



CITY OF JACKSON
PLANNING & ZONING COMMISSION MEETING AGENDA

Wednesday, July 09, 2025 at 6:00 PM

City Hall, 101 Court Street, Jackson, Missouri

Regular Members

Bill Fadler
Tony Koeller
Michelle Weber
Tina Weber

Harry Dryer, Chairman

Eric Fraley, Alderman Assigned
Mike Seabaugh, Alderman Assigned
Steve Stroder, Alderman Assigned
Larry Miller, Staff Liaison

Regular Members

Angelia Thomas
Heather Harrison
Russ Wiley
Travis Niswonger

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of the June 11, 2025 minutes.

PUBLIC HEARINGS

OLD BUSINESS

NEW BUSINESS

2. Requested removal of a section of the Major Street Plan in the north section of E. Main St. that connects to N. Donna Drive.
3. Consider a request to approve a Land Exchange Certification for transferring 516 sq ft from Lot 50 and 2,515 sq ft from Lot 51 of Nine Oaks First Subdivision to Connection Point Church as submitted by Sadler Rentals, LLC.
4. Consider a request to approve a re-subdivision plat of Goggin Subdivision No. 1 submitted by James & Belinda Goggin.
5. Consider a request on behalf of the City of Jackson, Missouri, for a text amendment to Chapter 65 (Zoning) of the Code of Ordinances relative to off-street parking for medical and dental clinics.

ADJOURNMENT

This agenda was posted at City Hall on July 3, 2024 at 12:00 PM.

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, JUNE 11, 2025, 6:00 P.M.
REGULAR MEETING
CITY HALL COUNCIL ROOM, 101 COURT STREET, JACKSON, MISSOURI

Call to Order and Roll Call

Meeting called to order at 6:00 p.m.

Roll call conducted by Tina Weber.

Assigned aldermen present: Mike Seabaugh, Eric Fraley, Steve Stroder

Staff liaison: Larry Miller

Citizen present: Michael Sansagraw

Commissioners present: Harry Dryer, Russ Wiley, Heather Harrison, Tina Weber,
Travis Niswonger, Angelina Thomas

Commissioners absent: Bill Fadler, Michelle Weber, Tony Koeller

Oath of Office

Members stood and were sworn in for the new term.

Approval of Agenda

Motion to approve the agenda.

Motion: Heather Harrison

Second: Tina Weber

Vote: All in favor, motion carried.

Public Hearings

None.

Old Business

None.

New Business

1. Request to Approve Resubdivision Plat – Deer Ridge Subdivision

Submitted by: WPSD Properties, LLC

Staff presented the request to resubdivide the parcel where Deer Ridge Animal Clinic is located into two lots.

Lot 2 will be accessed via a shared private drive with a written agreement (not an easement).

A water variance is requested due to existing water infrastructure. The proposed connection avoids boring under North High Street and serves a limited water need (1 bathroom, two sinks, and exterior hose bibs).

Applicant (future owner) Michael Sansagraw, 682 West Deerwood Dr., Jackson, MO, spoke on behalf of the request. The business will be a golf cart dealership (E-Z-GO).

Motion to approve the resubdivision with the water variance:

Motion: Tina Weber

Second: Heather Harrison

Motion carried unanimously.

2. Preliminary Plat Approval – Jackson North Industrial Park, Phase II

Submitted by: City of Jackson

Staff presented a revised preliminary plat to replace a previously expired one.

The property is near TrustWorks, Liberty Utilities, and Mondi on North High Street.

The Plat configuration includes:

- Lots 1, 2, and 5 – for sale
- Lot 4 – contains the water tower and well, retained by the City
- Lot 3 – retained by the City due to the presence of a 24-inch water main

The replat supports continued industrial development and potential land sales by the City.

Motion to approve:

Motion: Travis Niswonger

Second: Russ Wiley

Roll Call Vote:

Motion carried unanimously.

3. Rezoning Request – 312, 316, 320 & 324 North High Street

From: R-4 General Residential

To: C-3 Central Business District

Submitted by: City of Jackson

Staff explained that MoDOT turned over these properties following improvements to North High Street.

Rezoning supports plans to convert the site to a public parking area.

A privacy fence will be required due to residential adjacency.

The rezoning aligns with the Comprehensive Plan and Uptown Fringe goals.

Motion to approve the rezoning and waive the public hearing:

Motion: Heather Harrison

Second: Tina Weber

Roll Call Vote:

Motion carried unanimously.

Non-Agenda Items / General Discussion

Sunshine Law and Email Communication:

Commissioners discussed compliance with Sunshine Law regarding digital packets and email usage.

- Creating a separate email address for board-related communication is an option.
- BCC'ing recipients helps prevent unintended public discussions.
- Reminder: Discussion between a quorum (5 members) constitutes a meeting.
- Commissioners reminded to exercise common sense in communications and avoid any perception of deliberation outside public meetings.

Adjournment

Motion to adjourn:

Motion: Heather Harrison

Second: Travis Niswonger

Vote: All in favor, motion carried.

Meeting adjourned at approximately 7:00 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Anthony R. Koeller".

Tony Koeller
Planning and Zoning Commission Secretary

Attest:

A handwritten signature in blue ink that reads "Larry Miller".

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: Chairman Harry Dryer and Members of the Planning & Zoning Commission

FROM: Larry Miller, Building & Planning Manager

DATE: July 2, 2025

SUBJECT: Major Street Plan

Mr. Haynes, a property owner along East Main Street, has submitted a request asking the City to remove a future street connection (shown through his property) from the Major Street Plan (MSP). The planned connection would extend East Main Street north to connect with North Donna Drive, as shown on the maps in your packet.

This request has been reviewed by staff. Based on current conditions and planning priorities, staff have identified the following considerations related to the request:

- The property in question has greater long-term value to the City as a commercially developed site generating sales and property tax, rather than as a future street corridor.
- Observations indicate that the City's current focus in this area is the continued commercial development of Main Street.
- The City does not currently own any right-of-way across Mr. Haynes's property for the proposed connection.
- There are no formal engineering studies, designs, or development timelines for the road.
- Construction of this segment, likely including a bridge over an existing creek, would involve substantial costs.
- No alternate route is proposed; past amendments to the MSP have included relocations rather than removals.

- The 2018 Jackson City-Wide Transportation Plan (prepared by Lochmueller Group) retained Donna Drive as a north/south corridor and did not recommend its removal.
- In 2014, the City paid to oversize North Donna Drive near East Elementary to accommodate the street expansion in the future.
- Donna Drive is planned as a critical link between Jackson Blvd., Main Street, Ridge Road, and Greensferry Road—part of the City's overall traffic network.
- With new growth in Savers Farm and rural subdivisions near Greensferry, alternate east-west routes are needed to reduce traffic on narrow, winding roads.
- Corner properties on collector routes are often more valuable for commercial development, not less.
- Amending the MSP sets a precedent and could lead to more requests that weaken the City's street network.

The Planning & Zoning Commission is the deciding body on amendments to the Major Street Plan. If the Commission approves the request, a public hearing would need to be scheduled before the final approval.

Mr. Haynes' original letter is attached for your review.

City of Jackson Planning & Zoning Commission
101 Court Street
Jackson, MO 63755

Dear Members of the Planning & Zoning Commission,

I am writing to formally request the removal of a portion of the proposed North Donna Drive from the City of Jackson Major Street Plan.

Specifically, I am requesting the removal of the section located north of East Main Street extending to the existing North Donna Drive. The inclusion of this proposed roadway in the Major Street Plan significantly limits the future development potential of property that I currently own in this area.

I simply want to gain clarity from the City of Jackson regarding this proposed street's future and remove it from the City of Jackson Major Street Plan if the proposed street is deemed no longer necessary.

I respectfully ask the Commission to consider this request and evaluate the impact that the proposed roadway may have on private property development and land use flexibility.

Thank you for your time and consideration. Please feel free to contact me if further information or discussion is needed.

