



CITY OF JACKSON
PLANNING & ZONING COMMISSION MEETING AGENDA

Wednesday, February 12, 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 January 8, 2025 minutes.

PUBLIC HEARINGS

OLD BUSINESS

NEW BUSINESS

2. Consider a request to approve a minor subdivision plat of Teresa R. Maurer E. Main Subdivision submitted by the Teresa Rosette Maurer Revocable Living Trust.
3. Consider a request for rezoning a 6.36-acre lot, county parcel number 15-101-00-02-004.01-0000. Currently known as the Phillips Robert W & Belinda ET UX, from an R-2 Single Family Residential District to an R-4 General Residential District as submitted by Robert W. and Belinda Phillips.
4. Consider a request for a special use permit to allow multiple buildings on a 6.36-acre single lot in an R-4 General Residential District at parcel number 15-101-00-02-004.01-0000 as submitted by Robert W. & Belinda Phillips.

CONSIDER A MOTION TO ADD ITEMS TO THE AGENDA

ADJOURNMENT

This agenda was posted at City Hall on February 7, 2025 at 12:00 PM.

JOURNAL OF THE PLANNING & ZONING COMMISSION
CITY OF JACKSON, MISSOURI
WEDNESDAY, JANUARY 8, 2025, 6:00 P.M.
REGULAR MEETING
CITY HALL COUNCIL ROOM, 101 COURT STREET, JACKSON, MISSOURI

The Planning and Zoning Commission met in regular session, with Chairman Harry Dryer presiding. Commissioners Tony Koeller, Russ Wiley, Heather Harrison, Tina Weber, and Michelle Weber were present. Commissioners Bill Fadler, Travis Niswonger, and Angelia Thomas were absent. Building and Planning Manager Larry Miller was present as staff liaison. Assigned Alderman Mike Seabaugh, Eric Fraley, and Steve Stroder were present.

APPROVAL OF MINUTES

Approval of the November 13, 2024)
regular meeting minutes)

The minutes of the previous meeting were unanimously approved on a motion by Commissioner Tony Koeller, seconded by Commissioner Michelle Weber.

PUBLIC HEARINGS

None

OLD BUSINESS

Consider a request to approve a Land)
Exchange Certification for transferring)
.52 Acres from 965 Royce Drive to 933)
Royce Drive and .58 Acres from 965)
Royce Drive to 944 Royce Drive,)
as submitted by Jeff F. & Gina M. Derrick)
and Ronald N. & Cathrine L. Bone.)

Chairman Harry Dryer asked for a staff report.

Mr. Larry Miller explained that 965 Royce Drive is jointly owned by Jeff and Gina Derek and Ronald and Catherine Bone, who live on either side of the property. They have decided to divide the lot in half, with each party incorporating a portion into their respective properties, thereby enlarging their lots.

Chairman Harry Dryer asked if the applicants were present and if they would like to give further input to the Commission.

Both sets of applicants came forward.

Commissioner Michelle Weber asked if the subdivision covenants or restrictions addressed the splitting of lots. Mr. Jeff Derrick responded that he was not aware of any such provisions. He explained that the land between the two properties has changed hands four times, and no one has built on it, likely due to the steepness of the lot.

Commissioner Tony Koeller said it is a great location, but the lot isn't very buildable because it is very steep. If a house were built on that lot, it wouldn't be cohesive with the neighborhood.

The chairman asked if anyone else had any questions or comments. Seeing no further questions, Chairman Harry Dryer asked for a motion.

Commissioner Heather Harrison motioned to approve the request as submitted. Commissioner Tina Weber seconded the request, which was approved.

Vote: 6 ayes, 0 nays, 0 abstentions, 3 absent

NEW BUSINESS

None

ADDITIONAL ITEMS

No additional items)

ADJOURNMENT

Consider a motion to adjourn)

Commissioner Tony Koeller motioned to adjourn, seconded by Commissioner Tina Weber, and unanimously approved.

Vote: 6 ayes, 0 nays, 0 abstentions, 3 absent

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

Staff Report

ACTION ITEM: Consider a request to approve a minor subdivision plat of Teresa R. Maurer E. Main Subdivision submitted by the Teresa Rosette Maurer Revocable Living Trust

APPLICANT: Teresa Rosette Maurer Revocable Living Trust

APPLICANT STATUS: Property Owner

PURPOSE: To subdivide an existing lot into two (2) lots.

SIZE: 2.62 Acres/ Lot one 1.50 Acres/ Lot two 1.12 Acres

PRESENT USES: A C-2 General Commercial District having Rhodes convenient store.

PROPOSED USE: C-2 General Commercial District

SURROUNDING LAND USE: C-2 General Commercial District in all directions

HISTORY: N/A

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

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

2024 COMPREHENSIVE PLAN: General Commercial

FLOODPLAIN INFORMATION: This property is not located in a floodplain per FEMA panel 29031C0144E DATED 9-29-2011

PHYSICAL CHARACTERISTICS: No unusual characteristics were noted.

COMMENTS: The subdivision plat has been reviewed for compliance with the Land Subdivision Regulations

ACTION REQUIRED: The Commission shall approve or deny this request. The Commission's action serves as a recommendation to the Board of Alderman. A positive recommendation requires a simple majority of the Board of Alderman for approval, and a negative recommendation requires a super-majority (6 votes).



SUBDIVISION APPLICATION FORM

City of Jackson, Missouri

NAME OF SUBDIVISION: Teresa R. Maurer E. Main Subdivision

DATE OF APPLICATION: 01-20-2025

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

Names, Addresses & Phone #s: The Teresa Rosette Maurer Revocable Living Trust
2684 E. Main St.
Jackson, MO 63755

CONTACT PERSON HANDLING APPLICATION:

Contact's Name: Susan Dodds

Contact's Mailing Address: 194 Coker Lane
Cape Girardeau, MO 63701

Contact's Phone: 573.335.3026

ENGINEER / SURVEYOR:

Company Name, Addresses & Phone #: Koehler Engineering and Land Surveying
194 Coker Lane
Cape Girardeau, MO 63701

TYPE OF SUBDIVISION APPLICATION: (check all applicable items)

☐ Preliminary plat approval

☐ Final plat approval

☒ Minor subdivision approval

☐ Re-subdivision plat approval

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

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

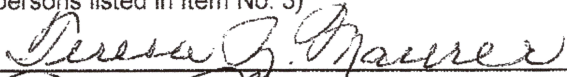
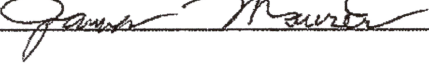
R-1 Single Family Residential
R-2 Single Family Residential
R-3 One and Two Family Residential
R-4 General Residential
MH-1 Mobile Home Park
CO-1 Enhanced Commercial Overlay

C-1 Local Commercial
C-2 General Commercial
C-3 Central Business District
C-4 Planned Commercial District
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:

