommodate large-lot, low-density residential development in areas where a semi-rural character is appropriate. The Economic Development Board previously recommended that the City consider such a district to provide an option between agricultural zoning and traditional suburban residential neighborhoods.

Based on the Commission's initial feedback, staff have prepared a full draft language for consideration.

Draft EL-1 Zoning District (Chapter 65)

The attached draft establishes the EL-1 Estate Lot Residential District, which is intended to:

- Provide for single-family residential development on large lots (minimum 1.5 acres).
- Preserve open space, natural features, and rural character.
- Serve as a transition between agricultural areas and conventional residential subdivisions.

- Allow a limited range of compatible uses such as home occupations, accessory structures, small-scale agricultural activities, and institutional uses on larger lots.

The draft includes height, yard, and lot-size standards tailored to estate-style development, including 50-foot front and rear yards, 25-foot side yards, and a maximum lot coverage of 20%.

Companion Amendments to Chapter 57 (Subdivision Regulations)

To ensure subdivision standards align with the intent of the EL-1 district, staff have also prepared draft amendments to Section 57-10 (Minimum Improvements Required). These amendments:

- Allow rural-style street sections with open ditches or swales, with curb and gutter required only when determined necessary by the Public Works Director.
- Clarify that sidewalks are not required in EL-1 unless needed for public safety or essential pedestrian connectivity.
- Require streetlights only at public street intersections, with additional lighting based on safety needs.
- Allow stormwater to be conveyed primarily through natural or open drainage systems, with enclosed systems required only when necessary.
- State that detention basins are not required unless needed to prevent flooding or protect downstream properties.

Staff notes that additional internal review and coordination will still be required to finalize the Chapter 57 amendments. The draft provided is intended to begin the Commission's discussion, and staff will continue refining the language to ensure consistency with existing subdivision standards and engineering practices.

Request for Commission Feedback

Staff is requesting the Commission's review and discussion of the attached drafts. Specifically:

- Does the Commission support the proposed EL-1 district as drafted?
- Are the accompanying Chapter 57 amendments appropriate and consistent with the intent of estate-lot development?

- Are there additional standards or clarifications the Commission would like staff to incorporate?

Following Commission direction, staff will prepare revised drafts for formal consideration.

Sec. 65__ EL-1 Estate Lot Residential District Regulations.

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the EL-1 Estate Lot Residential District. The purpose of the EL-1 Estate Lot Residential District is to provide for low-density, large-lot single-family residential development that preserves open space, rural character, and natural features, and to serve as a transition between agricultural areas and more traditional suburban residential neighborhoods.

- (1) *Use regulations.* A building or premises shall be used only for the following purposes:
 - a. Detached single-family dwellings, limited to one (1) dwelling per lot.
 - b. Home occupations in accordance with Chapter 65, Article III.
 - c. Agricultural uses including only gardening, flower gardening, non-commercial greenhouses, and the raising and housing of farm animals in accordance with chapter 7, excluding marijuana cultivation facilities.
 - d. Accessory buildings and accessory uses, subject to the restrictions in section 65-20, customarily incidental to the above uses, including private garages, carports, sheds, pools, fences, and other accessory structures.
 - e. Shipping containers, used for non-occupancy short-term storage use, and only in compliance with section 65-20 (accessory structures).
 - f. Churches and similar places of worship, including religious Sunday school buildings.
 - g. Publicly owned or operated parks, playgrounds, community buildings, museums, libraries, or art galleries, similar uses of an institutional nature and municipal facilities, including police and fire stations.
 - h. Signs in accordance with section 65-21.
 - i. Temporary buildings for uses incidental to construction work, which shall be removed upon occupancy of the completed structure or completion or abandonment of the construction work, whichever occurs first.

- (2) *Parking regulations.* Off-street parking space shall be provided in accordance with the requirements for specific uses set forth in section 65-22.

(3) *Height, area, and lot size regulations.* In addition to the specific requirements for the EL-1 Estate Lot Residential District, all height, area, and lot size regulations and exceptions set forth in section 65-19, as they apply to uses in the EL-1 Estate Lot Residential District, shall be observed.

a. *Height.* The maximum height of buildings permitted shall be as follows:

1. Single-family dwellings and all buildings other than churches and similar places of worship: thirty-five (35) feet and not over two and one-half (2½) stories above grade.
2. Churches and similar places of worship: seventy-five (75) feet for towers and steeples and not more than forty-five (45) feet for the principal building.

b. *Area.* No building or structure shall be erected or enlarged unless the following yards are provided and maintained in connection with such building, structure, or enlargement:

1. Front yard. On each lot upon which a building is constructed, there shall be a front yard of not less than fifty (50) feet.
2. Side yard. On each lot upon which a dwelling is constructed, there shall be a side yard on each side of not less than twenty-five (25) feet. All buildings other than residential buildings and residential accessory buildings shall have a side yard of thirty (30) feet.
3. Rear yard. Every lot or parcel of land upon which a building is constructed shall have a rear yard of not less than fifty (50) feet.

c. *Lot size.* The minimum lot size permitted shall be as follows:

1. All buildings shall be on a lot having an area of not less than one and one-half (1.5) acres (65,340 sq. ft.) and a width at the front lot line of not less than two hundred (200) feet.

d. *Percentage of lot coverage.* All buildings, including accessory buildings, shall not cover more than twenty (20) percent of the area of the lot.

