



REZONING / SPECIAL USE PERMIT APPLICATION  
**CITY of CAPE GIRARDEAU**

COMMUNITY DEVELOPMENT, 44 N LORIMIER ST, CAPE GIRARDEAU, MO 63701 (573) 339-6327

<b>Property Address/Location</b> 1301 North Main Street			
<b>Applicant</b> Phillip B. Smith Architect LLC		<b>Property Owner of Record (if other than Applicant)</b> Cape Girardeau Public Schools	
Mailing Address		City, State, Zip	
423 Themis Street		Cape Girardeau, MO 63701	
Telephone	Email	Telephone	Email
573-651-9001	phillip@phillipbsmitharchitect.com	573-335-1867	crowellj@capetigers.com
Contact Person (If Applicant is a Business or Organization) Phillip Smith		(Attach additional owners information, if necessary) c/o Josh Crowell, Assistant Superintendent	
<b>Type of Request</b> <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Both			
<b>Existing Zoning District</b> M-1		<b>Proposed Zoning District (Rezoning requests only)</b> R-2	

**Legal description of property to be rezoned and/or upon which the special use is to be conducted**

1301 North Main Street and gravel lot to the east across the alley.

**Describe the proposed use of the property.**

Cape Central Academy  
Grades 6 - 12, 120 students maximum

Re-use existing building, classrooms and church building for Cape Schools use as "alternative school".

*Application continues on next page*

**OFFICE USE ONLY**

Date Received & By 02-07-23 File # 1454 MUNIS Application # 13518 MUNIS Permit # \_\_\_\_\_  
Application Fee Received \$ 135.00 ☐ Check # 2208 ☐ Credit Card ☐ Cash  
Planning & Zoning Commission Recommendation \_\_\_\_\_ Date \_\_\_\_\_ City Council Final Action \_\_\_\_\_ Date \_\_\_\_\_

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**Special Use Criteria (Special Use Permit requests only)**

Explain how the special use permit request meets the criteria below. Attach additional sheets, if necessary.

- 1) The proposed special use will not substantially increase traffic hazards or congestion.
- 2) The proposed special use will not substantially increase fire hazards.
- 3) The proposed special use will not adversely affect the character of the neighborhood.
- 4) The proposed special use will not adversely affect the general welfare of the community.
- 5) The proposed special use will not overtax public utilities.

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**ADDITIONAL ITEMS  
REQUIRED**

See Instructions for more  
information.

In addition to this completed application form, the following items must be submitted:

- ☒ Application fee (\$135.00 payable to City of Cape Girardeau + additional \$80 for Planned Development rezonings)
  - ☒ List of adjacent property owners (*see Instructions for requirements*)
  - ☒ One (1) set of mailing envelopes, stamped and addressed to adjacent property owners
  - ☐ One (1) full size copy of a plat or survey of the property, if available
  - ☐ One (1) full size set of plans, drawn to an appropriate scale, depicting existing features to be removed, existing features to remain, and all proposed features such as: buildings and structures, paved areas, curbing, driveways, parking stalls, trash enclosures, fences, retaining walls, light poles, detention basins, landscaping areas, freestanding signs, etc. (Planned Development rezonings and Special Use Permits only)
  - ☐ One (1) set of Planned Development documents (Planned Development rezonings only)
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**CERTIFICATIONS**

The undersigned hereby certifies that:

- 1) They are the Property Owner(s) of Record for the property described in this application;
- 2) They acknowledge that the special use permit, if approved, will become null and void if the use for which the permit was granted does not commence within twelve (12) months of the approval date, unless an extension has been granted; and
- 3) They acknowledge that they are responsible for ensuring that all required licenses and permits are obtained prior to commencing any use or work on the property.

\_\_\_\_\_  
Property Owner of Record Signature and Printed Name

\_\_\_\_\_  
Date

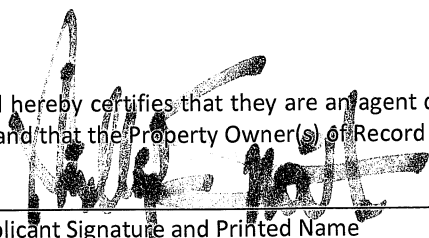
(Provide additional owners signatures and printed names in the space below, if applicable)

The undersigned hereby certifies that they are an agent duly authorized by the Property Owner(s) of Record to file this application on their behalf, and that the Property Owner(s) of Record hereby agree to the above certifications.

\_\_\_\_\_  
Applicant Signature and Printed Name

02-08-2023

\_\_\_\_\_  
Date

  
**PHILIP SMITH,**  
**AGENT**





Address: 1301 N MAIN STREET  
 PIN: 167160013011000000  
 Owner: CAPE GIRARDEAU PUBLIC SCHOOL # 63  
 Parcel details currently not available - Click to search  
 Latitude 37.3187284548341  
 Longitude -93.5145508468624

Adjacent Property List: 1301 North Main Street

1. 1316 N Main : Landmark Lodging LLC  
2965 County Road 638  
Cape Girardeau, MO 63701
2. 1321 N Main : Landmark Lodging LLC  
2965 County Road 638  
Cape Girardeau, MO 63701
3. 1320 N Spanish St: Andrew Hinkle  
1320 North Spanish Street  
Cape Girardeau, MO 63701
4. 1310 N Spanish St: Michael Kennedy  
1310 North Spanish Street  
Cape Girardeau, MO 63701
5. 1300 N Spanish St: Jeremy W and Anne Shuffit  
1300 North Spanish Street  
Cape Girardeau, MO 63701
6. 1236 N Spanish St : Curtis Session Trust  
1236 North Spanish Street  
Cape Girardeau, MO 63701
7. 1231 N Main St : George Callis Estate c/o Vincent and Jan Kelley  
237 Kelly Court  
Cape Girardeau, MO 63701
8. Southeast corner  
Of N Main St and  
Fourth Street : City of Cape Girardeau  
44 North Lorimier Street  
Cape Girardeau, MO 63701