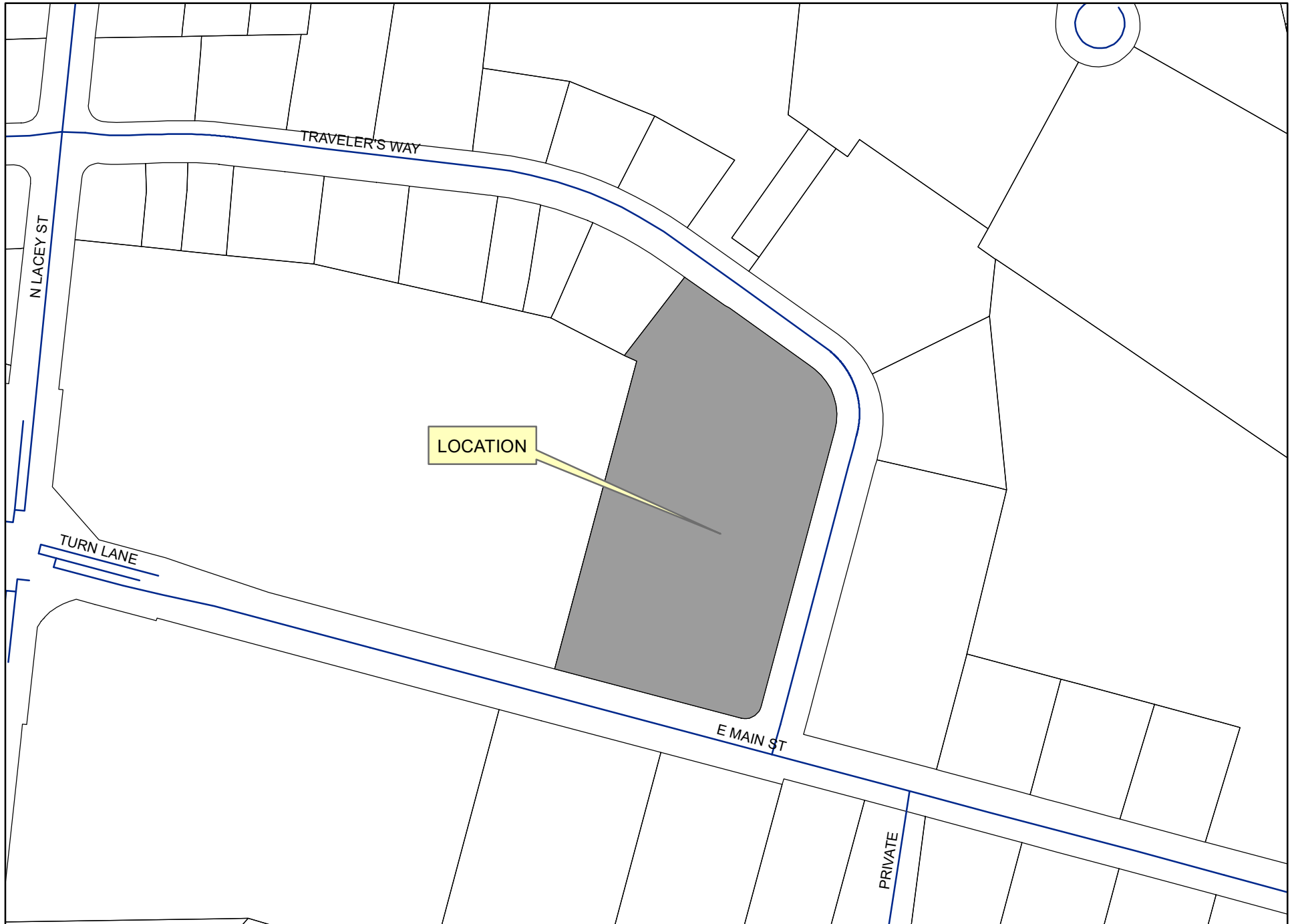
I state upon my oath that all of the information contained in this application is true. (Original signatures of all persons listed in Item No. 3)

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

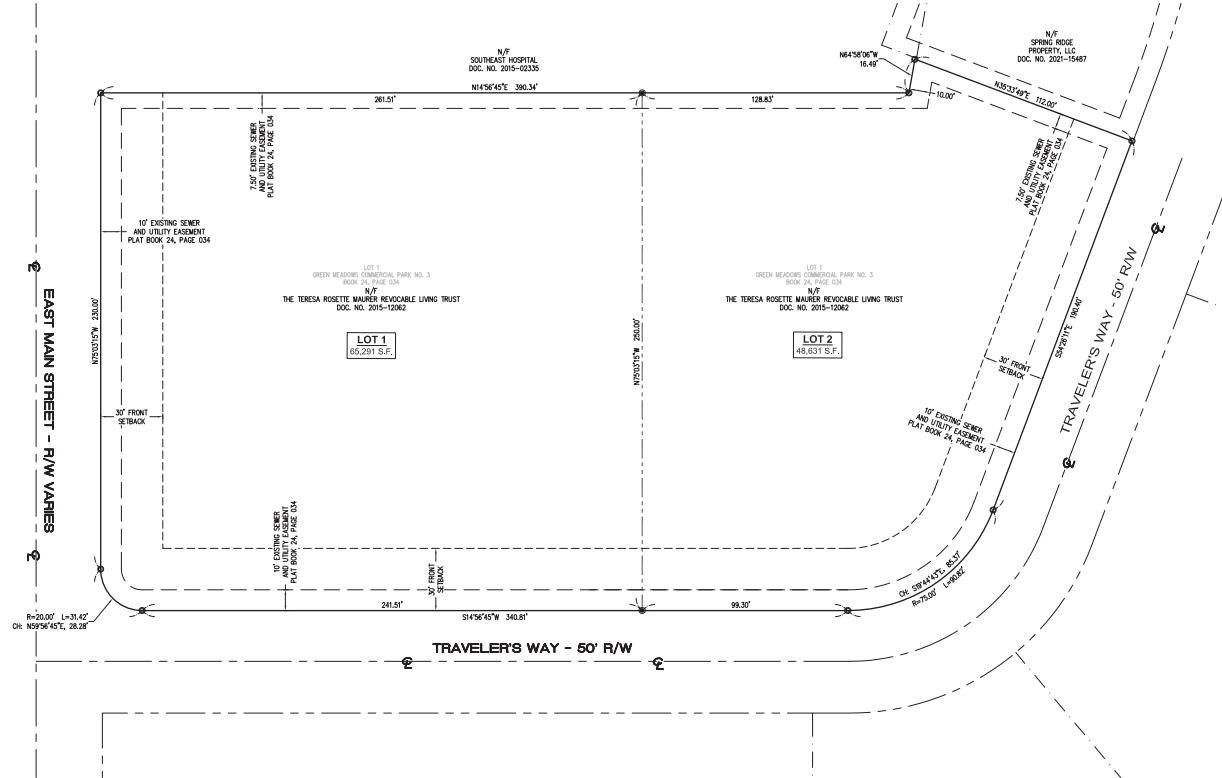
Building & Planning Superintendent
City of Jackson
101 Court Street
Jackson, MO 63755

Ph: 573-243-2300 ext. 29
Fax: 573-243-3322
Email: permits@jacksonmo.org



Location Map

RECORD PLAT
FOR
TERESA R. MAURER E. MAIN SUBDIVISION
ALL OF LOT ONE (1) OF GREEN MEADOWS COMMERCIAL PARK NO. 3, A SUBDIVISION IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, MISSOURI, AS SHOWN BY PLAT BOOK 24 AT PAGE 34 IN THE LAND RECORDS OF
CAPE GIRARDEAU COUNTY, MISSOURI



LEGEND	
○	FOUND 1/2" IRON ROD
●	SET 1/2" IRON ROD
---	SUBDIVISION BOUNDARY LINE
---	NEW LOT LINE
---	SETBACK
---	EXTERNAL PROPERTY LINE
---	RIGHT OF WAY LINE
---	CENTERLINE
---	EXISTING UTILITY EASEMENT LINE