Sincerely,

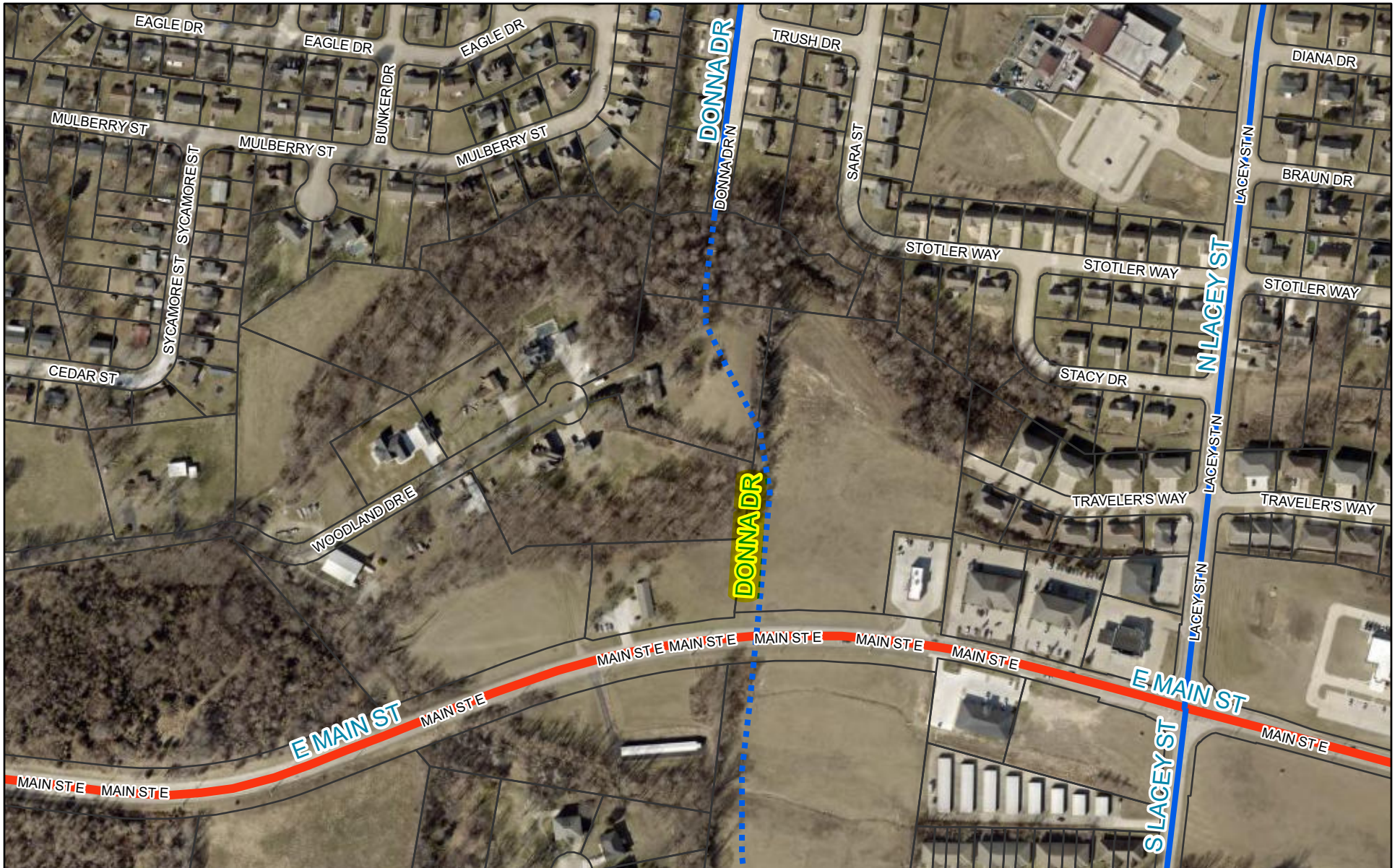
Michael Haynes

A handwritten signature in cursive script that reads "Michael Haynes". The signature is fluid and stylized, with the first and last names being clearly legible.

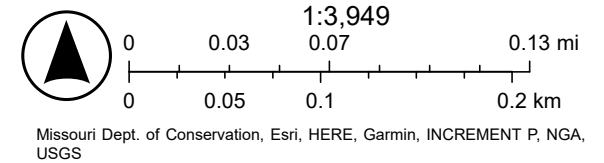


8/21/2018 jls

SEMORPC: Web Map



7/1/2025, 11:32:06 AM



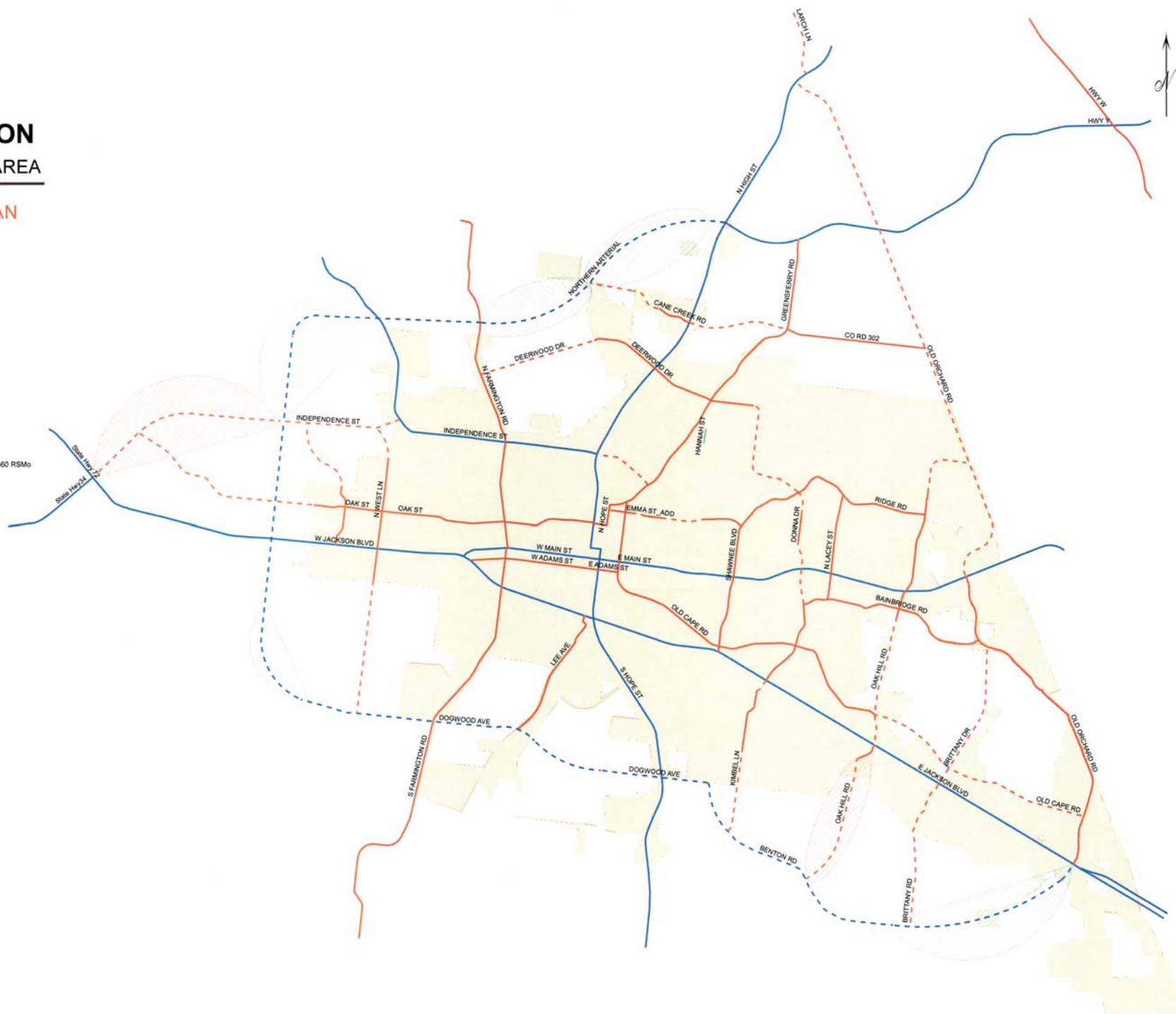
MAJOR STREET PLAN
2018



Mike Seabough
Chairman Planning and Zoning Commission

Tony Koeller
Secretary, Planning and Zoning Commission

Andrew David Blattner, Recorder
Cape Girardeau County
Jackson, MO



0 0.075 0.15 0.3 0.45 0.6
Miles

Jackson Building & Planning Dept
Prepared by: ReKramerSr. 8/2013

Staff Report

ACTION ITEM: Consider a request to approve a Land Exchange Certification for transferring 516 sq ft from Lot 50 and 2,515 sq ft from Lot 51 of Nine Oaks First Subdivision to Connection Point Church as submitted by Sadler Rentals, LLC.