Sec 57-10. Minimum improvements required

(4) *Infrastructure and development standards.*

- a. Utilities shall be served by City water, sewer, and electricity. If the City sewer is not available, one of the following private systems may be used:
 1. Low-pressure system
 2. Septic tank (regulated by the Missouri Department of Health)
 3. Lift station
- b. Streets shall be constructed to city street standards. Rural-style street sections with open ditches or swales are preferred in the EL-1 District. Curb and gutter may not be required unless the Public Works Director or their designee determines it is necessary for drainage, safety, or infrastructure protection.
- (c) **Streets. Street plans, profiles, and specifications shall be prepared by a registered professional engineer on plan and profile paper and shall be reviewed and approved by the director, planning and zoning commission, and board of aldermen.**

(1) ***Construction.***

- a. **Alleys and local streets shall be constructed of Portland Cement Concrete with integral curbs (or concrete curb and gutter), or bituminous plant mix roadway with a concrete curb and gutter in accordance with city standard street specifications.**
- b. **Collector and arterial streets shall be constructed of Portland Cement Concrete with integral curbs (or concrete curb and gutter) in accordance with city standard street specifications.**
- c. **In rights-of-way, all storm sewer, drainage, and culvert piping shall be restricted to Portland Cement Concrete pipe only.**

- (2) ***Roadway sections.* Typical roadway sections showing various widths of roadway and rights-of-way, and required thicknesses shall be provided with improvement plans.**

- (3) ***Pavement design/surface types.*** Pavement surfacing for public streets and alleys shall be either Portland Cement Concrete or Plant Mix Bituminous Surface Course material in compliance with city street standards. The particular type of surfacing selected for use on alleys and local streets is at the option of the developer and determined based upon the surface type of existing connecting streets, length of project, type of project, etc. Widening of existing lanes shall be done using the same surface type as the existing street.
- (4) ***Drainage facilities.*** Prior to the placement of street or alley pavements, adequate surface and subsurface drainage facilities (if required) shall be installed by the subdivider. All pipe used for drainage purposes shall be installed as per manufacturer's specifications.
- (5) ***Standards.*** All construction shall be completed in accordance with the city street and sewer standards and the improvement plans, and in a manner acceptable to the authorities having jurisdiction.
- (6) ***Widths.*** All specified street widths are to be measured back to back of curbs.
- (7) ***Changes or amendments.*** If changes from the accepted plans and specifications become necessary during construction, written approval from the director shall be secured prior to the execution of said changes.
- (8) ***Compacted granular back fill material.*** Compacted granular back fill material shall be required in all trenches located under pavements regardless of the type of work performed. Granular materials meeting the requirements of Type 1 or 2, Section 1007, Aggregate For Base, of the Missouri Standard Specifications for Highway Construction shall be used full depth under roadways and in shoulder areas in which the distance from the edge of the roadway surface is equal to the depth of the excavation, except twelve (12) inches of topsoil on the surface for turf establishment behind curbs. All back fill materials shall be compacted in twelve (12) inch layers in a manner as to prevent future settlement. No utilities shall be located within two (2) feet of the back of curb, except in special instances where approved by the director. This back fill must be compacted to at least ninety-five (95) percent relative density. Compacted earth is not considered an acceptable back fill material under pavement limits or within two (2) feet

thereof. Pavement sub grade in all areas shall be compacted prior to paving.

- (9) ***Compacted earth back fill material.*** Compacted earth back fill material shall be required in all trenches located outside pavement limits and rights-of-way. Said earth back fill material shall be compacted to a minimum of ninety-five (95) percent standard proctor density at optimum moisture (2 percent). Earth back fill material shall be compacted in maximum twelve (12) inch lifts.
- (10) ***Manholes.*** All manholes located within pavement limits shall be poured monolithic. Manhole diamonds or box-outs are prohibited.
- (11) ***Utilities.*** All utilities must be installed and successfully tested prior to the paving of street and sidewalk pavements, unless waived in writing by the director. However, said paving of streets and sidewalk pavements does not constitute acceptance of any subsurface utilities or infrastructure improvements. However, in those situations where the director has permitted utilities to be installed following the placement of street pavements, necessary conduits shall be bored and jacked. In some cases, the pavement may be removed in panels and replaced, and correct installation and back fill operations shall be performed. In all cases, the installation procedure shall be submitted in writing to the director for his approval prior to the installation, and approved by the director in writing.
- (12) ***Coring tests.*** The developer shall core all new street and sidewalk pavements to ensure minimum thickness requirements prior to the city's acceptance of any improvements. Core samples for strength and depth shall be taken at one (1) core per every five hundred (500) linear feet of pour width, or as required by the director.
- (13) ***Storm sewer boxes.*** The use of concrete block storm sewer boxes more than four (4) feet deep is prohibited. In all cases where boxes are more than four (4) feet deep, pre-cast reinforced concrete structures, as per Missouri Department of Transportation standards, shall be utilized.
- (14) ***Concrete tests.*** A minimum of one (1) concrete test shall be taken for each day's pour. Additional tests shall be taken for each one hundred and fifty (150) cubic yards of concrete, or at the director's request and shall include the following testing information:

- a. **Slump.**
- b. **Air.**
- c. **Cylinders for seven (7), fourteen (14), and twenty-eight (28) day breaks.**

(15) **Density tests.** Density tests shall be recorded for all earthwork operations. The sub grade of all street pavements shall be re-tested for compaction if the road is to be used as a haul road for concrete trucks and other heavy equipment. One (1) density test shall be taken and recorded as a minimum every one thousand (1,000) cubic yards of earth back fill placed, and every five hundred (500) square yards of pavement sub grade cut to grade. See also [section 57-8](#) for more information.