SUBDIVISION NOTES	
ZONING: C-2 - GENERAL COMMERCIAL DISTRICT SETBACKS: FRONT: THIRTY (30) FEET. REAR: TWENTY-FIVE (25) FEET. SIDE: ON LOTS UPON WHICH A NONRESIDENTIAL BUILDING IS CONSTRUCTED, THERE ARE NO SIDE YARD REQUIREMENTS EXCEPT THAT A SIDE YARD OF EIGHT (8) FEET SHALL BE PROVIDED WHERE SUCH LOT ADJUTS A RESIDENTIAL DISTRICT. ON EACH LOT UPON WHICH A DWELLING IS CONSTRUCTED, THERE SHALL BE A SIDE YARD ON EACH SIDE OF NOT LESS THAN EIGHT (8) FEET. BUILDINGS IN EXCESS OF FORTY-FIVE (45) FEET IN HEIGHT SHALL HAVE THE SIDE YARD SETBACKS INCREASED BY ONE (1) FOOT FOR EVERY ONE (1) FOOT OF HEIGHT THAT THE BUILDING IS INCREASED OVER FORTY-FIVE (45) FEET. MAXIMUM HEIGHT: FIFTY (50) FEET AND NOT OVER FIVE (5) STOREYS. BUILDINGS EXCEEDING THIS LIMITATION SHALL REQUIRE A SPECIAL USE PERMIT. MINIMUM LOT SIZE: DETACHED SINGLE-FAMILY DWELLINGS SHALL BE ON A LOT HAVING AN AREA OF NOT LESS THAN EIGHT THOUSAND (8,000) SQUARE FEET AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN SEVENTY-FIVE (75) FEET. TOWERS AND STEEPLES OF CHURCHES AND SIMILAR PLACES OF WORSHIP: SEVENTY-FIVE (75) FEET. ATTACHED SINGLE-FAMILY DWELLINGS SHALL BE ON A LOT HAVING AN AREA OF NOT LESS THAN FIVE THOUSAND (5,000) SQUARE FEET AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN FORTY (40) FEET. EXCEPT THAT INTERIOR UNITS ATTACHED ON TWO (2) OR MORE SIDES SHALL HAVE A MINIMUM LOT AREA OF NOT LESS THAN TWO THOUSAND (2,000) SQUARE FEET AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN FORTY-FIVE (45) FEET. TWO-FAMILY DWELLINGS SHALL BE ON A LOT HAVING AN AREA OF NOT LESS THAN TEN THOUSAND (10,000) SQUARE FEET AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN SEVENTY-FIVE (75) FEET. MULTIPLE-FAMILY DWELLINGS SHALL BE ON A LOT HAVING AN AREA OF NOT LESS THAN TWELVE THOUSAND FIVE HUNDRED (12,500) SQUARE FEET, WITH MINIMUM LOT AREA PER UNIT OF TWO THOUSAND FIVE HUNDRED (2,500) SQUARE FEET FOR EACH FIRST FLOOR UNIT AND ONE THOUSAND SEVEN HUNDRED FIFTY (1,750) SQUARE FEET FOR EACH UNIT ABOVE THE FIRST FLOOR AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN SEVENTY-FIVE (75) FEET. ALL OTHER BUILDINGS SHALL BE ON A LOT HAVING AN AREA OF NOT LESS THAN FIVE THOUSAND (5,000) SQUARE FEET AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN FIFTY (50) FEET. ALL RESIDENTIAL BUILDINGS, INCLUDING ACCESSORY BUILDINGS, SHALL NOT COVER MORE THAN FORTY (40) PERCENT OF THE AREA OF THE LOT. THERE ARE NO LOT COVERAGE REQUIREMENTS FOR NONRESIDENTIAL BUILDINGS AND STRUCTURES.	RECORD OWNER THE TERESA ROSETTE MAURER REVOCABLE LIVING TRUST DOCUMENT NO. 2015-12062 OWNER AND DEVELOPER OF PROPOSED SUBDIVISION AND PLAT PREPARED FOR: MAYSON CAPITAL PARTNERS C/O JEFF MAURER CAPE GIRARDEAU, MISSOURI 63701 LOT SIZES TOTAL NUMBER OF LOTS: 2 LOTS LARGEST LOT AREA: (1.66 ACRES) SMALLEST LOT AREA: (1.12 ACRES) TOTAL SUBDIVISION AREA: (2.62 ACRES) FLOODPLAIN NOTE NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 20037-0046E WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2011. PLAT PREPARED BY & SURVEYING SERVICES PROVIDED BY: KOEHLER ENGINEERING AND LAND SURVEYING, INC. 194 COKER LANE, CAPE GIRARDEAU, MO 63701 (573) 339-9028

SUBDIVISION DEDICATION

THE UNDERSIGNED, JAMES DEAN MAURER AND TERESA ROSETTE MAURER, TRUSTEES OF THE TERESA ROSETTE MAURER REVOCABLE LIVING TRUST, OWNERS IN FEE OF ALL OF DOCUMENT NUMBER 2015-12062 IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, CONTAINING 2.62 ACRES, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF LOT ONE (1) OF GREEN MEADOWS COMMERCIAL PARK NO. 3, A SUBDIVISION IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, MISSOURI, AS SHOWN BY PLAT FILED FOR RECORD IN PLAT BOOK 34 AT PAGE 34 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI.

HEREBY SUBDIVIDE SAID TRACT INTO LOTS AS SHOWN HEREON, WHICH BE A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREBY NAMED "TERESA R. MAURER E. MAIN SUBDIVISION," SUBJECT TO ALL EXISTING EASEMENTS, RIGHT-OF-WAY, RESTRICTIONS AND LICENSES WHICH MAY EXIST THEREON, EITHER WRITTEN OR IMPLIED.

I, ANGELA BIRK, CITY CLERK OF THE CITY OF JACKSON, MISSOURI, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF JACKSON, MISSOURI,
BY ORDINANCE NO. _____ PASSED AND APPROVED THIS _____ DAY OF _____, A.D. 20____,
ANGELA BIRK, CITY CLERK

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU) SS
FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI,
IN DOCUMENT NO. _____ AT JACKSON, MISSOURI, ON THIS _____ DAY
OF _____, A.D. 20____.

JAMES DEAN MAURER - TRUSTEE
STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU) SS
ON THIS _____ DAY OF _____, A.D. 20____, BEFORE ME, A NOTARY PUBLIC FOR SAID STATE AND COUNTY,
PERSONALLY APPEARED: JAMES DEAN MAURER AND TERESA ROSETTE MAURER, KNOWN TO ME TO BE THE PERSONS
DESCRIBED HEREIN, WHO ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS A FREE ACT AND
DEED.
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL IN THE AFORESAID STATE AND COUNTY,
THE DATE FIRST ABOVE WRITTEN.
MY COMMISSION EXPIRES _____
NOTARY PUBLIC _____

TERESA ROSETTE MAURER - TRUSTEE
JANET SANDERS, PUBLIC WORKS DIRECTOR
HARRY DYER, PLANNING AND ZONING
COMMISSION CHAIRMAN
DWAYN HARRIS, MAYOR

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

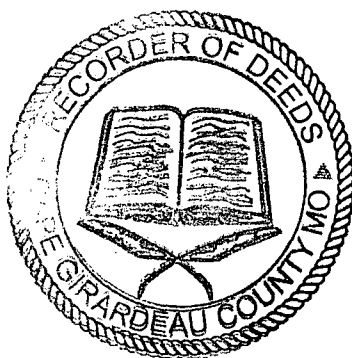
"THE SURVEY OF A TRACT OF URBAN PROPERTY WAS PERFORMED IN ACCORDANCE WITH THE
CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF MISSOURI AS IN EFFECTIVE JULY 31, 2022

KOEHLER Professional Engineers & Land Surveyors				
194 Coker Lane Cape Girardeau, Missouri 63701 Ph: (573) 335 - 3024 Fax: (573) 335 - 3049 MO PLS Corp. Certificate #000262				
DRAWN BY:	SUSAN OODDS	REV DATE:		DESCRIPTION
CHECKED BY:	TRAVIS STEFFENS			
SURVEY DATE:	DECEMBER 2024			
DRAWING DATE:	JANUARY 21, 2025			
DRAWING NO:	36059			



8 1 3 3 2 5 1
Tx:4081162

**DOCUMENT #
2015-12062**



**ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
RECORDED ON
11/09/2015 1:13:01 PM
REC FEE: 27.00
PAGES: 2**

WARRANTY DEED

This Warranty Deed made and entered into this 5th day of November, 2015, by and between **The James Dean Maurer Revocable Living Trust dated January 14, 1997 Restated, First Amendment on July 23, 2003, and Second Amendment on September 28, 2011, and Third Amendment on March 28, 2012 and Fourth Amendment on June 23, 2015** hereinafter referred to as **GRANTOR**, and **The Teresa Rosette Maurer Revocable Living Trust dated January 14, 1997, First Amendment on September 28, 2011, and Second Amendment on March 28, 2012**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTEE**. The mailing address of the Grantee is:

3120 Beaver creek, Cape Girardeau, MO 63701

WITNESSETH: The Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid to the Grantor, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain, and Sell, Convey and Confirm unto the Grantee the following described lots, tracts or parcels of land lying, being and situated in the County of Cape Girardeau and State of Missouri, to-wit:

All of Lot One (1) of Green Meadows Commercial Park No. 3, a subdivision in the City of Jackson, County of Cape Girardeau, Missouri, as shown by plat filed for record in Plat Book 24 at Page 34 in the land records of Cape Girardeau County, Missouri.