APPLICANT: Sadler Rentals, LLC. (Tim Sadler)

APPLICANT STATUS: Owner

PURPOSE: Land Exchange Certification

SIZE: 516 sq ft and 2,515 sq ft

PRESENT USES: C-2 General Commercial

PROPOSED USE: C-2 General Commercial

ZONING: C-2 general Commercial

SURROUNDING LAND USE: North - R-3 One and Two Family Residential, East – C-2 General Commercial, South – C-2 General Commercial, West – C-2 General Commercial

HISTORY: N/A

TRANSPORTATION AND PARKING: N/A

APPLICABLE REGULATIONS: Land Subdivision Regulations (Chapter 57)

2024 COMPREHENSIVE PLAN: Single-Family Residential

MAJOR STREET PLAN: Does not affect the major street plan

FLOODPLAIN INFORMATION: Not in the Flood Plain per panel 29030143E Dated 9-11-2009.

PHYSICAL CHARACTERISTICS: Various Sizes

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: June 3, 2025

ADDRESS OF GRANTING PROPERTY: 400 & 424 E Deerwood Dr.

ADDRESS OF RECEIVING PROPERTY: 358 E. Deerwood Dr.

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

Property Owner Name(s): Sadler Rentals LLC

Mailing Address: 2496 Prairie View Trail

City, State ZIP: Jackson, MO 63755

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

Property Owner Name(s): Connection Point Church

Mailing Address: 358 E. Deerwood Dr.

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: Timothy Sadler

Mailing Address: 2496 Prairie View Trail

City, State ZIP: Jackson, MO 63755

Contact's Phone: 573-450-9342

Contact's Email Address (if used): twasadler1s@yahoo.com

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 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) |
| | <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.)*



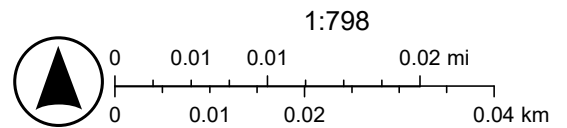
Please submit the completed application along with the applicable application fee to:

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

SEMORPC Web Map



6/25/2025, 2:47:09 PM



Missouri Dept. of Conservation, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

LAND EXCHANGE PLAT FOR CONNECTION POINT CHURCH

Part of Lots 50 & 51 of Nine Oaks First Subdivision, City of Jackson,
Cape Girardeau County, Missouri.



REFERENCES

1. DOCUMENT NO. 2023-00937 (SUBJECT)
2. DOCUMENT NO. 2022-01176 (SUBJECT)
3. DOCUMENT NO. 2023-01259
4. DOCUMENT NO. 2023-10309
5. NINE OAKS FIRST SUBDIVISION, PLAT BOOK 25, PAGE 15

FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 29031C0143E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

SURVEYOR NOTE

1. 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.
2. PROPERTY CORNERS OF NEW TRACTS FALL IN POND UNLESS OTHERWISE NOTED

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. CHISELED 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 2ND DAY OF JUNE 2025.

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

(DOC. NO.
2023-10309)

TRACT 2
(DOC. NO.
2023-00937
2,515 SQ. FT)

S43°12'58"E
23.87'

POINT OF
BEGINNING
TRACT 2

POINT OF
BEGINNING
TRACT 1

(N)S21°51'34"W(E)
29.73'

LOT 52
(DOC. NO.
2023-01259)

LOT 51
(DOC. NO.
2023-00937)

LOT 50
(DOC. NO.
2022-01176)

TRACT 1
(DOC. NO.
2023-01176
516 SQ. FT)

TRACT 1 - DESCRIPTION (FROM SADLER RENTALS, LLC, DOCUMENT NO. 2022-01176 ATTACHING TO DOCUMENT NO. 2023-10309)

THAT PART OF LOT 50 OF NINE OAKS FIRST SUBDIVISION, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 24, PAGE 15, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 50; THENCE SOUTH 43°13'42" EAST ALONG THE NORTH LINE OF SAID LOT 50, 38.31 FEET; THENCE LEAVING SAID NORTH LINE, NORTH 89°30'18" WEST 37.31 FEET TO THE WEST LINE OF SAID LOT 50; THENCE NORTH 21°51'34" EAST ALONG SAID WEST LINE, 29.73 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 516 SQUARE FEET, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED.

TRACT 2 - DESCRIPTION (FROM SADLER RENTALS, LLC, DOCUMENT NO. 2023-00937 ATTACHING TO DOCUMENT NO. 2023-10309)

THAT PART OF LOT 51 OF NINE OAKS FIRST SUBDIVISION, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 24, PAGE 15, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 51; THENCE SOUTH 43°13'42" EAST ALONG THE NORTH LINE OF SAID LOT 50, 48.46 FEET TO THE NORTHEAST CORNER OF SAID LOT 51; THENCE LEAVING SAID NORTH LINE, SOUTH 21°51'34" WEST ALONG THE EAST LINE OF SAID LOT 51, 29.73 FEET; THENCE LEAVING SAID EAST LINE, NORTH 89°30'18" WEST 59.35 FEET TO THE WEST LINE OF SAID LOT 51; THENCE NORTH 30°49'28" EAST ALONG SAID WEST LINE, 72.65 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED TRACT CONTAINS 2,515 SQUARE FEET, 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 TRACTS DESCRIBED IN DOCUMENT NO. 2023-00937 & DOCUMENT NO. 2022-01176 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI.

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU

FILED FOR RECORD THIS _____ DAY OF _____, 2025 AND DULY

RECORDED IN DOCUMENT NUMBER _____

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



**STRICKLAND
ENGINEERING**

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
CONNECTION POINT CHURCH
358 E. DEERWOOD DR.
JACKSON, MO**

SCALE	1"=50'
DATE	06-02-2025
DRAWN BY	RA
CHECKED BY	DR
PROJECT #	25-132

Staff Report

ACTION ITEM: Consider a request to approve a re-subdivision plat of Goggin Subdivision No. 1 submitted by James & Belinda Goggin.

APPLICANT: James & Belinda Goggin

APPLICANT STATUS: Owner

PURPOSE: Divide the lot into five lots

SIZE: 2.98 acres, Lot one: .46 acres, Lot two: .55 acres, Lot three: 1.16 acres, Lot four: .54 acres, and Lot five % .27 acres.

PRESENT USES: C-2 General Commercial District

PROPOSED USE: C-2 General Commercial District

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

HISTORY: This lot contains one house, one rental unit, one apartment building, and one accessory building with a private drive on the east side of the lot.

TRANSPORTATION AND PARKING: The required street frontage is available for proposed lots one and two. Lots three, four, and five will require a variance from the land subdivision regulations.

APPLICABLE REGULATIONS: Land Subdivision Regulations (Chapter 57); Zoning Code (Chapter 65)

2024 COMPREHENSIVE PLAN: General Commercial

MAJOR STREET PLAN: Does not interfere with the major street plan.

FLOODPLAIN INFORMATION: A portion of the property is in the floodplain per FEMA map 29031C0251E dated 9-29-2011.

COMMENTS: This will be a five-lot subdivision with a private drive for access. The owner is asking for three variances to the land subdivision regulations.

- Approval to proceed as a minor subdivision with the inclusion of an additional lot.
- A variance for Lots 3, 4, and 5 to be platted without direct public street frontage.
- A variance from the water distribution system requiring a separate water tap connection from a main water line for each lot.

ACTION REQUIRED: The Commission shall vote to recommend approval or denial. The Board of Aldermen will make a final decision. Since variances are being requested, a 2/3 vote by the Board of Aldermen will be required for approval.