- c. Sidewalks shall not be required in the EL-1 District unless the Public Works Director or their designee determines they are necessary for public safety, such as along narrow streets or at roadway curves or to provide essential pedestrian connectivity to existing or planned sidewalks, trails, or public facilities.
- d. Streetlights shall be required at public street intersections. Additional lighting shall not be required unless it is necessary for public safety due to roadway geometry, sight-distance limitations, or similar conditions.
- (k) **Street lighting.** Street lighting shall be installed in all subdivisions developed within the city in accordance with the following design and installation standards.
 - (1) Each developer shall submit a street lighting plan clearly set forth on the final plan submitted to the director. The street lighting plan shall be reviewed and approved by the director or his designated representative as part of the city staff review.
 - (2) In a subdivision, a lighting unit shall be installed at each intersection and cul-de-sac turnaround.
 - (3) Lighting standards shall be staggered longitudinally a minimum of one hundred fifty (150) feet and a maximum of four hundred fifty (450) feet apart.
 - (4) Each lighting unit shall be set back and centered on a point three (3) feet to four (4) feet from the rear curb line.

- (5) **Mounting height shall be a minimum of twenty (20) feet from pavement to luminaire.**
- (6) **Lamp posts shall be round tube type of galvanized steel or black fiberglass and a minimum of twenty (20) feet in height. Lighting brackets or mast arms shall be a minimum of six (6) feet in length and made of aluminum alloy or galvanized steel.**
- (7) **Lamps or luminaires shall be as specified in [chapter 41](#) of this Code or that recommended by the director or his designate.**
- (8) **Installation of lighting shall be independently contracted by the developer. Inspection of installation shall be made by the director or his designate and city crews shall make all final connections to the city's power source.**
- (9) **All street lighting shall be installed in accordance with the National Electrical Code edition adopted by the city at the time of installation. All electric lines, poles, and fixtures shall be assembled and wired through the base of the pole.**
- (10) **In all cases the subdivider shall pay the cost of all materials, equipment, accessories, and installation necessary for street lighting within the subdivision as well as any trenching, if necessary.**

- e. Stormwater may be conveyed primarily through natural or open drainage systems, including swales, ditches, and other above-ground methods, unless the Public Works Director or their designee determines that enclosed storm sewer improvements are necessary for public safety or infrastructure protection.
- f. Detention basins are not required in the EL-1 District unless the Public Works Director or their designee determines they are necessary to prevent flooding, protect downstream properties, or safeguard public infrastructure. Natural drainage patterns and open conveyance methods are the preferred stormwater approach for estate-lot development.

Staff Report

ACTION ITEM: Request for rezoning of a piece of parcel (15-501-00-03-025.04-0000324) on South Old Orchard Rd from I-1 Light Industrial District to R-4 General Residential District submitted by the Villas of West Park LLC.

APPLICANT: Villas of West Park LLC (Brandon Williams)

APPLICANT STATUS: Owner

PURPOSE: Rezoning from an I-1 Light Industrial District to an R-4 General Residential District

SIZE: Approximately 10 Acres.

PRESENT USES: Vacant

PROPOSED USE: Multi-Family (Apartment Complex)

PROPERTY ZONING: I-1 Light Industrial District

SURROUNDING LAND USE: North, South – I-1 Light Industrial District, East – C-2 General Commercial District, and Outside the city limits, and West – Outside the city limits

HISTORY: N/A

TRANSPORTATION AND PARKING: All required parking will be provided as part of the development.

APPLICABLE REGULATIONS: Zoning Code (Chapter 65) and Subdivisions (Chapter 57)

2024 COMPREHENSIVE PLAN: The comprehensive plan designates this tract as General Commercial.

The general commercial designation includes a blend of retail, offices, and service uses along the city's corridors. General commercial areas should be of a scale and intensity compatible with adjacent and nearby residential uses and can be arranged in nodes or along corridors such as Main Street, Jackson Boulevard, and U.S. Highway 61. Depending on the type of commercial development, General commercial can provide for the daily needs of residents and also attract customers from surrounding communities.

MAJOR STREET PLAN: The major street plan won't be affected.

FLOODPLAIN INFORMATION: This property is not in the floodplain per FEMA panel 29031C0251E dated 9/29/2011.

PHYSICAL CHARACTERISTICS: Undeveloped land

COMMENTS: The rezoning would place this tract in the R-4 General Residential District, which would allow the developer to construct an apartment complex. The applicant is requesting the rezoning now so they can determine whether the City is likely to approve it before the potential buyers, Forefront Enterprises, LLC, proceed with the purchase.

ACTION REQUIRED: The Commission shall vote to recommend approval or denial of this request and to either set a public hearing or waive it at the Planning & Zoning level. The Commission's action serves as a recommendation to the Board of Aldermen. A public hearing at the P&Z level is optional; however, one is required at the Board of Aldermen level. A negative recommendation requires approval by a super-majority of the Board of Aldermen (six affirmative votes).



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): celliott@klingner.com

CURRENT ZONING: (check all that apply)

- Residential options: R-1, R-2, R-3, R-4, MH-1, O-1, CO-1
Commercial options: C-1, C-2, C-3, C-4
Industrial options: I-1, I-2, I-3
I-1 is checked.

CURRENT USE OF PROPERTY: Undeveloped land.

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 type="checkbox"/> C-3 | (Central Business) |
| <input checked="" 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) |
| | | <input type="checkbox"/> 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.