James Dean Maurer and Teresa Rosette Maurer further state that they are the current acting trustees of the **The James Dean Maurer Revocable Living Trust dated January 14, 1997 Restated, First Amendment on July 23, 2003, and Second Amendment on September 28, 2011, and Third Amendment on March 28, 2012 and Fourth Amendment on June 23, 2015**, that said trust has not been amended or revoked, and that they have the authority, under of the terms of said trust, to convey the subject property.

Staff Report

ACTION ITEM: RE: Consider a request for rezoning a 6.36-acre lot, county parcel number 15-101-00-02-004.01-0000. Currently known as the Phillips Robert W & Belinda ET UX, from an R-2 Single Family Residential District to an R-4 General Residential District as submitted by Robert W. and Belinda Phillips.

APPLICANT: Robert W. and Belinda Phillips

APPLICANT STATUS: Owner

PURPOSE: Rezoning from an R-2 Single-Family District to an R-4 General Residential District

SIZE: Approximately 6.36 Acres.

PRESENT USES: Vacant

PROPOSED USE: Multi-Family Dwellings

PROPERTY ZONING: Single-Family Residential District

SURROUNDING LAND USE: North, South, East, and West – R-2 Single-Family Residential District

HISTORY: Vacant Land

TRANSPORTATION AND PARKING: All required parking will be provided as part of the development. One private access road would provide access to each building.

APPLICABLE REGULATIONS: Zoning Code (Chapter 65)

2024 COMPREHENSIVE PLAN: The comprehensive plan designates this tract as R-2 Single-Family Residential. The rezoning would violate this plan.

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

FLOODPLAIN INFORMATION: This property is not in the floodplain per FEMA panel 29031C0144E dated 9/29/2011.

PHYSICAL CHARACTERISTICS: The property has a downhill slope toward the ponds from Ridge Road.

COMMENTS: The rezoning will allow this tract to be zoned R-4 General Residential District, allowing the developer to build multi-family dwellings. The developer has applied for a special use permit to have multiple buildings on one lot, which runs concurrently with this rezoning proposal.

ACTION REQUIRED: The Commission shall vote to recommend approving or denying this request. The Commission's action serves as a recommendation to the Board of Alderman. A public hearing at this level is optional but required at the Board of Aldermen level. (A negative recommendation requires approval from a super-majority (6 votes) of the Board of Alderman.)



REZONING / SPECIAL USE PERMIT APPLICATION

City of Jackson, Missouri

APPLICATION DATE:

1/29/25

TYPE OF APPLICATION:



Rezoning



Special Use Permit

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

Ridge Road - 151010002004010000

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

Property Owner Name(s): Rob & Belinda Phillips

Mailing Address: 651 Royal Lake Dr

City, State ZIP: Cape Girardeau, MO 63701

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

Proposed Property Owner(s): Wren Capital Investments

Mailing Address: 5790 State Hwy 61 North suite 1

City, State, ZIP: Jackson, MO 63755

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Sherron Wren

Mailing Address: 2950 Perryville Rd

City, State ZIP: Cape Girardeau, MO 63701

Contact's Phone: 573-275-3768

Email Address (if used): wrenhomes@gmail.com

CURRENT ZONING: (check all that apply)

- ☒ R-1 (Single-Family Residential)
- ☐ R-2 (Single-Family Residential)
- ☐ R-3 (One- And Two-Family Residential)
- ☐ R-4 (General Residential)
- ☐ MH-1 (Mobile Home Park)
- ☐ O-1 (Professional Office)
- ☐ CO-1 (Enhanced Commercial Overlay)

- ☐ C-1 (Local Commercial)
- ☐ C-2 (General Commercial)
- ☐ C-3 (Central Business)
- ☐ C-4 (Planned Commercial)
- ☐ I-1 (Light Industrial)
- ☐ I-2 (Heavy Industrial)
- ☐ I-3 (Planned Industrial Park)

CURRENT USE OF PROPERTY: vacant 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-4 (Planned Commercial) |
| <input type="checkbox"/> MH-1 (Mobile Home Park) | <input type="checkbox"/> I-1 (Light Industrial) |
| <input type="checkbox"/> O-1 (Professional Office) | <input type="checkbox"/> I-2 (Heavy Industrial) |
| <input type="checkbox"/> CO-1 (Enhanced Commercial Overlay) | <input type="checkbox"/> I-3 (Planned Industrial Park) |

PROPOSED USE OF PROPERTY: Multifamily residential with more than 1 Building

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

REASON FOR REQUEST: State the reason(s) why you believe the requested use will be beneficial to the neighborhood and the City of Jackson. Attach additional page(s) as needed.

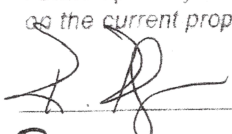
We believe adding an upscale multifamily residence to the Bent Creek area will be an asset to the community & subdivision. There are very few areas inside city limits to offer growth for development, and we believe this area would be perfect for our development. We also need the additional housing in the Jackson area as we continue to grow.

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.)



Belinda Phillips

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

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

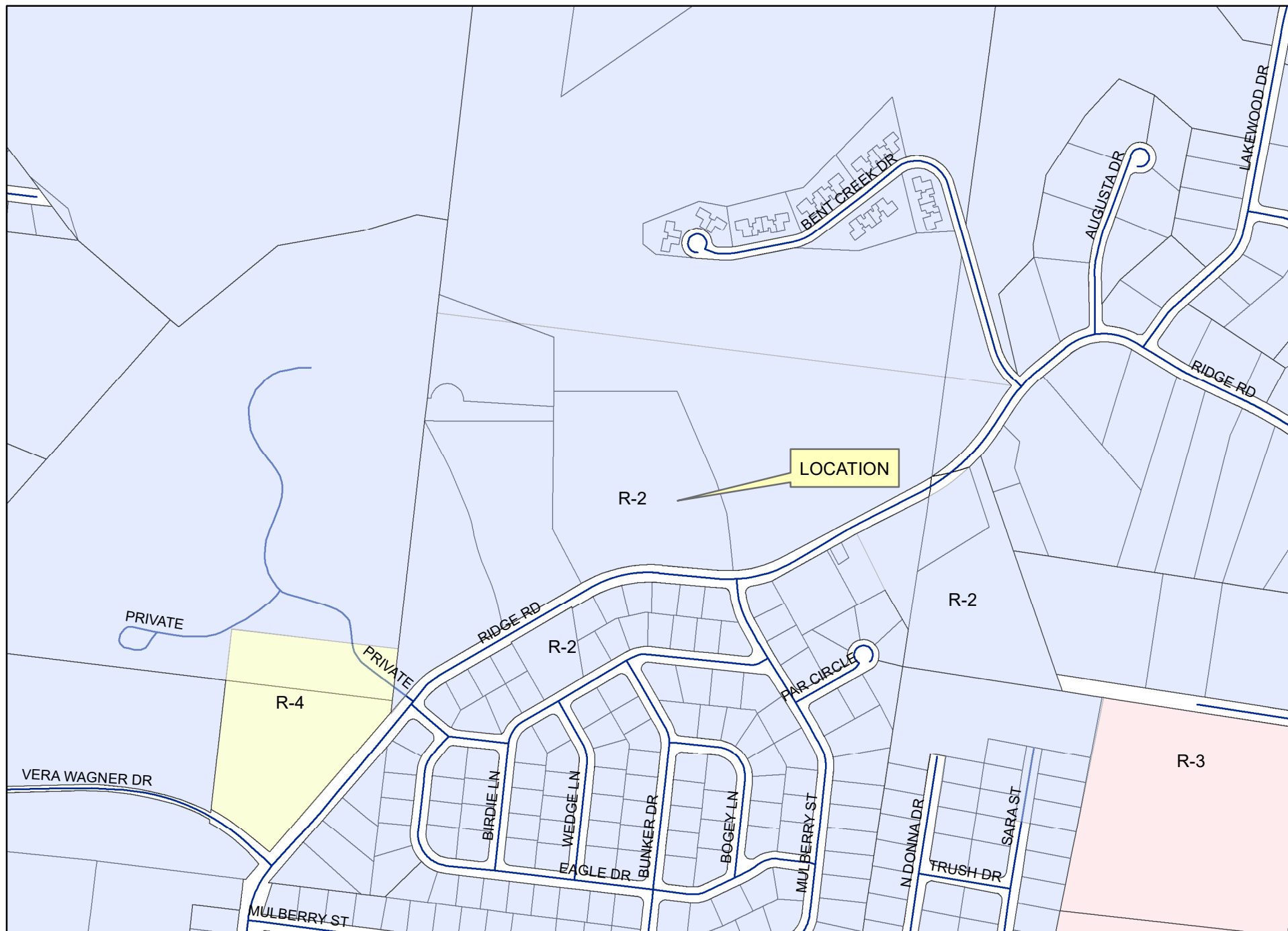
573-243-2300 ext.29 (ph)
573-243-3322 (fax)