SUBDIVISION APPLICATION FORM

City of Jackson, Missouri

NAME OF SUBDIVISION: Goggin Subdivision No. 1

DATE OF APPLICATION: May 5, 2025

PROPERTY OWNERS: (all legal property owners exactly as listed on the deed)

Names, Addresses & Phone #s: James & Belinda Goggin
4580 State Hwy W
Cape Girardeau, Mo 63701
573-270-7766

CONTACT PERSON HANDLING APPLICATION:

Contact's Name: Ryan Brase

Contact's Mailing Address: 2121 Megan Dr
Cape Girardeau, Mo 63701

Contact's Phone: 573-339-5900

ENGINEER / SURVEYOR:

Company Name, Addresses & Phone #: Bowen Engineering & Surveying
2121 Megan Dr
Cape Girardeau, MO 63701
573-339-5900

TYPE OF SUBDIVISION APPLICATION: (check all applicable items)

- | | |
|-----------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Preliminary plat approval | <input checked="" type="checkbox"/> Final plat approval |
| <input type="checkbox"/> Minor subdivision approval | <input checked="" type="checkbox"/> Re-subdivision plat approval |

LEGAL DESCRIPTION OF TRACT: (attach separate page if necessary)

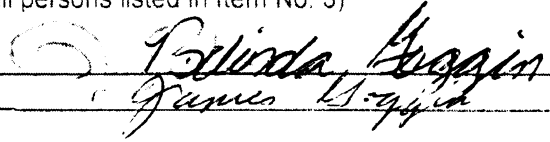
ZONING: Indicate the current zoning district classification of the entire tract to be developed (circle all that apply):

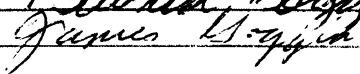
- | | | | |
|------|--------------------------------|------------|-----------------------------|
| R-1 | Single Family Residential | C-1 | Local Commercial |
| R-2 | Single Family Residential | <u>C-2</u> | General Commercial |
| R-3 | One and Two Family Residential | C-3 | Central Business District |
| R-4 | General Residential | C-4 | Planned Commercial District |
| MH-1 | Mobile Home Park | CO-1 | Enhanced Commercial Overlay |
| CO-1 | Enhanced Commercial Overlay | I-1 | Light Industrial |
| | | 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 ☒

OWNERS' SIGNATURES:

I state upon my oath that all of the information contained in this application is true. (Original signatures of all persons listed in Item No. 3)





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

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

Ph: 573-243-2300 ext. 2029
Fax: 573-243-3322
Email: permits@jacksonmo.org



SURVEY NOTES:

This Survey Creates A New 5 Lot Subdivision From The Parent Tract Recorded In Document No. 2022-12102

Measured Dimensions Shown Without Parentheses
Deed Or Record Dimensions Shown With Parentheses

Basis Of Survey Datum - Nad83, M.S.P.C. Zone 2401 East
CORS Station MOJK Of The MoDOT GPS RTK Network

Latitude 37° 24' 44.58402" North
Longitude 89° 39' 00.22115" West
Ellipsoid Height 384.012 U.S. Survey Feet
Northing 575,957.276 U.S. Survey Feet
Easting 1,067,059.319 U.S. Survey Feet
Elevation 476.96 U.S. Survey Feet

As Published On National Geodetic Data Sheets,
Retrieval Date December 28, 2023 And Converted
From Meters To U.S. Survey Feet.

Survey Class - Urban

REFERENCES:

Previous Survey By Dowdy (LS 1518) Dated Nov. 24, 1886
Record Plat For Stone Creek Subd., Doc. No. 2017-11789
Record Plat For Stone Creek Subd. No.2, Doc. No. 2021-12476

Corrective General Warranty Deed, Document No. 2022-12102
General Warranty Deed, Document No. 2018-00720
General Warranty Deed, Document No. 2022-01829
General Warranty Deed, Book No. 375 - Page No. 648

Online Mapping Records For Cape Girardeau, County
https://maps.capegirardeau.com

SURVEY LEGEND

CENTERLINE	---
RIGHT OF WAY LINE	----
PROPERTY LINE	=====
LOT LINE	-----
ADJOINER'S PROPERTY LINE	-----
EXISTING EASEMENT LINE	- - - - -
NEW UTILITY EASEMENT LINE	- - - - -
AREA TO BE DEDICATED FOR RW	XXXXXX
PRIVATE UTILITY EASEMENT	XXXXXX

ZONING INFORMATION:

Subject Property is Zoned C2, General Commercial District

Maximum Building Height: 50' Not Over 5 Stories
Maximum Lot Width: None
Maximum Lot Area: None

Setbacks:
Front Yard: 30 Feet
Side Yard: 8 Feet Where Adjoining Residential Property;
0 Feet Where Commercial Use Adjoins Commercial Zone
Rear Yard: 25 Feet

SURVEY MONUMENT NOTES:

- - FOUND 1/2" IRON PIN (AS NOTED)
- - SET 1/2" IRON PIN
- - FOUND IRON PIPE

FLOOD ZONE INFORMATION:

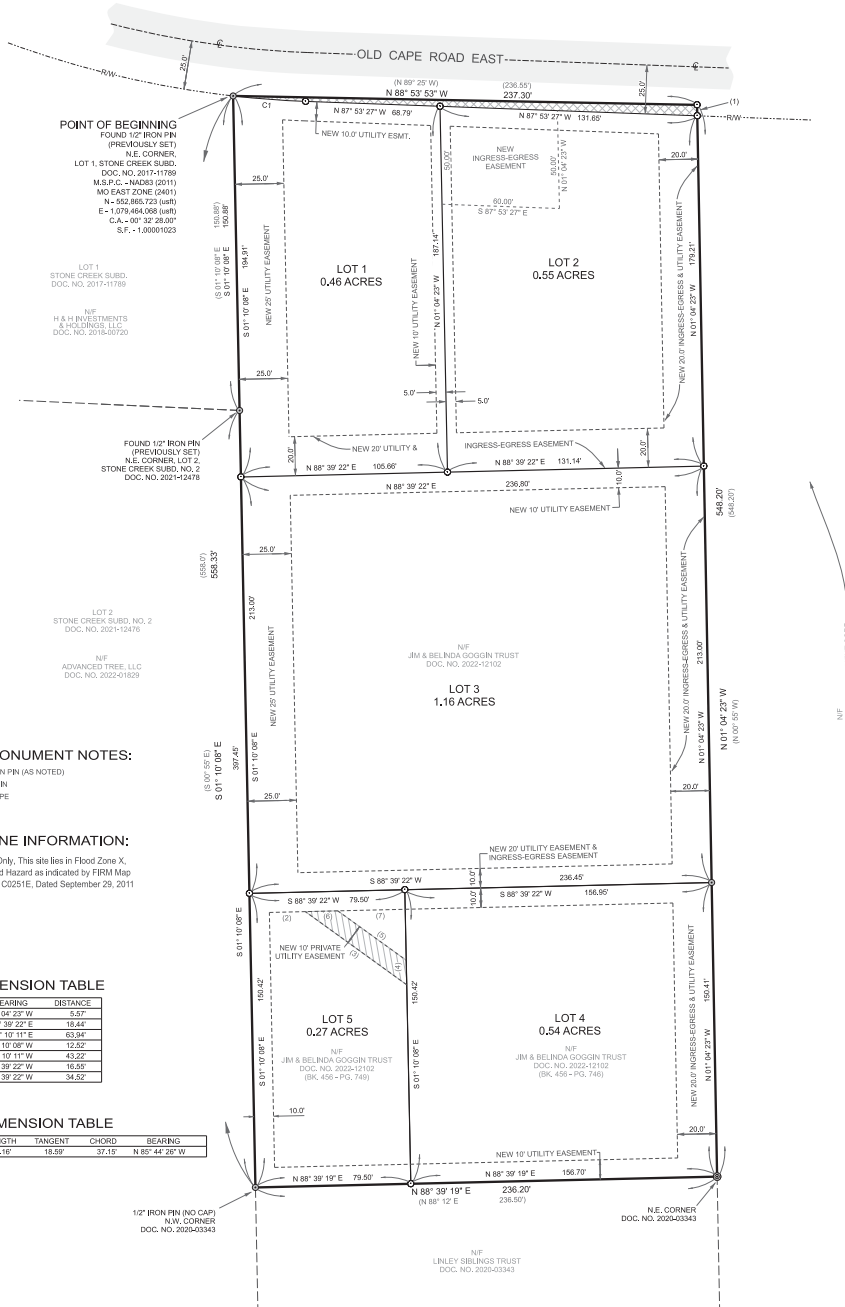
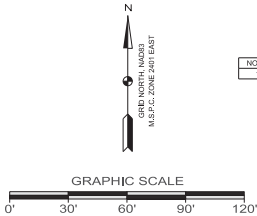
By Graphic Plotting Only. This site lies in Flood Zone X,
Area of Minimal Flood Hazard as indicated by FIRIM Map
Panel Number 29031C0251E, Dated September 29, 2011