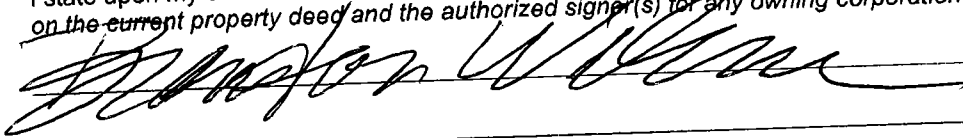
The proposed rezoning from Light Industrial to General Residential directly supports the goals of the City of Jackson's 2024 Comprehensive Plan by facilitating orderly future development and addressing the city's documented need for expanded residential options. By replacing an industrial use with a 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:

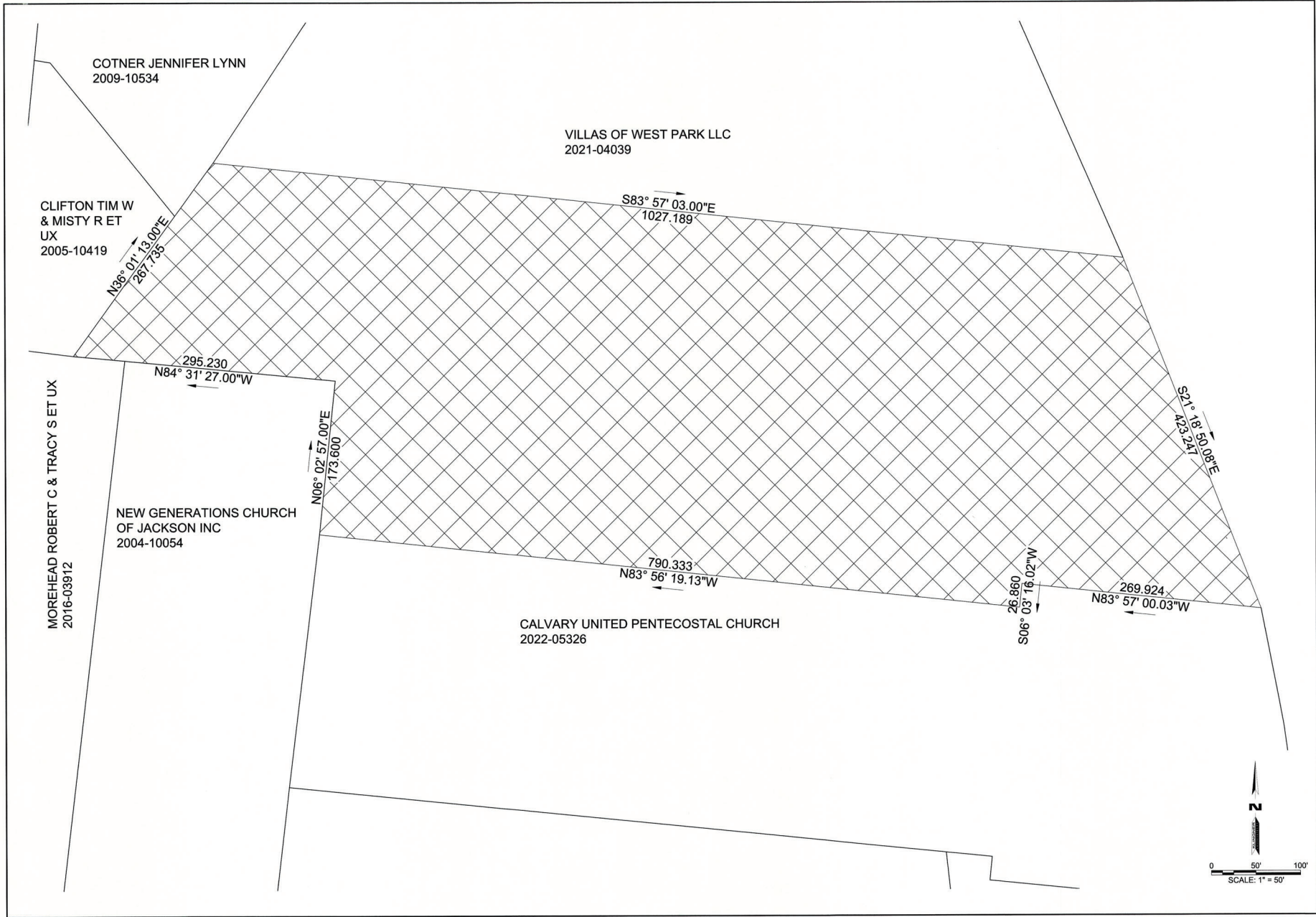
Building & Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755

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

APPLICATION FEE: \$200.00



Location Map



KLINGNER & ASSOCIATES, P.C.
Engineers • Architects • Surveyors
Quincy, Illinois
619 North 24th Street
61820-2474

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NO.	DATE	DESCRIPTION	BY	CHKD.

