

**FINAL DEVELOPMENT PLAN (PHASE 1)
PLANNED DEVELOPMENT DISTRICT**

For

SOUTH SIDE FARMS
Cape Girardeau, Missouri

PREPARED FOR:

Liberty 2, LLC
c/o: Mr. Chad Hartle
2201 Waldon Drive, Suite 'A'
Jackson, MO 63755

&

The St. Francis Foundation
c/o: Mr. James Wilferth, VP of FOUNDATION
211 SAINT FRANCIS DRIVE
Cape Girardeau, MO 63703

PREPARED BY:

Koehler Engineering & Land Surveying, Inc.
194 Coker Lane
Cape Girardeau, Missouri, 63701
Phone: 573-335-3026

R3 – Mar. 23, 2023

1. **APPLICANT:** Liberty 2, LLC
 c/o Mr. Chad Hartle
 2201 Walton Drive
 Jackson, MO 63755
 573-576-5433
- The Saint Francis Foundation,
 c/o Mr. James Wilferth, VP of Foundation
 211 Saint Francis Drive
 Cape Girardeau, MO 63703
 573-331-5133

2. **PROFESSIONAL CONSULTANTS:**

CIVIL ENGINEERING:
Christopher Koehler, PE, PLS
Koehler Engineering and Land Surveying, Inc.
194 Coker Lane
Cape Girardeau, Missouri 63701
ckoehler@koehlerengineering.com
573-335-3026

LEGAL CONSULTANT:
St. Francis Healthcare System Corporate Counsel
Mr. Daniel Schuenemeyer, Esq.
211 Saint Francis Drive
Cape Girardeau, MO 63703
573-331-3000

3. **LEGAL DESCRIPTION OF SUBJECT PROPERTY:**

Description of Planned Development Parcel

ALL OF THAT PART OF OUTLOT 45 OF UNITED STATES PRIVATE SURVEY NUMBER 2199, TOWNSHIP 30 NORTH, RANGE 14 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHWESTERLY CORNER OF LIBERTY SUBDIVISION, A SUBDIVISION RECORDED IN DOCUMENT 2019-03213 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, THENCE NORTH 06°19'47" EAST, 60.00 FEET TO A POINT ON THE NORTH LINE OF WALNUT STREET; THENCE WITH SAID NORTH LINE, SOUTH 83°40'13" EAST, 128.52 FEET, TO THE PLACE OF BEGINNING; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 6°19'47" EAST, 188.86 FEET; THENCE SOUTH 83°40'13" EAST, 42.00 FEET; THENCE NORTH 6°19'47" EAST, 55.00 FEET; THENCE SOUTH 83°40'13" EAST, 158.00 FEET; THENCE NORTH 6°19'47" EAST, 246.27 FEET; TO A POINT ON THE SOUTH LINE OF MISSOURI HIGHWAY '74', SAID HIGHWAY ALSO KNOW AS SHAWNEE PARKWAY, THENCE WITH THE SOUTH LINE OF SAID HIGHWAY '74', NORTH 86°54'26" EAST, 13.99 FEET; THENCE NORTH 84°08'51" EAST, 320.81 FEET TO THE INTERSECTION OF SAID SOUTH LINE OF HIGHWAY '74' AND THE WEST LINE OF BEAUDEAN LANE, THENCE WITH THE WEST LINE OF SAID BEAUDEAN LANE, SOUTH 6°48'07" WEST, 536.00 FEET; THENCE

SOUTH 51°13'31" WEST, 34.07 FEET; TO A POINT ON THE NORTH LINE OF WALNUT STREET; THENCE WITH SAID NORTH LINE, NORTH 83°40'13" WEST, 498.91 FEET; TO THE PLACE OF BEGINNING AND CONTAINING 4.97 ACRES, MORE OR LESS.

4. DATE OF AMENDED PRELIMINARY DEVELOPMENT PLAN APPROVAL

The Amended Preliminary Development Plan of South Side Farms was approved by the City Council on April 18, 2022 (Ordinance No. 5531).

5. PRELIMINARY SUBDIVISION PLAT:

See Accompanying Plan Sheet C1.2.

6. TABULATION OF LAND USES:

6.1 The development will contain the following:

- A. 14 Single Family Detached Dwelling Units
- B. 12 Single Family Attached (Townhouse) Dwelling Units
- C. 8 – 2 Bedroom Multi-Family Two Story Apartment Dwelling Units
- D. 8 – 1 Bedroom Multi-Family Two Story Apartment Dwelling Units

Total number of dwelling units for Phase 1 is 42.

6.2 In addition to the residential dwellings, the project will include one appx. 2,800 SF building that will serve as a community building and an early childhood learning center.

6.3 The total land area of Phase 1 is 4.97 Acres. Of this total, the following uses represent the indicated proportion of the total area:

	Land Use	Area (Ac.)		%
A.	Community / Early Childhood Structure:	0.063 Acres	or	1.27%
B.	Single Family Detached Structures:	0.369 Acres	or	7.42%
C.	Townhouses:	0.151 Acres	or	3.04%
D.	Apartments:	0.171 Acres	or	3.44%
E.	Residential Porches and Walks:	0.298 Acres	or	6.00%
F.	Townhouse Parking Areas and Walks:	0.184 Acres	or	3.70%
G.	Apartment Parking Lots & Walks:	0.189 Acres	or	3.80%
H.	Community / Early Childhood Parking Lot & Walk:	0.285 Acres	or	5.73%
I.	Sidewalks:	0.142 Acres	or	2.86%
J.	Street Pavement:	0.644 Acres	or	12.96%
K.	Open Space:	2.474 Acres	or	49.78%
	Total:	4.97 Acres		100%