LINE DIMENSION TABLE

NO.	BEARING	DISTANCE
1	N 01° 04' 23" W	5.57'
2	N 88° 39' 22" E	18.44'
3	S 84° 10' 11" E	63.94'
4	N 01° 10' 08" W	12.52'
5	N 54° 10' 11" W	43.22'
6	S 88° 39' 22" W	16.89'
7	S 88° 39' 22" W	34.52'

CURVE DIMENSION TABLE

NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
1	485.19'	04° 18' 01"	37.19'	18.59'	37.19'	N 88° 44' 26" W



RECORD PLAT
GOGGIN SUBDIVISION NO.1
A PART OF THE SOUTHWEST QUARTER, NORTHEAST QUARTER, SECTION 21,
T 31 N, R 13 E, OF THE 5th P.M.,
CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU,
STATE OF MISSOURI

SUBDIVISION DEDICATION

The Undersigned James B. Goggin and Belinda M. Goggin, Husband and Wife, the Owners of a Part of the Southwest Quarter, Northeast Quarter, Section 21, Township 31 North, Range 13 East of the Fifth Principal Meridian, City of Jackson, County of Cape Girardeau, State of Missouri and Being More Particularly Described as Follows:

Beginning at a 1/2" Iron Pin (found) at the Northeast corner of Lot 1, Stone Creek Subdivision as recorded in Document No. 2017-11789 of the land records of the County Recorder's Office; Thence S 01° 10' 08" E, 558.33 feet along the East line thereof and the East line of Stone Creek Subdivision as recorded in Document No. 2021-12476 to a 1/2" Iron pin (found) at the Northwest corner of a tract of land recorded in Document No. 2020-03943; Thence N 88° 38' 19" E, 236.20 feet to a 1/2" Iron pin (found) at the Northeast corner of said tract, said point being on the East line of a tract of land recorded in Book 375, Page No. 648; Thence N 01° 04' 23" W, 548.20 feet along said East line to the Northeast corner of a tract recorded in Document No. 2022-12102; Thence N 88° 39' 22" W, 237.30 feet along the North line thereof to the Point of Beginning, containing 3.01 Acres more or less.

Herby declare that they have caused said land to be subdivided into lots as numbered and designated on this plat, and do hereby establish permanent easements for utilities, sewers and drainage, as shown on this plat, and do hereby dedicate to the public use forever streets as shown on this plat, and do hereby name said subdivision, "Goggin Subdivision".

In Witness Whereof, Signed This ____ Day of _____, 2025 A.D.

James B. Goggin, Owner Belinda M. Goggin, Owner

STATE OF MISSOURI }
COUNTY OF CAPE GIRARDEAU } ss

Before Me, a Notary Public for Said State and County, Personally Appeared James B. Goggin and Belinda M. Goggin, Known to Me to Be the Persons Described Herein, Who Acknowledged That They Executed the Foregoing Instrument as Their Free Act and Deed.

In Witness Whereof, I Hereunto Set My Hand and Affix My Official Seal
This ____ Day Of _____, 2025 A.D.

Notary Public: My Term Expires

I, Angela Birk, City Clerk, do hereby certify that this Plat was Approved and Accepted by the Board of Aldermen of Jackson, Missouri on This ____ Day of _____, 2025 A.D. As approved by Ordinance No. _____

Angela Birk, City Clerk

Approved By: Dwayne Hahs, Mayor

Approved By: Janet Sanders, Director of Public Works

Approved By: Harry Dryer, Chairman,
Planning And Zoning Commission

FILED FOR RECORD

State of Missouri }
County of Cape Girardeau } ss

Filed For Record This ____ Day of _____, 2025 A.D.
and Duly Recorded in Document No. _____

Andrew David Blatner, Cape Girardeau County Recorder of Deeds

SURVEYOR'S CERTIFICATION

This is to certify that at the request of Jim Goggin the tracts shown herein were surveyed under my direct supervision, and the results of said survey are represented correctly on this plat. Said survey was executed in accordance with the current minimum standards for property boundary surveys of the Missouri Department of Agriculture, Division of Weights and Measures. There may exist other documents that could affect this parcel, of which an accurate and current title search may disclose. In witness whereof, I hereunto set my seal and signature:

This ____ Day of _____, 2025 A.D.

R. Christopher Bowen MO. PLS #2232

FOR REVIEW

2231 Maple Drive
St. Louis, MO 63105
PH: 636.339.8900
www.boweneng.com

Bowen
ENGINEERING & SURVEYING

Consulting Engineers • Land Surveyors • Testing Laboratories
Bowen Engineering & Surveying, P.C.
Land Surveyors • Civil Engineers • Professional Surveyors
Land Surveyors • Civil Engineers • Professional Surveyors

JIM GOGGIN
4580 STATE HWY W
CAPE GIRARDEAU, MO

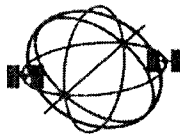
DESCRIPTION	DATE

Created: 11/20/24
Revised: 11/20/24
Bowen Engineering & Surveying, P.C.

JOB NO.	S25-0304
DATE	JUNE 18, 2025
FILE	C250304-06-01 DGN
CAUSE	S250304-27P
DWN BY	RWB
CHK BY	CKK
SCALE	1" = 80'

RECORD
PLAT

SHEET NO.
1 of 1



Bowen

ENGINEERING & SURVEYING

Incorporated

2121 Megan Drive
Cape Girardeau, MO 63701
Ph 573 339 5900
Fax 573 339 1391
www.bowenengsurv.com

June 5, 2025

Attn: Mr. Larry Miller
Building and Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755

Re: Request for a Variance Goggin Subdivision No. 1

Mr. Miller:

Request 1)

To avoid a major subdivision classification as stated in the City's Land Subdivision Regulations (Chapter 57 of the Jackson Code of Ordinances) the owner respectfully requests the allowance of the minor subdivision be allowed with the One additional Lot be approved.

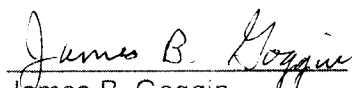
Request 2)

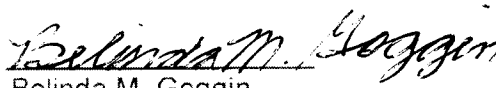
Lots 3, 4 & 5 do not have frontage on a public street mainly due to the location of the existing buildings on said Lots date back to the 1980's. The creation of Goggin Subdivision No. 1, a new 20 feet wide ingress-egress easement will be to benefit said Lots 3, 4 & 5. The owner is respectfully requesting this variance be approved.

Sincerely,

Bowen Engineering & Surveying

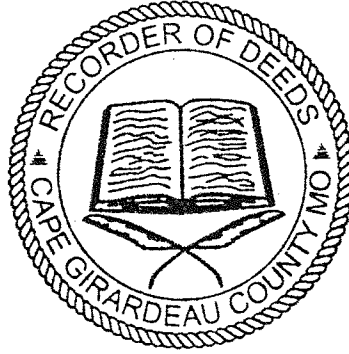

Chris Kelley
Survey Manager


James B. Goggin
Owner


Belinda M. Goggin
Owner

Request 3)

Request a variance to the subdivision regulations regarding the water distribution system, which requires a separate water tap connection for each lot from the main line.



eRecorded
DOCUMENT #
2022-12102

ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
11/22/2022 08:30:58 AM
REC FEE: 42.00
PAGES: 7

CORRECTIVE GENERAL WARRANTY DEED

THIS DEED IS GIVEN TO CORRECT THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN GENERAL WARRANTY DEED DATED JUNE 24, 2009 AND RECORDED IN THE CAPE GIRARDEAU COUNTY LAND RECORDS AS INSTRUMENT NO. 2009-08969.

