



REZONING / SPECIAL USE PERMIT APPLICATION
CITY of CAPE GIRARDEAU

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

Property Address/Location SOUTH SIDE FARMS FINAL DEVELOPMENT PLAN - PHASE 1
16 +/- Acres just east of Shawnee Sports Complex (east of West End Blvd.) and north and south of Walnut St.

Applicant Koehler Engineering and Land Surveying Inc		Property Owner of Record (if other than Applicant) Saint Francis Foundation Real Estate, LLC	
Mailing Address 194 Coker Ln.	City, State, Zip Cape Girardeau MO 63701	Mailing Address 211 Saint Francis Drive	City, State, Zip Cape Girardeau MO 63703
Telephone 573-335-3026	Email ckoehler@koehlerengineering.com	Telephone 573-331-5124	Email jwilferth@sfmc.com
Contact Person (If Applicant is a Business or Organization) Chris Koehler PE		(Attach additional owners information, if necessary)	
Type of Request <u>FINAL DEVELOPMENT PLAN</u> <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Both			
Existing Zoning District <u>R2, R4 PD</u>		Proposed Zoning District (Rezoning requests only) <u>Planned Development</u>	

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

See Attached

Describe the proposed use of the property.

South Side Farms LLC with Liberty 2, LLC addressing the "Social Determinants of Health" on Cape's south side.
-Mixed Income Housing
- Single and multi-family units (home ownership model)
- Supportive Housing Units(homeless) CP SEMO
-Childcare --> Early Years Childcare (0-3) East MO Action Agency

Application continues on next page

OFFICE USE ONLY

Date Received & By 11/16/22 RS File # 1449 MUNIS Application # 13326 MUNIS Permit # _____

Application Fee Received \$ 215.00 ☐ Check # 71960 ☐ Credit Card ☐ Cash

Planning & Zoning Commission Recommendation _____ Date _____ City Council Final Action _____ Date _____

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.

See Traffic Discussion in Preliminary PD Document

- 2) The proposed special use will not substantially increase fire hazards.

Structures and infrastructure will be built in accordance with current fire codes, and should not sub. increase fire hazards.

- 3) The proposed special use will not adversely affect the character of the neighborhood.

The character of the neighborhood should dramatically improve with the introduction of this Planned Development.

- 4) The proposed special use will not adversely affect the general welfare of the community.

The general welfare of the community should improve as a result of this Planned Development.

- 5) The proposed special use will not overtax public utilities.

Based upon a review of the utilities with Cape Gir. Public Works Dept. Staff, existing infrastructure will not be overtaxed.

**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)

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

11-16-22

Date

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.