permits@jacksonmo.org

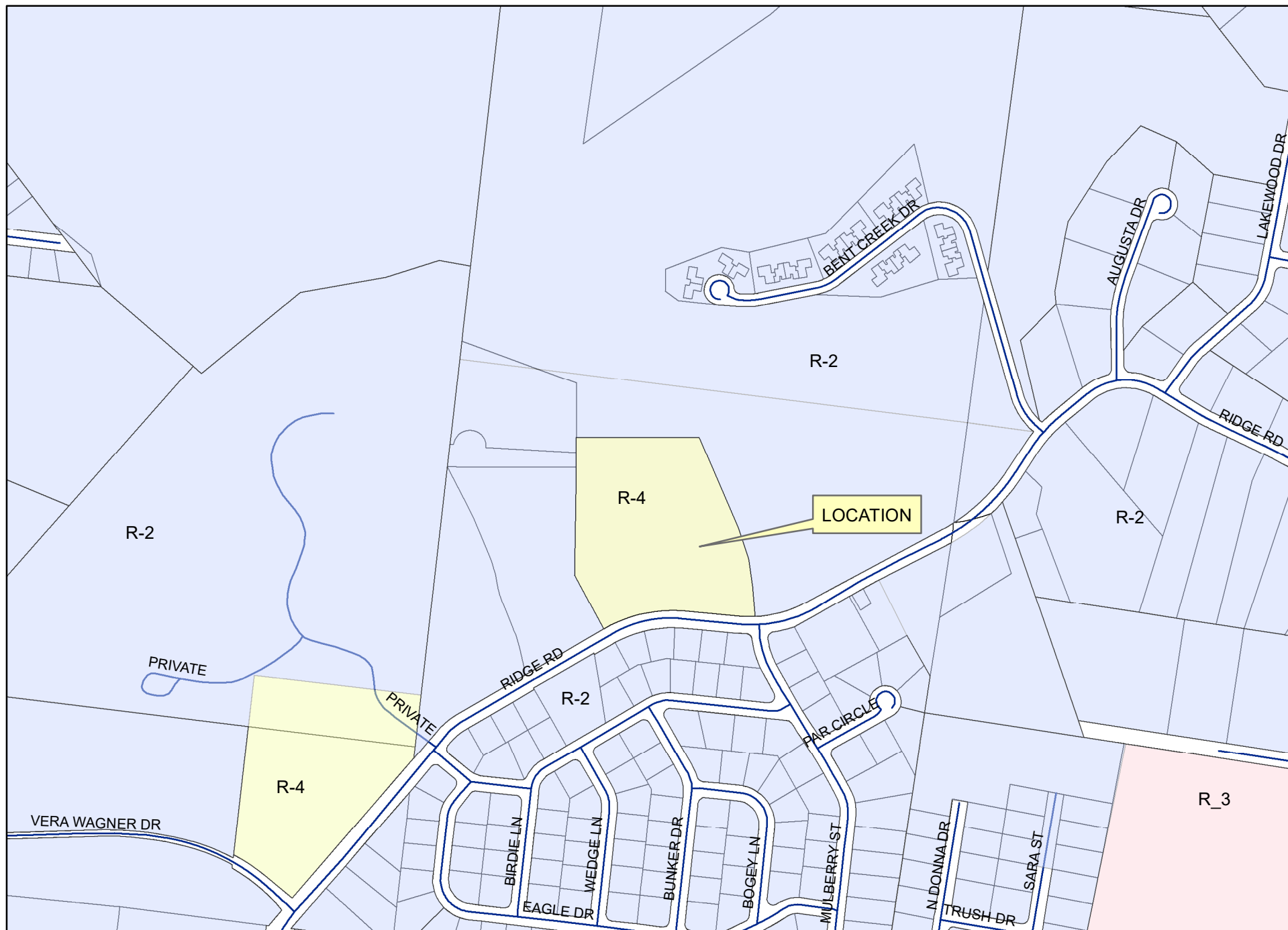
APPLICATION FEE: \$200.00



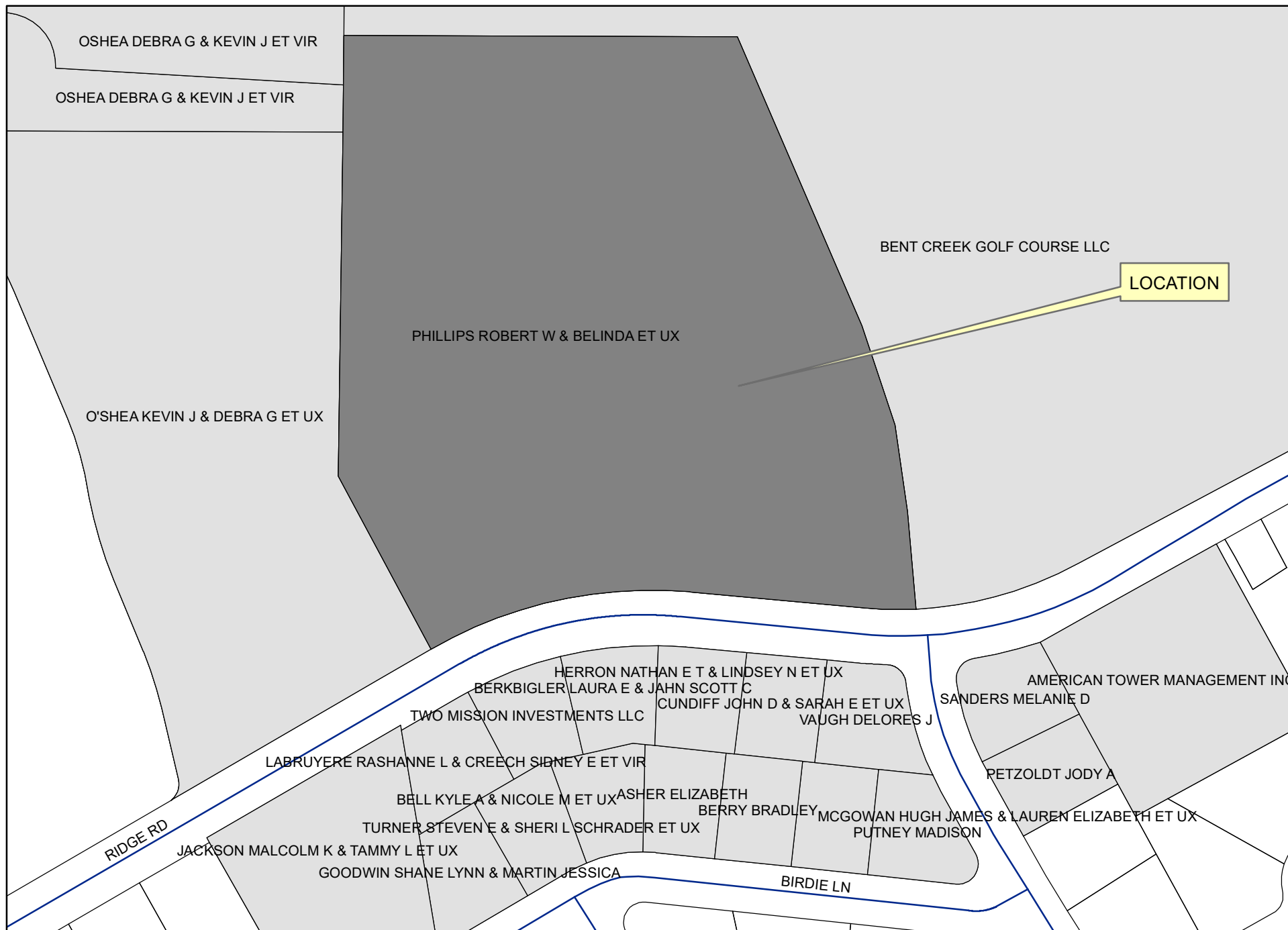
LOCATION MAP



Current Zoning



Proposed Zoning

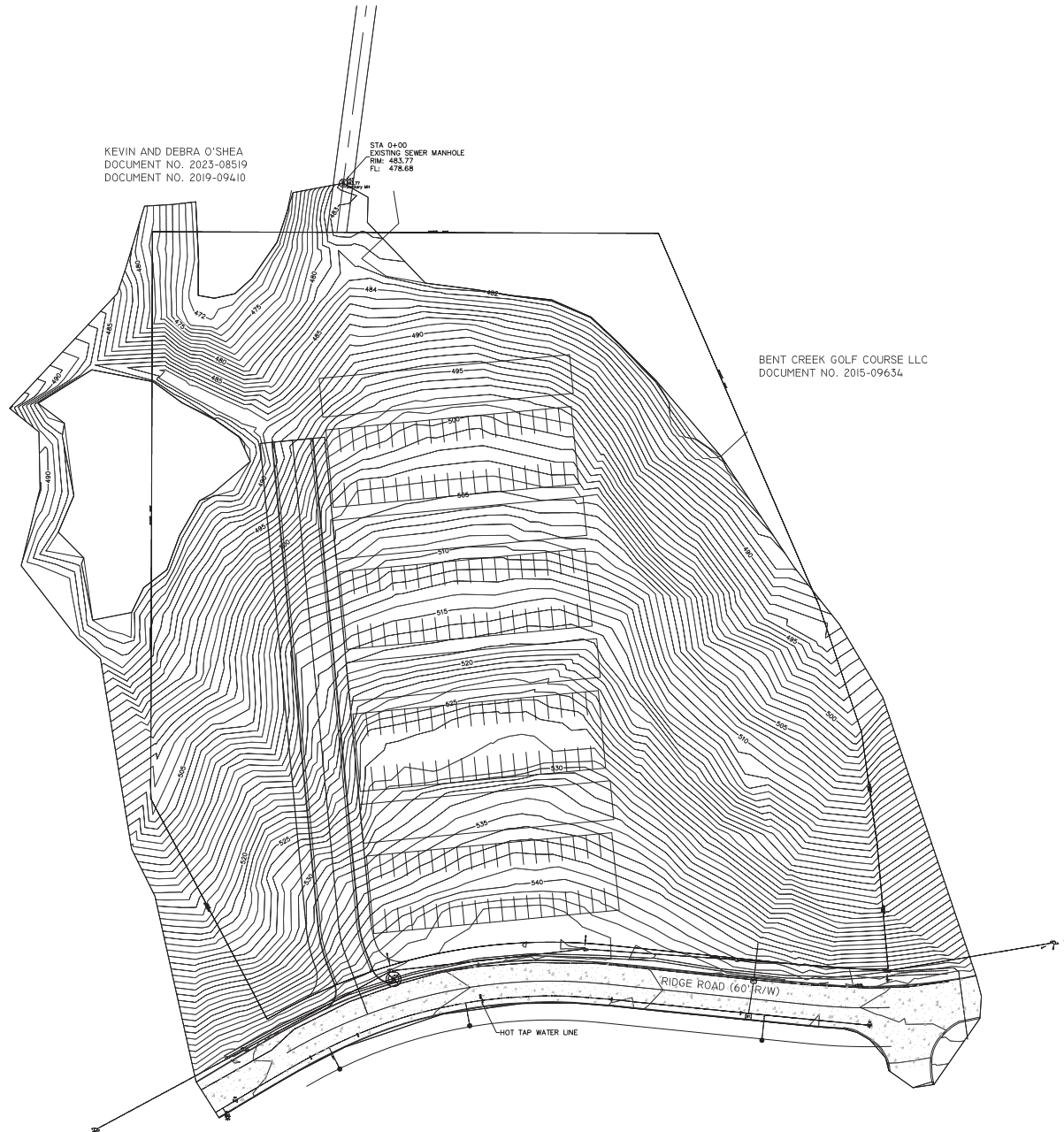


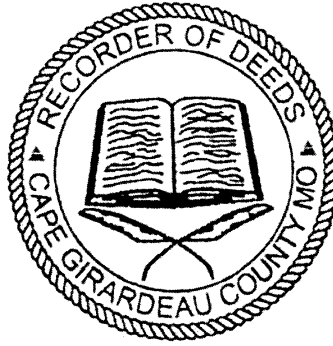
185' Map

KEVIN AND DEBRA O'SHEA
DOCUMENT NO. 2023-08519
DOCUMENT NO. 2019-09410

STA 0+00
EXISTING SEWER MANHOLE
RIM: 483.77
FL: 478.68

BENT CREEK GOLF COURSE LLC
DOCUMENT NO. 2015-09634





ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
10/12/2023 08:45:26 AM
REC FEE: 30.00
PAGES: 3

GENERAL WARRANTY DEED

THIS INDENTURE, made on the 11th day of October, 2023 by and between **Robert Belcaster and Carolyn Belcaster, husband and wife**, of the County of Pima, in the State of Arizona, **Grantors**, and **Robert W. Phillips and Belinda Phillips, husband and wife**, of the County of Cape Girardeau, in the State of Missouri, **Grantees** (mailing address of said first named grantee is 651 Royal Lake Dr., Cape Girardeau, MO 63701):

WITNESSETH, That the said Grantors, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration to them paid by the said Grantees, the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said Grantees, their heirs 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:

A PART OF FRACTIONAL SECTION 6, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON PIN (FOUND) AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 6; THENCE N 06° 19' 07" E, 1,916.02 FEET ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 6 TO A 1/2" IRON PIN (FOUND) AT THE NORTHWEST CORNER OF A TRACT OF LAND RECORDED IN DOCUMENT NO. 2018-09542 OF THE LAND RECORDS OF THE COUNTY RECORDERS OFFICE; THENCE ALONG THE NORTH AND EAST LINES OF SAID TRACT THE FOLLOWING COURSES AND DISTANCES:

S 70° 21' 15" E, 387.26 FEET TO A 1/2" IRON PIN (FOUND); THENCE S 00° 10' 32" W, 171.71 FEET TO A 1/2" IRON PIN (SET) AND BEING THE TRUE POINT OF BEGINNING:

THENCE LEAVING SAID EAST LINE, S 89° 49' 28" E, 390.10 FEET TO A CORNER FALLING IN AN EXISTING POND; THENCE S 23° 20' 07" E, 312.28