THIS INDENTURE, made on the 21st day of November, 2022, by and between JAMES B. GOGGIN and BELINDA M. GOGGIN, individually and as trustees of the Belinda M. Goggin Revocable Trust U/A/D April 8, 2005, of the County of Cape Girardeau in the State of Missouri ("Grantors"), and JAMES B. GOGGIN and BELINDA M. GOGGIN, TRUSTEES OF THE JAMES B. GOGGIN REVOCABLE TRUST U/A/D April 8, 2005 receiving an undivided one-half interest as co-trustees of such Trust and JAMES B. GOGGIN and BELINDA M. GOGGIN, TRUSTEES OF THE BELINDA M. GOGGIN REVOCABLE TRUST U/A/D April 8, 2005 receiving an undivided one-half interest as co-trustees of such Trust, of the County of Cape Girardeau, in the State of Missouri ("Grantees"):

Mailing Address: 4580 State Highway W, Cape Girardeau, MO 63701

WITNESSETH, that Grantors, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to them paid by Grantees, the receipt of which is hereby acknowledged, does by these presents, Grant, Bargain and Sell, Convey and Confirm, unto Grantees, their successors and assigns, 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:

An equal undivided one-half interest as tenant in common to the Trustees of the James B. Goggin Revocable Trust and an undivided one-half interest as tenant in common to the Trustees of the Belinda M. Goggin Revocable Trust in the following described tracts:

TRACT 1 (Burt Heuer farm)

A parcel of land being a part of the Northwest Quarter of the Southeast Quarter and part of the Northeast Quarter of the Southwest Quarter of Section 11, Township 31 North,

Range 13 East all in Cape Girardeau County, containing 40.425 acres, more or less, more particularly described as follows:

Begin at the Southeast corner of the Northwest Quarter of the Southeast Quarter of said Section 11 at a stone; thence South 89° 42' 02" West along the Quarter Quarter Section line, 965.0 feet to the East right of way line of Highway W; thence North 37° 39' 51" West along said right of way line, 346.0 feet to the point of tangent of a curve to the right having a radius of 1397.69 feet; thence Northwesterly along the arc of said curve to the right and with said right of way line 784.68 feet to the point of said curve; thence North 5° 29' 51" West along said right of way line, 345.3 feet to the Quarter Section line; thence East along said Quarter Section line, 1469.97 feet to the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 11; thence South 1° 02' 49" East along the Quarter Quarter Section line, 1332.92 feet to the point of beginning.

See for reference General Warranty Deed Book 462, Page 919.

TRACT 2 (Rau 80)

A parcel of land being a part of the SE ¼ NE ¼ and a part of the NE ¼ SE ¼ of Section 11, Township 31 North, Range 13 East in Cape Girardeau County, Missouri, containing 40.0072 acres (more or less), described as follows: Begin at the SW corner of the NE ¼ SE ¼ of said Section 11; thence N 0° 29' 39" W along the ¼ ¼ Section Line, 1332.92 feet to a ½" Iron Rod at the NW corner of the NE ¼ SE ¼ of said Section 11; thence N 0° 27' 13" E along said ¼ ¼ Section Line, 502.6 feet to the center of Bainbridge Road as now existing; thence N 89° 15' 54" E along said Road centerline, 648.03 feet; thence S 88° 48' 28" E along said Road centerline, 186.39 feet; thence S 83° 18' 28" E along said Road centerline, 109.08 feet; thence S 0° 15' 38" E, 1832.69 feet to the South Line of the NE ¼ SE ¼ of said Section 11; thence N 89° 40' 00" W along said South Line, 943.5 feet to the Point of Beginning.

Subject to all rights of way, easements and restrictions affecting same either written or implied. And

A parcel of land being part of N ½ SW ¼ of Section 12, Township 31 North, Range 13 East in Cape Girardeau County, Missouri, containing 2.6862 acres (more or less), described as follows: Commence at the SW corner of the NE ¼ SE ¼ of Section 11, Township 31 North, Range 13 East; thence S 89° 40' 00" E along the ¼ ¼ Section Line, 1888.74 feet to the center of an existing Creek; thence N 02° 35' 20" E along said Creek centerline, 268.77 feet; thence N 11° 27' 23" W along said Creek centerline, 232.02 feet; thence N 21° 21' 19" E, 169.79 feet; thence N 61° 57' 26" E along said Creek centerline, 293.48 feet; thence N 57° 49' 54" E along said Creek centerline, 136.75 feet to the center of a concrete low water crossing for the Point of Beginning; thence N 32° 19' 46" W, 101.34 feet; thence N 17° 15' 28" W, 106.53 feet; thence N 00° 13' 26" E, 139.04 feet; thence S 89° 46' 34" E, 543.02 feet to the center of the aforesaid Creek; thence S 14° 17' 26" W along said Creek centerline, 142.13 feet; thence S 69° 52' 06" W along said Creek centerline,

321.89 feet; thence S 57° 49' 54" W along said Creek centerline, 142.3 feet to the Point of Beginning.

Subject to a 10.0 foot access road easement across the entire West side of the foregoing described 2.6862 acre parcel.

And,

together with the right of ingress and egress over and across a 10.0 foot strip of land adjacent to and abutting to the entire West side of the foregoing described 2.6862 acre parcel.

And, together with the right of ingress and egress over and across the following described parcel; Begin at the SW corner of the above described 2.6862 Acre Parcel; thence S 57° 49' 54" W along the centerline of said Creek, 136.75 feet; thence S 61° 57' 26" W along the centerline of said Creek, 10.55 feet; thence N 32° 00' 09" W, 64.52 feet; thence N 49° 40' 14" E, 148.35 feet; thence S 32° 19' 46" E, 86.34 feet to the Point of Beginning.

And, together with the right of access to an existing well and house and the right to construct and maintain a waterline over and across the following described 20.0 foot strip of land; Commence at the SW corner of the aforescribed 2.6862 Acre Parcel of land; thence N 32° 19' 46" W, 101.34 feet; thence N 17° 15' 28" W, 48.09 feet to the Point of Beginning; thence S 78° 56' 03" W, 67.69 feet; thence N 11° 03' 57" W, 20.0 feet; thence N 78° 56' 03" E, 65.52 feet; thence S 17° 15' 28" E, 20.12 feet to the Point of Beginning.

See for reference General Warranty Deed Book 616, Page 181.

A parcel of land being a part of the NE ¼ SE ¼, part of the SE ¼ NE ¼ of Section 11 and a part of the N ½ SW ¼ of Section 12, Township 31 North, Range 13 East in Cape Girardeau County, Missouri, containing 39.768 acres (more or less), described as follows: Commence at the SW corner of the NE ¼ SE ¼ of said Section 11; thence S 89° 40' 00" E along the ¼ ¼-Section Line, 943.5 feet to the Point of Beginning; thence N 00° 15' 38" W, 1832.69 feet to the center of Bainbridge Road; thence S 83° 18' 28" E along said Road centerline, 191.03 feet to a point on the South side of the existing Bainbridge Road and being in the center of the Old Bainbridge Road; thence S 89° 28' 16" E along the center of the Old Bainbridge Road, 110.0 feet; thence N 63° 31' 44" E along the center of the Old Bainbridge Road, 103.62 feet; thence S 00° 27' 51" E, 528.0 feet; thence S 89° 46' 34" E, 1451.77 feet to the center of an existing Creek; thence S 14° 17' 26" W along said Creek centerline, 143.3 feet; thence N 89° 46' 34" W, 543.02 feet; thence S 00° 13' 26" W, 139.04 feet; thence S 17° 15' 28" E, 106.53 feet; thence S 32° 19' 46" E, 101.34 feet to a point in the center of a concrete low water crossing and being in the center of the aforesaid Creek; thence along and with the centerline of the aforesaid Creek thusly: thence S 57° 49' 54" W, 136.75 feet; thence S 61° 57' 26" W, 293.48 feet; thence S 21° 21' 19" W, 169.79 feet; thence S 11° 27' 23" E, 232.02 feet; thence S 02° 15' 20" W, 268.77 feet to the aforesaid ¼ ¼-Section Line; thence N 89° 40' 00" W along said ¼ ¼-Section Line, 945.25 feet to the Point of Beginning.