ISSUED FOR: 03/09/2026
REVIEW

**PRELIMINARY
NOT FOR
CONSTRUCTION**

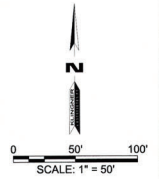
**OLD ORCHARD APARTMENTS
FOREFRONT ENTRPRISES
JACKSON, MO**

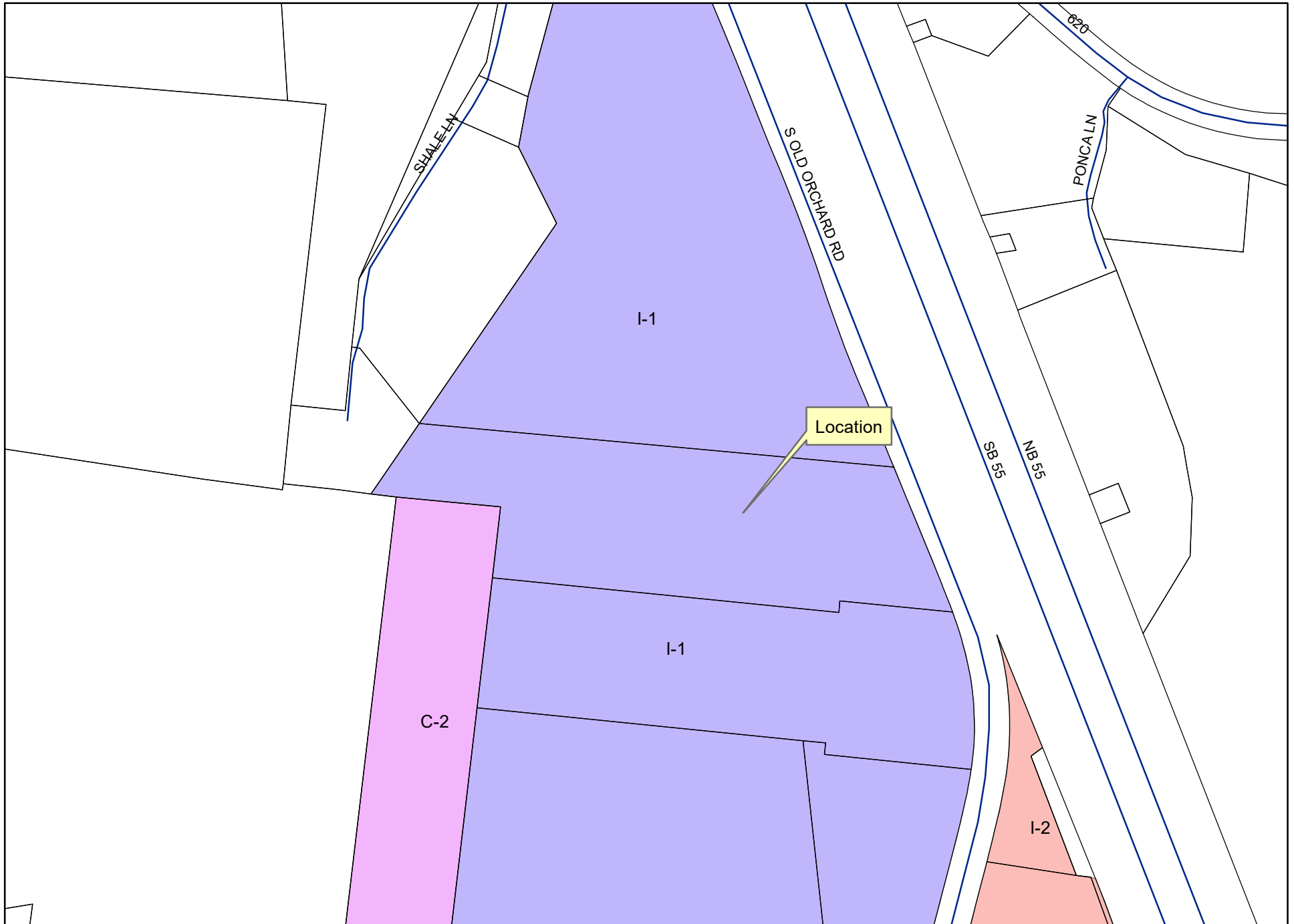
Non-Reduced Sheet Size: 22" x 34"
Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.

DESIGNED	DRAWN
BOGDICK	BOG
FIELD	FIELD BOOK
CHECKED	CHECK DATE

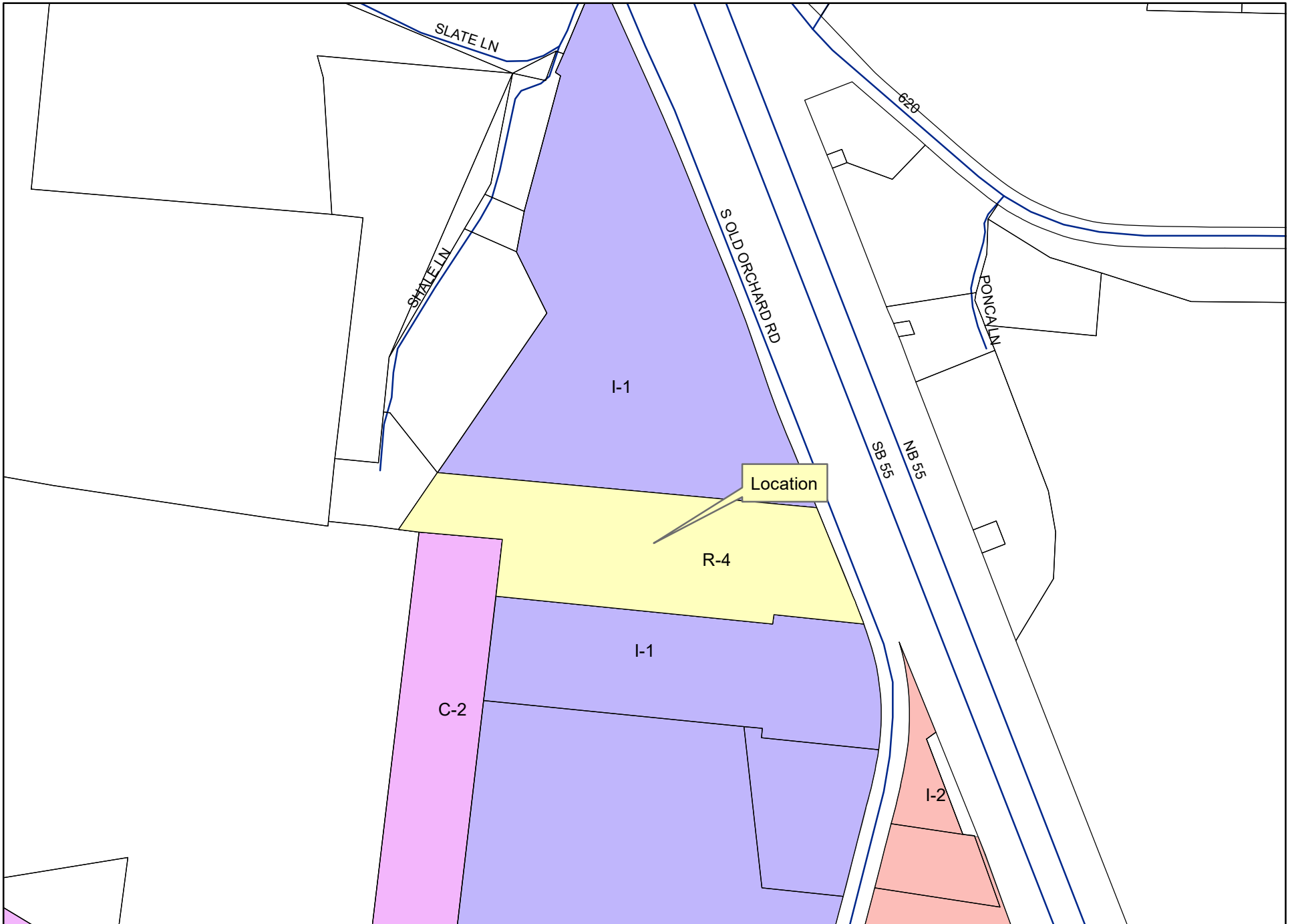
SHEET TITLE
**CONCEPT
SITE/GRADING PLAN**