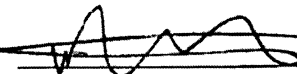
FEET TO A 1/2" IRON PIN (SET); THENCE S 18° 32' 32" E, 103.61 FEET TO A 1/2" IRON PIN (SET); THENCE S 07° 56' 57" E, 86.45 FEET TO A 1/2" IRON PIN (SET); THENCE S 05° 00' 58" E, 96.62 FEET TO A 1/2" IRON PIN (SET) ON THE NORTH RIGHT OF WAY LINE OF RIDGE ROAD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 391.37 FEET, A CENTRAL ANGLE OF 08° 00' 01" AND FROM WHICH A RADIAL LINE BEARS, N 02° 12' 41" W; THENCE IN A WESTERLY DIRECTION ALONG SAID CURVE AND RIGHT OF WAY LINE, 54.65 FEET TO A 1/2" IRON PIN (FOUND); THENCE N 84° 12' 39" W, 163.24 FEET ALONG SAID NORTH RIGHT OF WAY TO A 1/2" IRON PIN (FOUND) AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 430.38 FEET, AND A CENTRAL ANGLE OF 36° 15' 47"; THENCE IN A NORTHWESTERLY AND SOUTHWESTERLY DIRECTION ALONG SAID CURVE AND RIGHT OF WAY LINE, 272.39 FEET TO A 1/2" IRON PIN (FOUND) AT THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN DOCUMENT NO. 2017-09598; THENCE ALONG THE EAST LINE OF SAID TRACT THE FOLLOWING COURSES AND DISTANCES:

N 27° 49' 40" W, 192.43 FEET TO A 1/2" IRON PIN (SET); THENCE N 00° 10' 32" E, 436.95 FEET TO THE POINT OF BEGINNING, CONTAINING 6.36 ACRES, MORE OR LESS.

SUBJECT to any and all restrictions, reservations, easements, zoning restrictions and rights-of-way of record or now in effect.

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 the said Grantees, and unto their heirs and assigns, FOREVER, the said 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; and 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 the said Grantees, and unto their heirs and assigns, FOREVER, against the lawful claims and demands of all persons whomsoever.

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


Robert Belcaster

Carolyn Belcaster

Staff Report

ACTION ITEM: Consider a request for a special use permit to allow multiple buildings on a 6.36-acre single lot in an R-4 General Residential District at parcel number 15-101-00-02-004.01-0000, as submitted by Robert W. and Belinda Phillips.

APPLICANT: Robert W. and Belinda Phillips

APPLICANT STATUS: Property Owners

PURPOSE: To allow multiple multi-family dwelling buildings on a single lot with a private access drive.

SIZE: 6.36 acres

PRESENT USES: Vacant

PROPOSED USE: Multi-family

PROPERTY ZONING: R-2 Single-Family Residential District

SURROUNDING LAND USE: North, South, East, West – R-2 Single Family Residential

HISTORY: Vacant Land

TRANSPORTATION AND PARKING: All required parking will be provided as part of the development. One private access road would provide access to each building.

APPLICABLE REGULATIONS: Zoning Code (Chapter 65)

Sec. 65-3. - District boundaries and general regulations.

(7) Except as hereinafter provided:

- d. Every building hereafter erected and structurally altered shall be located on a lot as herein defined, and in no case shall there be more than one (1) main building on one (1) lot unless otherwise provided in this chapter.

2024 COMPREHENSIVE PLAN: The comprehensive plan designates this tract as R-2 Single-Family Residential. The rezoning would violate this plan.

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

FLOODPLAIN INFORMATION: This property is not in the floodplain per FEMA panel 29031C0144E dated 9/29/11.

PHYSICAL CHARACTERISTICS: The property has a downhill slope toward the ponds from Ridge Road.

COMMENTS: City staff suggest the following conditions be included with this permit:

- 1) Before any approvals for work can proceed, the existing sanitary sewer easement Document NO. 2023-08427 for Bent Creek Golf Course must be dedicated to the City of Jackson by the property owner(s) and excepted by the Board of Aldermen.
- 2) All necessary easements for any public utilities on or leading to the property shall be granted without cost to the city. Utility easements shall be at least 15 feet wide and include routes for maintenance vehicle access to the utilities.
- 3) The city accepts no responsibility for ownership, maintenance, or liability related to the private roads within the development.4) If on-street parking is allowed, it should be designed to maintain a clear 18-foot fire lane through all roadways.
- 4) Trash service shall be the responsibility of the property owner.

ACTION REQUIRED: The Commission shall vote to recommend approving or denying this request. The Commission's action serves as a recommendation to the Board of Alderman. A public hearing at this level is optional but required at the Board of Aldermen level. (A negative recommendation requires approval from a super-majority (6 votes) of the Board of Alderman.)



REZONING / SPECIAL USE PERMIT APPLICATION

City of Jackson, Missouri

APPLICATION DATE: 1/29/25

TYPE OF APPLICATION:



Rezoning



Special Use Permit

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

Ridge Road - 151010002004010000

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

Property Owner Name(s): Rob & Belinda Phillips

Mailing Address: 651 Royal Lake Dr

City, State ZIP: Cape Girardeau, MO 63701

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

Proposed Property Owner(s): Wren Capital Investments

Mailing Address: 5790 State Hwy 61 North suite 1

City, State, ZIP: Jackson, MO 63755

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Shawn Wren

Mailing Address: 2950 Perryville Rd

City, State ZIP: Cape Girardeau, MO 63701

Contact's Phone: 573-275-3768

Email Address (if used): wrenhomes@gmail.com

CURRENT ZONING: (check all that apply)



R-1 (Single-Family Residential)



R-2 (Single-Family Residential)



R-3 (One- And Two-Family Residential)



R-4 (General Residential)



MH-1 (Mobile Home Park)



O-1 (Professional Office)



CO-1 (Enhanced Commercial Overlay)



C-1 (Local Commercial)



C-2 (General Commercial)



C-3 (Central Business)



C-4 (Planned Commercial)



I-1 (Light Industrial)



I-2 (Heavy Industrial)



I-3 (Planned Industrial Park)

CURRENT USE OF PROPERTY: vacant 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-4 (Planned Commercial) |
| <input type="checkbox"/> MH-1 (Mobile Home Park) | <input type="checkbox"/> I-1 (Light Industrial) |
| <input type="checkbox"/> O-1 (Professional Office) | <input type="checkbox"/> I-2 (Heavy Industrial) |
| <input type="checkbox"/> CO-1 (Enhanced Commercial Overlay) | <input type="checkbox"/> I-3 (Planned Industrial Park) |

PROPOSED USE OF PROPERTY: Multifamily residential with
more than 1 Building

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

REASON FOR REQUEST: State the reason(s) why you believe the requested use will be beneficial to the neighborhood and the City of Jackson. Attach additional page(s) as needed.

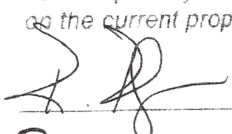
We believe adding an upscale multifamily residence to
the Bent Creek area will be an asset to the
community & subdivision. There are very few areas
inside city limits to offer growth for development,
and we believe this area would be perfect for
our development. We also need the additional housing
in the Jackson area as we continue to grow.

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.)