7. OFF STREET PARKING:

7.1	Each Single Family Detached Residence will have:	2 Parking Spaces	(28 Total)
7.2	Each Townhouse unit will be provided:	1.5 Parking Spaces	(18 Total)
7.3	Each Apartment Unit will be provided: (Including 1 HC per Apartment Building)	1.1 Space	(18 Total)
7.4	The Community / Early Childhood Building will be provided:	28 Spaces (Including 1 Loading Space and 2 HC Units)	(28 Total)

Total # of Off-Street Parking Spaces: 92 Spaces

It is noted that the number of parking spaces provided for the townhouse units (1.5 per unit), and for the apartment units (1.1) per unit, are less than the number of spaces noted in the City Development Code Sec. 25-47 (2.0 and 1.5 spaces respectively). This has been reviewed with City Staff. The Developer is requesting, and City Staff has indicated support for, a development code exception to allow for the reduced parking indicated for the townhouse and multi-family units, as indicated on the PD exhibits.

8. LANDSCAPING PLAN:

The landscape plan provided in the exhibit accompanying this submission is a minimal plan meeting the requirements of the City of Cape Girardeau. The Developer (Liberty 2, LLC) intends enhanced plantings beyond that indicated, however the final plans for the enhanced plans have not yet been fully developed. The plantings on the accompanying exhibit will be met at a minimum, and are submitted in order that this application may move forward.

See Attached Sheet L1.0.

9. PUBLIC USE SPACES

The plan reflects many open spaces within the final phase of the Planned Development. The developer of Phase 1, Liberty 2, LLC, and their successors, will be responsible for the maintenance of all open / green spaces, and the following:

- 9.1 All paved surfaces, including parking lots, streets, driveways, and sidewalks within Phase 1
- 9.2 All storm sewer inlets, piping, detention, and treatment facilities.

10. RESTRICTIVE COVENANCES:

There are restrictive covenants planned for Lot 2 of the proposed South Side Village housing development, however they are not in final form. They are being modeled on the covenants for Liberty Apartments Phase 1, with expanded language for the additional community use. These will be furnished separately as soon as they are available.

11. UTILITY PLANS

Complete improvement plans have been developed and are being submitted in conjunction with this application. Selected sheets of the improvement plans reflecting public infrastructure are included with this submission. These are as follows:

- 11.1 Sheet C2.1 Development Plan Layout

11.2	Sheet C3.1	Grading and Stormwater Management Plan
11.3	Sheet C3.1.1	Grading Details
11.4	Sheet C3.1.2	Grading Details
11.5	Sheet C4.1	Street Plan / Profile
11.6	Sheet C5.1	Water Main Plan & Profile
11.7	Sheet C6.1 & C6.2	Sanitary Sewer Main Plan & Profile
11.8	Sheet C7.1	Storm Sewer Plan & Profiles

(The full improvement plans have been previously submitted with the City through ProjectDox, and are available for review as well).

Note: All streets are to be private, but are built to public, City of Cape Girardeau Standards. The streets are to be within easements to allow for utility construction and access. See the Subdivision plat referenced earlier in this submission for additional information. Additional easements are provided for all public utilities (Sanitary Sewer and Potable Water) which have elements outside the normal street right of way.

12. CHANGES FROM THE APPROVED PRELIMINARY DEVELOPMENT PLAN:

The Nature and extent of the Phase 1 Final Development Plan is mostly in substantial conformity with the approved Amended Preliminary Development Plan. However, there are two key changes that are not in substantial conformity, as follows:

12.1 The two-bedroom apartments which were originally sited at the northeast corner of Walnut St. and Beaudean St. have been relocated to be within the main housing development, and are located between the single family housing and one-bedroom apartment building, south of the community building.

12.2 The change to the apartment layout pushed the community building site north, and to prevent encroaching too near the Shawnee Parkway / Highway 74, the building was reoriented and shifted slightly to the east. The parking was adjusted as well.

13. EASEMENTS AND RESTRICTIVE COVENANCES (RECORDING)

All required easements for access, public utilities, and stormwater are shown on the plat (Sheet C1.2). The plat will be recorded prior to the sale of the Phase 1 site, and all easements will be effective at the time of sale. The Restrictive covenants will be recorded at the time the plat is recorded.

Additionally, an offsite easement adjacent to the west side of the development and connecting to Walnut Street is being provided from the St. Francis Hospital Foundation to the City of Cape Girardeau. This easement will be for access and utilities, which will allow the City and Public to access the property to the north as well as public infrastructure connecting South Side Village Phase 1 to the City infrastructure. An exhibit reflecting this easement is attached hereto for reference.

14. FIRE PROTECTION

It is noted that the number of residential units in the development exceeds 30, which per the International Fire Code 2015 requires either a second ingress/egress point, or that all residences and other structures within the development be provided with fire sprinkler systems. After review and discussion with the City Staff and Fire Marshall, the developer has agreed that all units within this development will be provided with automatic sprinkler systems for fire suppression.

Another concern related to fire protection is the ability to turn the fire apparatus at the end of a street extending more than 150 feet in length from an intersection. The PD layout provides a hammerhead turn around in accordance with the IFC at the west end of the east-west street, and a within the configuration of the parking lot at the north end of the north-south street. The geometry of both of these hammerheads has been reviewed and approved by the Fire Marshall. In order to ensure that a fire apparatus can navigate within the development, both of these hammerheads will be constructed with the initial street construction.

SUMMATION:

This completes the final plan requirements in accordance with Section 30-71 of the City of Cape Girardeau Municipal Code, as specified therein, with the exception of any further information which the planning and zoning commission and the city council shall find necessary for full consideration. Upon being made aware of any such requirements, the applicant will respond with submission of same.