PROJECT NO.
25-8251
DRAWING ISSUED DATE:
03/09/2026
SHEET
C101





Current Zoning



Proposed Zoning

Staff Report

ACTION ITEM: Consider a request to approve a Land Exchange Certification for transferring .028 Acres from 1685 Chimney Spring Court to 1550 Ashley Trace Court, as submitted by Eggimann Bradley L & Pamela ET UX & Eggimann Brent Allen.

APPLICANT: Brent A. Eggimann

APPLICANT STATUS: Owner of 1685 Chimney Spring Court

PURPOSE: Land Exchange Certification

SIZE: .028 Acres

PRESENT USES: Empty lot

PROPOSED USE: New Single-Family Residence

ZONING: R-1 Single-Family Residential

SURROUNDING LAND USE: North, South, East, West - R-1 Single-Family Residential

HISTORY: 1685 Chimney Spring Court is an undeveloped lot. 1550 Ashley Trace Court has a single-family residence. Both lot owners are related.

TRANSPORTATION AND PARKING: All required street frontage and parking exist.

APPLICABLE REGULATIONS: Land Subdivision Regulations (Chapter 57)

2024 COMPREHENSIVE PLAN: Single-Family

MAJOR STREET PLAN: Does not affect the major street plan

FLOODPLAIN INFORMATION: Not in the Flood Plain per panel 290301C0232E Dated 9-11-2009.

COMMENTS: N/A

ACTION REQUIRED: The commission shall approve or deny this request based on the Land Subdivision Regulations. The Board of Aldermen requires no action.

LAND EXCHANGE CERTIFICATION APPLICATION FORM

City of Jackson, Missouri



DATE OF APPLICATION: March 25. 2026

ADDRESS OF GRANTING PROPERTY: 1685 Chimney Spring Court

ADDRESS OF RECEIVING PROPERTY: 1550 Ashley Trace Court

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

Property Owner Name(s): Brent Allen Eggiman

Mailing Address: P.O. Box 63

City, State ZIP: Gordonville, MO 63752

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

Property Owner Name(s): Vernon L. & Marilyn L. Eggiman Trust

Mailing Address: 1550 Ashley Trace Court

City, State ZIP: Jackson, MO 63755

ENGINEER / SURVEYING COMPANY: Strickland Engineering

Engineer / Surveyor Contact: Rodney Amos

Mailing Address: 113 W. Main St., Suite 1

City, State ZIP: Jackson, MO 63755

Contact's Phone: 573-243-4080

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Brent Allen Eggiman

Mailing Address: P.O. Box 63

City, State ZIP: Gordonville, MO 63752

Contact's Phone: _____

Contact's Email Address (if used): _____

APPLICATION FOR (check one):

- Division of land into no more than four lots, all of which are 3 acres or greater in size
- Division of land for cemetery usage
- Lot line adjustment between adjoining lots
- Transfer to adjoining property to improve ingress or egress
- Combination or re-combination of previously platted lots. Total number of lots may not be increased and all resulting lots apply with the Land Subdivision Regulations

REASON FOR REQUEST (use additional pages if needed):

Adjusting line between properties.

CURRENT ZONING: (circle all that apply)

- | | |
|---|--|
| <input checked="" 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-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) |
| | <input type="checkbox"/> I-3 (Planned Industrial Park) |