Belinda Phillips

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

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

573-243-2300 ext.29 (ph)
573-243-3322 (fax)

permits@jacksonmo.org

APPLICATION FEE: \$200.00

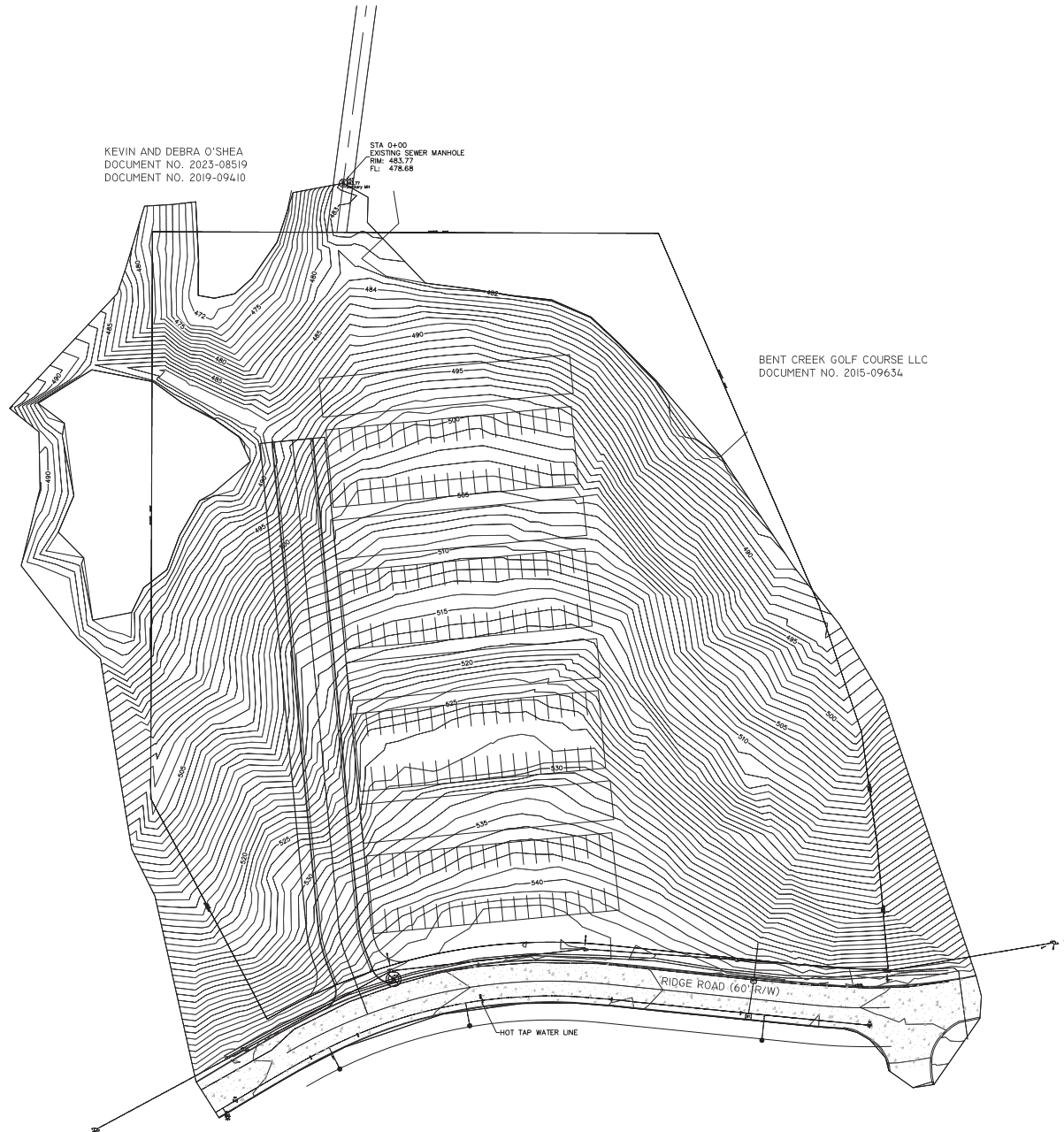


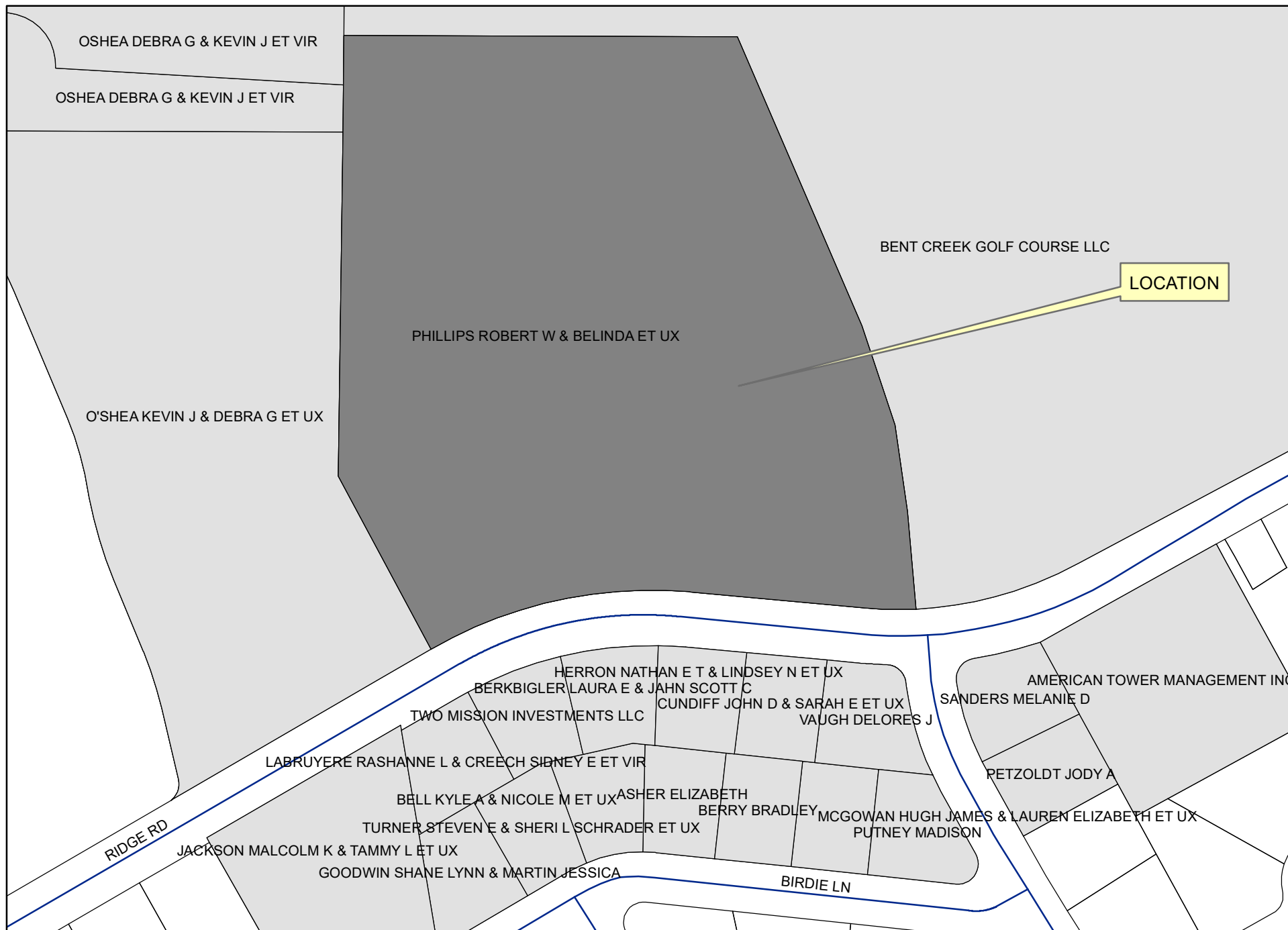
LOCATION MAP

KEVIN AND DEBRA O'SHEA
DOCUMENT NO. 2023-08519
DOCUMENT NO. 2019-09410

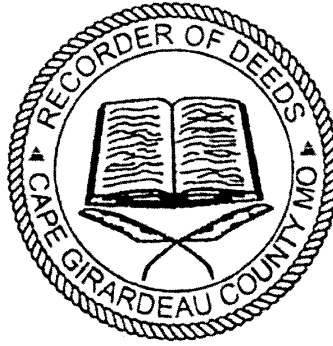
STA 0+00
EXISTING SEWER MANHOLE
RIM: 483.77
FL: 478.68

BENT CREEK GOLF COURSE LLC
DOCUMENT NO. 2015-09634





185' Map



ANDREW DAVID BLATTNER
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
eRECORDED ON
10/12/2023 08:45:26 AM
REC FEE: 30.00
PAGES: 3

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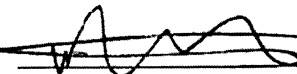
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