See for reference General Warranty Deed Book 627, Page 37.

LESS AND EXCEPT, that property conveyed in General Warranty Deed dated April 17, 1996, and recorded on April 19, 1996 in Book 801 at Page 90.

TRACT 3 (Stout Road)

3.00 acres, more or less, situated in the Southwest Quarter of the Northeast Quarter of Section 21, Township 31 North, Range 13 East, Cape Girardeau County, Missouri, described as follows:

Commence at the southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 21; thence South 88° 12' West along the quarter section line, 242.9 feet; thence North 0° 55' West, 368.4 feet for the point of beginning; thence South 88° 12' West, 236.5 feet; thence North 0° 55' West, 558.0 feet to the south line of Stout Road; thence South 89° 25' East along said south line, 236.55 feet; thence South 0° 55' East, 548.2 feet to the point of beginning.

Subject to easements of record. The above-referenced tract acquired April 11, 1978. See Book 355, Page 724. Later subdivided. See Book 456, Page 746; Book 475, Page 512; Book 456, Page 749 per survey dated November 24, 1986 by Larry D. Dowdy.

TRACT 4 (Brookman)

A parcel of land located in Out Lot Fifty Six (56) in U.S.P. Survey 2199 in the City of Cape Girardeau, Missouri, described as follows: Start at the northwest corner of Out Lot 57 in said Survey; thence run South along the West line of Out Lots 57 and 56, 1930.9 feet to a point in North line of Bloomfield Street; thence North 70 degrees 16' East along North line of Bloomfield Street 398.4 feet for the point of beginning; thence North 0 degrees 26' West parallel to West line of Schneider's Subdivision and five (5) feet West of the West line of a tract of land conveyed to Trustees of the West Side Church of God, by Warranty Deed recorded in Book 138 at page 540, 151.8 feet for a corner; thence South 89 degrees 34' West 80 feet for a corner; thence South 0 degrees West 178.9 feet for a corner in North line of Bloomfield Street; thence North 70 degrees 16' East along said North line 85 feet for a corner.

Less and Except

THAT PART OF OUTLOT #56 IN U.S.P. SURVEY #2199, TOWNSHIP 30 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

Commence at the Northwest Corner of Outlot #57 of said U.S.P. Survey #2199; thence S 06° 44' 00" W along the West line thereof, a distance of 1153.10 feet to a Point; thence departing from said West line, N 89° 30' 00" E, a distance of 171.36 feet to the intersection of the South Right-of-Way line of Good Hope Street with the East Right-of-Way line of South Plaza Way; thence along said East Right-of-Way line, S 06° 44' 00" W, a

distance of 536.38 feet to a ½" Iron Rod; thence departing from said East Right-of-Way line, S 83° 19' 00" E, a distance of 93.50 feet to a ½" Iron Rod; thence N 00° 25' 16" W, a distance of 33.50 feet to a ½" Iron Rod and the POINT OF BEGINNING; thence continue, N 00° 25' 16" W, a distance of 30.00 feet to a ½" Iron Rod; thence N 89° 37' 16" E a distance of 80.05 feet to a ½" Iron Rod; thence S 00° 11' 49" E, a distance of 30.00 feet to a ½" Iron Rod; thence S 89° 37' 16" W, a distance of 79.93 feet to the POINT OF BEGINNING, containing 0.055 acres or 2399.67 square feet, more or less, in the City and County of Cape Girardeau, Missouri. Subject to existing easements, if any.

See for reference Instrument #04-01817.

TRACT 5 (Bailey Trust)

TRACT 1: A parcel of land located in Out Lot 56 in the City and County of Cape Girardeau, Missouri, described as follows: Begin at the intersection of the east line of South Plaza Way, with the north line of Bloomfield Street; thence North 6 degrees 44' East along the east line of South Plaza Way, 121.0 feet for a point of beginning; thence continue North 6 degrees 44' East along the east line of South Plaza Way, 50.0 feet for a corner; thence South 83 degrees 19' East, 93.5 feet for a corner; thence South 0 degrees 30' East, 50.4 feet for a corner; thence North 83 degrees 19' West, 99.8 feet to the point of beginning.

TRACT 2: Part of Out Lot 56 in the City and County of Cape Girardeau, Missouri, described as follows: Begin at the point of intersection of the north line of Bloomfield Street with the east line of Proposed Holmes Street; thence North 6 degrees 44' East along the east line of Holmes Street, 121.0 feet for a corner; thence South 83 degrees 19' East, 99.8 feet for a corner; thence South 0 degrees 30' East, 65.0 feet for a corner in the north line of Bloomfield Street; thence South 69 degrees 05' West along said north line of Bloomfield Street, 121.95 feet to the point of beginning.

LESS AND EXCEPT: Those lands conveyed to the City of Cape Girardeau in Warranty Deed recorded in Book 1230 at page 285.

See for reference Book 1284, Page 187, Instrument #03-00064.

TRACT 6 (Dawson Trust)

A part of Sections 2 and 11, Township 31 North, Range 13 East of the Fifth Principal Meridian, in the County of Cape Girardeau, Missouri, being more particularly described as follows:

Beginning at the Northwest corner of the Southeast Quarter of the Southeast Quarter of Section 2, thence S 89° 51' 57" E, 1337.17 feet along the Quarter-Quarter section line to the East line of Section 2, thence S 00° 00' 00" E, 1335.00 feet to the Northeast corner of Section 11, thence S 00° 28' 09" E, 1333.51 feet along the East line of Section 11, to the Southeast corner of the Northeast Quarter, Northeast Quarter of Section 11, thence S 00° 14' 54" W, 863.53 feet, thence N 81° 30' 52" W, 1353.00 feet to the West line of the Southeast

Quarter of the Northeast Quarter of Section 11, thence N 00° 30' 52" W, 1995.46 feet to the South line of Section 2; thence N 00° 30' 08" E, 1340.15 feet to the point of beginning. Containing 106.03 acres more or less.

ALSO, a part of Section 11, Township 31 North, Range 13 East of the Fifth Principal Meridian, County of Cape Girardeau, Missouri, more particularly described as follows:

Commencing at the Northeast corner of Section 11; thence S 0° 28' 09" E, 1,333.51 feet along the East line of Section 11, to the Northeast Quarter of the Northeast Quarter, Section 11, thence S 0° 14' 54" W, 759.76 feet to the true point of beginning, thence continuing S 0° 14' 54" W, 103.78 feet, thence N 81° 30' 52" W, 308.85 feet to the centerline of County Road #618, thence S 89° 07' 55" E, 83.96 feet along the centerline of said road, thence N 75° 00' 03" E, 229.78 feet along the centerline of said road to the point of beginning. Containing 0.30 acres, more or less.

LESS AND EXCEPT those lands as conveyed in Quit Claim Deed recorded in Book 1023 at Page 029.

ALSO LESS AND EXCEPT those lands as conveyed in Quit Claim Deed recorded in Book 1029 at Page 138.

See for reference Instrument #2007-07018.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto Grantees, and unto their successors and assigns, FOREVER, Grantors hereby covenanting that they are lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear of any encumbrance done or suffered by them or those under whom they claim, and that they will WARRANT AND DEFEND the title to the said premises unto Grantees, and unto their successors and assigns, FOREVER, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set their hands the day and year first above written.


James B. Goggin


Belinda M. Goggin

STATE OF MISSOURI

)

)

SS.

COUNTY OF CAPE GIRARDEAU

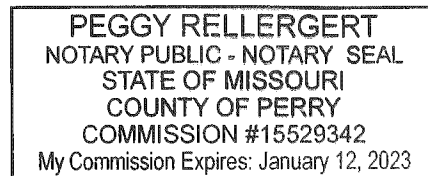
)

On this 21st day of November, 2022, before me personally appeared James B. Goggin and Belinda M. Goggin, to me known to be the persons described in and who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year first above written.