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

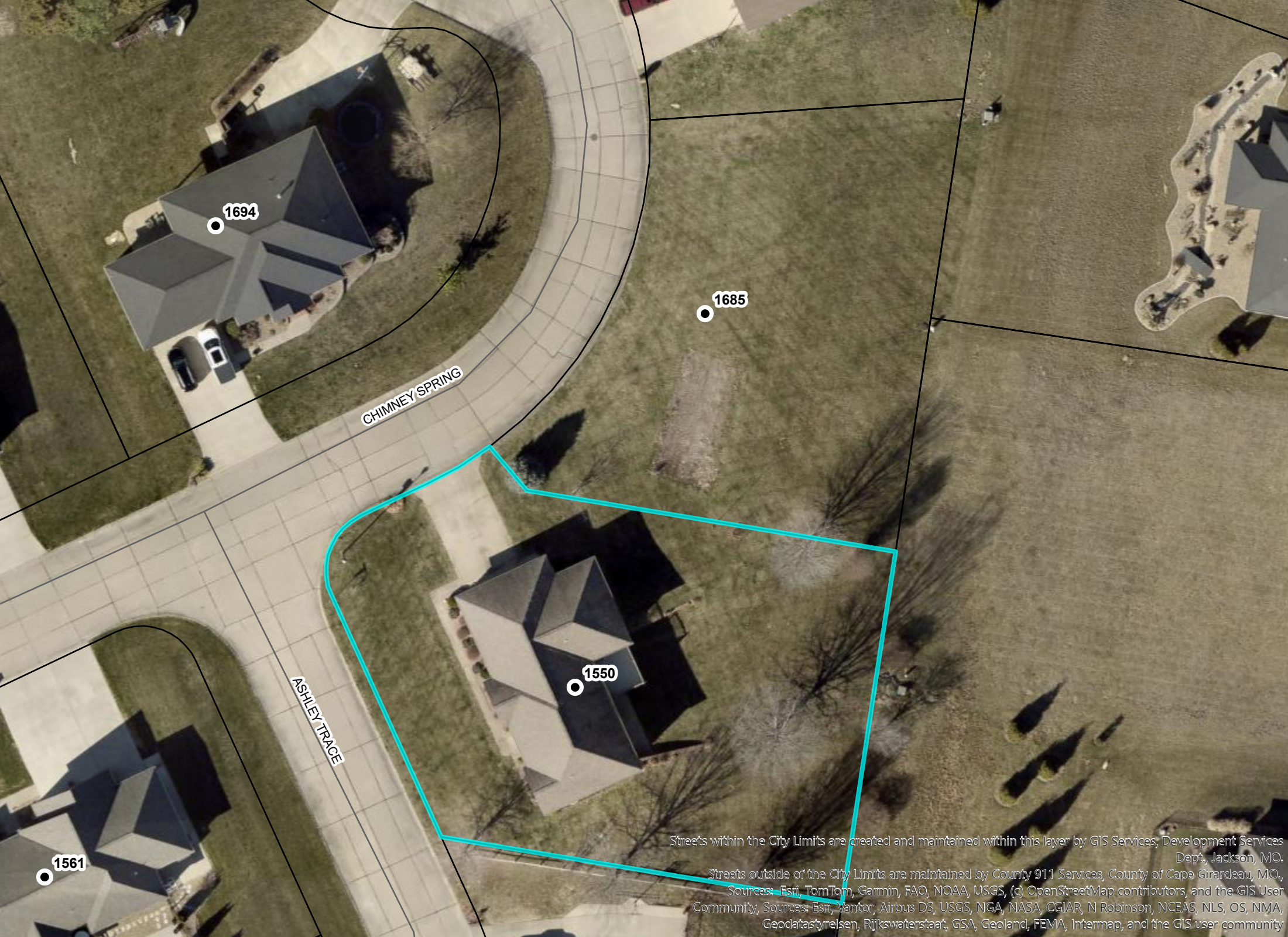
OWNER SIGNATURES:

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. 29
 Fax: 573-243-3322
 Email: permits@jacksonmo.org



1694

1685

1550

1561

CHIMNEY SPRING

ASHLEY TRACE

Streets within the City Limits are created and maintained within this layer by GIS Services, Development Services Dept., Jackson, MO.

Streets outside of the City Limits are maintained by County 911 Services, County of Cape Girardeau, MO, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community; Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

LAND EXCHANGE PLAT FOR BRENT EGGIMAN

Lot 75 of Warren Place Subdivision Phase 2,
City of Jackson, Cape Girardeau County, Missouri.



NORTH BASIS
MISSOURI STATE PLANE
COORDINATE SYSTEM 1983
EAST ZONE
MODOT VRS NAD83(2011)



REFERENCES

1. DOCUMENT NO. 2024-06684 (SUBJECT)
2. DOCUMENT NO. 2009-01373
3. DOCUMENT NO. 2918-05929
4. WARREN PLACE SUBDIVISION PHASE 2, PLAT BOOK 20, PAGE 019

FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 29031C0232E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

SURVEYOR NOTE

THIS SURVEY IS BASED ON CURRENT AVAILABLE PUBLIC RECORDS AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE HAS BEEN MADE.

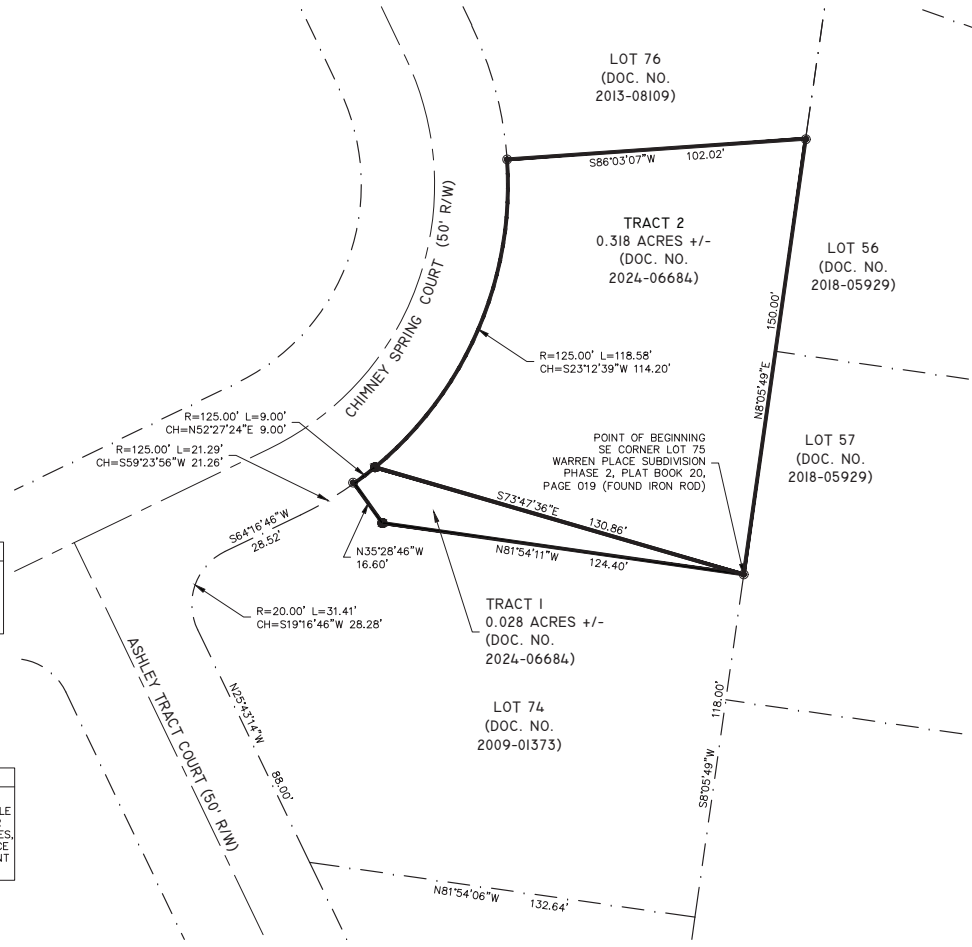
ACCURACY STANDARD: TYPE URBAN

LEGEND

1. ● 1/2" IRON ROD (SET)
2. ● 5/8" IRON ROD W/ALUM CAP (SET)
3. ● IRON ROD W/CAP (FOUND)
4. ● IRON ROD (FOUND)
5. ○ IRON PIPE
6. □ STONE
7. ◇ COTTON PICKER SPINDLE
8. ⊕ CHISEL CROSS
9. ⊕ AXLE
10. ⊕ ALUMINUM MONUMENT
11. △ RIGHT-OF-WAY MARKER
12. (M) MEASURED
13. (R) RECORDED

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS MADE EFFECTIVE JUNE 1, 2022. IN WITNESS WHEREOF, I HAVE SET MY SEAL AND SIGNATURE THIS 25TH DAY OF MARCH 2026.

RODNEY W. AMOS MO-PLS 2007000072
113 WEST MAIN STREET
JACKSON, MISSOURI 63755



TRACT I - DESCRIPTION (FROM BRENT EGGIMAN, DOCUMENT NO. 2024-0684 ATTACHING TO LOT 74, VERNON L. & MARILYN L. EGGIMAN TRUST, DOCUMENT NO. 2009-01373)

THAT PART OF LOT 75 OF WARREN PLACE SUBDIVISION PHASE 2, AS RECORDED IN PLAT BOOK 20, PAGE 019 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 75; THENCE NORTH 81°54'11" WEST ALONG THE SOUTH LINE OF SAID LOT 75, 124.40 FEET; THENCE NORTH 35°28'46" WEST ALONG SAID SOUTH LINE, 16.60 FEET TO THE SOUTHWEST CORNER OF SAID LOT 75, BEING A POINT ON THE EAST RIGHT OF WAY LINE OF CHIMNEY SPRING COURT; THENCE LEAVING SAID SOUTH LINE, AND ALONG THE WEST LINE OF SAID LOT 75, ALSO BEING SAID EAST RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE NORTHEAST, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 125.00 FEET, FOR AN ARC LENGTH OF 9.00 FEET, (THE CHORD OF SAID ARC BEARS NORTH 52°27'24" EAST 9.00 FEET); THENCE LEAVING SAID LINE, SOUTH 73°47'36" EAST 130.86 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.028 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

REMAINING TRACT DESCRIPTION

THAT PART OF LOT 75 OF WARREN PLACE SUBDIVISION PHASE 2, AS RECORDED IN PLAT BOOK 20, PAGE 019 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 75; THENCE NORTH 08°05'49" EAST ALONG THE EAST LINE OF SAID LOT 75, 150.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 75; THENCE LEAVING SAID EAST LINE, SOUTH 86°03'07" WEST ALONG THE NORTH LINE OF SAID LOT 75, 102.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 75, BEING A POINT ON THE EAST RIGHT OF WAY LINE OF CHIMNEY SPRING COURT; THENCE LEAVING SAID NORTH LINE, AND ALONG THE WEST LINE OF SAID LOT 75, ALSO BEING SAID EAST RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE SOUTHWEST, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 125.00 FEET, FOR AN ARC LENGTH OF 118.58 FEET, (THE CHORD OF SAID ARC BEARS SOUTH 23°12'39" WEST 114.20 FEET); THENCE LEAVING SAID LINE, SOUTH 73°47'36" EAST 130.86 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 0.318 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

THIS SURVEY CREATES NEW PARCELS FROM A TRACT DESCRIBED IN DOC. NO. 2024-06684 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI.

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU

FILED FOR RECORD THIS _____ DAY OF _____, 2026 AND DULY

RECORDED IN DOCUMENT NUMBER _____

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



113 WEST MAIN STREET
JACKSON, MISSOURI 63755
TEL: 573-243-4080
FAX: 573-243-2191

CIVIL - MECHANICAL - ELECTRICAL ENGINEERING - LAND SURVEYING

LAND EXCHANGE PLAT FOR
BRENT EGGIMAN
1685 CHIMNEY SPRING CT.
JACKSON, MO

SCALE	1"=30'
DATE	03-25-2026
DRAWN BY	RA
CHECKED BY	DR
PROJECT #	26-106