Peary Kellogg
Notary Public

Notary Public



MEMO



TO: Planning and Zoning Commission

FROM: Larry Miller, Building & Planning Manager

DATE: July 3, 2025

SUBJECT: Code Amendment Discussion – Chapter 65-22(21), Off-Street Parking for Medical and Dental Clinics

Staff is requesting that the Planning & Zoning Commission consider a code amendment to Chapter 65-22(21) of the zoning ordinance, which governs off-street parking requirements for medical and dental clinics.

This request started with Mercy's recent permit application to expand its medical operations at 2432 E Main Street. Mercy plans to occupy the entire building, continuing its convenient care facility in the existing space and using the newly acquired section for senior care services.

Under the current zoning ordinance, the proposed use triggered a requirement for 81 off-street parking spaces, while only 48 spaces are available on site. The applicant applied for and was granted a variance, with the stipulation that it may be revoked if overflow parking occurs in neighboring lots.

Staff reviewed similar parking requirements from other cities across Missouri. The review found that Jackson's current standard is significantly higher than requirements for comparable medical or dental uses elsewhere in the state.

This raised concerns about our existing code being too restrictive, which could prevent development or expansion, especially for buildings in already-developed commercial areas where additional parking is unavailable.

Staff recommends that the Commission review this section of code to determine whether an amendment is needed.

Off-street parking requirements for medical and dental clinics:

(21) Medical and dental clinics: Five (5) spaces per doctor, dentist or medical practitioner, plus one (1) space per two (2) employees, plus one (1) space per examination or treatment room, plus one (1) space per one hundred (100) square feet of waiting room area.

Jackson population: 15,742

One (1) parking space for each doctor practicing in the building and one (1) parking space for every two (2) persons regularly employed in the building, **plus either:**

- Four (4) parking spaces per 1,000 square feet of floor area, **or**
- Four (4) parking spaces per examination room, **whichever is greater.**

Parking Requirement Calculations:

Base Requirement (applies in both scenarios):

- 4 doctors = 4 spaces
- 18 employees ÷ 2 = 9 spaces
- **Subtotal = 13 spaces**

Option A – Based on Floor Area (8,400 sq ft):

- $8.4 \times 4 = 33.6 \rightarrow 34$ spaces
- **Total = 13 + 34 = 47 spaces**

Option B – Based on Examination Rooms (17 rooms):

- $17 \times 4 = 68$ spaces
- **Total = 13 + 68 = 81 spaces**

Required Minimum (Greater of the Two):

- **81 spaces** (Option B)

Cape Girardeau population: 40,508 **8400 sq ft / 250 = 33.6 → 34 spaces**

Medical and dental offices and clinics - 1 for each 250 square feet of total floor area

Perryville population: 8,506

Commercial, Industrial, and Institutional: There is no minimum parking space requirement for any Commercial, Industrial, or Institutional property required by the Perryville Missouri Schedule of Ordinances. Instead, it is understood and expected that individual developers will consider their parking needs, specific to their business(es), and design accordingly.

Lebanon population: 15,429 **8400 sq ft / 250 = 33.6 + 22 employees = 55.6 → 56 spaces**

Medical, dental, or related offices: 1 space per 250 sq. ft. of total building floor area plus 1 space per employee

Washington population: 15,450 **8400 sq ft / 1000= 8.4 * 4.5= 37.8 → 38 spaces**

Medical and dental offices: See "offices"

Offices (business, professional or public office building, studio, bank, medical or dental clinic): 4 1/2 spaces for every 1,000 square feet of gross floor area

Overland population: 15,496 **8400 sq ft / 1000= 8.4 * 4= 33.6 → 34 spaces**

General offices: Four (4) spaces per one thousand (1,000) square feet of floor area.

Clayton population: 17,461 **8400 sq ft / 200= 42 → 42 spaces**

Medical office buildings. Buildings in which twenty percent (20%) or more of the gross area is occupied by members of the healing profession, one (1) parking space for each two hundred (200) square feet of the gross area used for this purpose

Kirksville population: 17,483 **8400 sq ft / 400= 21 + 22 employees= 43 → 43 spaces**

Office buildings. Office buildings, including commercial, government, and professional buildings, and medical and dental clinics, shall provide at least one parking space for each employee on the largest shift, and one parking space for every 400 square feet of gross building area. The minimum parking requirement for office buildings shall be four parking spaces.

Poplar Bluff population: 16,132 **8400 sq ft / 150= 56 → 56 spaces**

Medical office building. Building in which twenty percent (20%) or more of the gross area is occupied by members of the healing profession. One (1) parking space for each one hundred fifty (150) square feet of the gross area used for this purpose.

PARKING DATA:
SPACES REQUIRED (at 4 PER 1,000 SF = 47
TOTAL SPACES PROVIDED = 48
INCLUDES 1) ACCESSIBLE SPACES

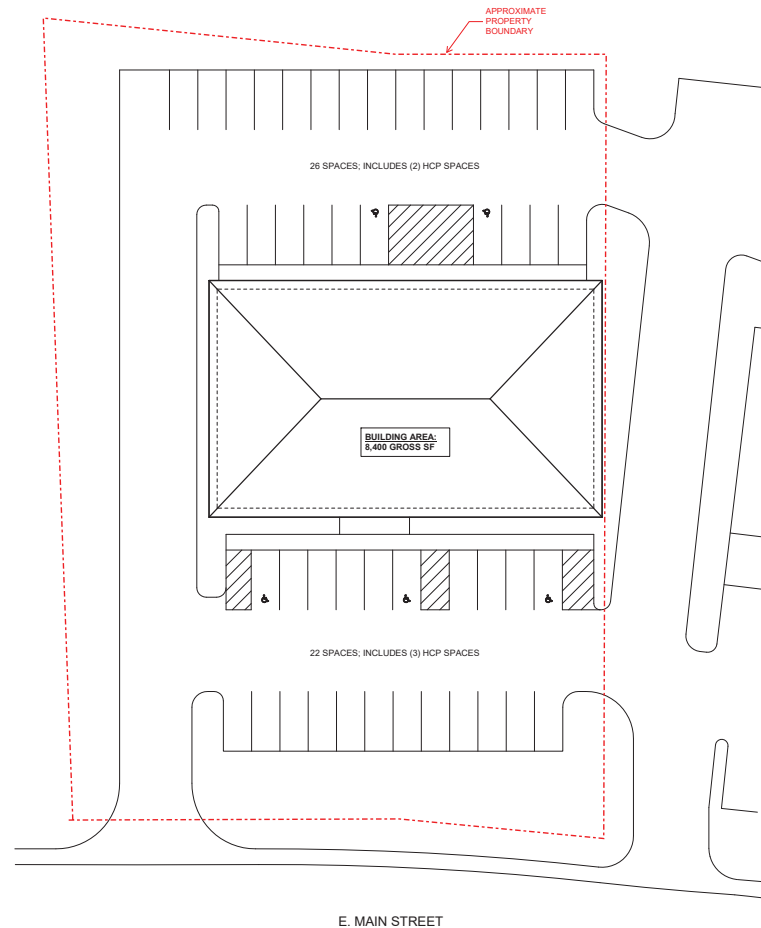
Per the City's Zoning Code, medical and dental clinics are subject to the following parking calculation:

- 1 space per practicing doctor (4 doctors = 4 spaces)
- Plus one (1) space per (2) regular employees (18 employees = 9 spaces)
- Plus one (1) space per 100 square feet of floor area (8,400 SF = 84 spaces)
- or four (4) spaces per examination room (17 exams = 68 spaces)

whichever yields the greater requirement

Using the more stringent method of four (4) spaces per exam room, the total number of required spaces for the combined clinic and in-fill space is 81. In contrast, applying the more lenient calculation of one (1) space per 1,000 square feet would result in a requirement of only 47 spaces.

Given that the current site cannot physically accommodate more than the 48 existing spaces, we respectfully request a variance to allow the use of the less than four (4) spaces per 1,000 square feet—resulting in the required total of 47 spaces.



1 SITE PLAN
A1.00 1/16" = 1'-0"