

AGENDA

**The City of Rolla
Planning & Zoning Commission
Rolla City Council Chambers, 901 North Elm Street
March 9, 2021**

Commission Members: Chairperson Don Brown, Russell Schmidt, Walte Bowe, Robert Anderson, Jody Eberly, Kevin Crider, Janece Martin, Monte Shields, Steven Shields

I. APPROVE MINUTES: Review of the Minutes from the Planning and Zoning Commission meeting held on February 9th, 2021.

II. REPORT ON RECENT CITY COUNCIL ACTIONS:

CUP21-01, 4060 HyPoint North: A request for a conditional use permit to allow an “Arsenals and Munitions Storage” use in the M-2, Heavy Manufacturing District at 4060 HyPoint North. **This request was approved by City Council on February 15th, 2021.**

III. OLD BUSINESS: **NONE**

IV. PUBLIC HEARING

Resolution for an amendment to the Major Thoroughfare Plan for the University Ave realignment

V. NEW BUSINESS

SUB21-01, DCM Holdings: A minor subdivision to reorganize portions of two platted subdivisions into two commercial lots located at 608 W. 6th Street and 625 W. 7th Street.

VI. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE, OR STAFF: **NONE**

VII. CITIZEN COMMENTS: **NONE**

NEXT MEETING DATE: **April 11th, 2021**

MINUTES
ROLLA PLANNING AND ZONING COMMISSION MEETING
ROLLA CITY HALL COUNCIL CHAMBERS
TUESDAY, FEBRUARY 9TH, 2021

Presiding: Don Brown, Chairperson

Commission Members Present: Russell Schmidt, Walte Bowe, Janece Martin, Jody Eberly, Kevin Crider, Monte Shields, Steven Shields

Commission Members Absent: Robert Anderson

City Officials in Attendance: Tom Coots, *City Planner*, Madelyn Brown, *Administrative Assistant*, Darin Pryor, *Public Works*.

I. APPROVE MINUTES: Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, January 12th, 2021. **Chairperson Don Brown approved the minutes as printed and distributed.**

II. REPORT ON RECENT CITY COUNCIL ACTIONS:

1. SUB20-03 Dalton's Division: A request for a minor subdivision to reorganize two platted lots into two differently oriented residential lots located at 809/811 Black Street. **This request was approved by City Council on January 19th, 2021.**

2. SUB20-04, Outer Road Park: A request for a minor subdivision to subdivide a platted lot into two commercial lots located at 1600 Old Wire Outer Road. **This request was approved by City Council on January 19th, 2021.**

III. OLD BUSINESS: NONE

IV. PUBLIC HEARING:

1. CUP21-01, 4060 HyPoint North: A request for a conditional use permit to allow an "Arsenals and Munitions Storage" use in the M-2, Heavy Manufacturing District at 4060 HyPoint North.

Tom Coots opens by introducing applicant **Eric Jensen** from 2nd Amendment Wholesale, who has joined the meeting via Zoom. **Jensen** plans to purchase a lot located at 4060 HyPoint North that used to house the old FedEx building and has now been vacant for 4 years. 2nd Amendment Wholesale is an organization located out of North Dakota and under Rolla zoning code, would be classified as Arsenals and Munitions Storage. The company is a distributor for guns and ammunition, but no explosive materials are proposed to be stored in their location. The property is currently zoned M-2 Heavy Manufacturing, and the surrounding areas are also M-2, with a house north about couple hundred feet from the building. **Coots** explains that their use complies with district regulations and likely has no

adverse impact on traffic. The property provides for adequate parking, loading, utility, and drainage facilities. A Conditional Use Permit (CUP) is required for the proposed use, and this particular type of use is only allowed in areas zoned as M-2. **Coots** suggests to commissioners a list of conditions to be considered along with the approval of the CUP, such as: the CUP shall only be for the applicant, expansion will require approval by the commission, CUP shall be limited to storage, distribution, transfer, wholesale, and no retail sales should take place without amendment to the CUP along with review and approval by the Planning Commission, copies of AFT licenses be submitted and security fences and systems to be maintained.

Chairperson Don Brown questioned why the CUP would be needed for this organization since FedEx, the previous inhabitant, also shipped guns and ammunitions, while retail locations like Walmart, Dickey Bub, and Academy Sports are also not required to obtain a CUP in order to sell guns and ammunition. **Coots** clarified that the applicant's building falls under the Arsenal and Munitions category due to the building's primary use being specifically for housing weapons and ammunition, whereas FedEx would just handle and distribute packages every so often. **Brown** asked if the CUP would be transferable if a similar company were to buy out the building. **Coots** expressed that the CUP would not be transferable as the new company may not be ran the same and some of the conditions listed may not apply to them. **Russ Schmidt** asked how many employees the business operates with. **Brown** and **Coots** responded with upwards of 30 employees.

Schmidt asked if the CUP would cause any other issues or burdens to the company. **Coots** explained that the conditions could be considered burdens as they are additional conditions than what is outlined in the zoning code. The purpose of the conditional use permit is to look closely at the use and determine whether or not any other conditions should be required in order for them to operate in that area. **Jody Eberly** asked if the premises would require an inspection by the fire department, or if Fire Chief, **Ron Smith**, was familiar with this situation, and if so, what kind input he had. **Coots** noted that the building already has an existing fire suppression and sprinkler system, which resolved all of **Smith's** concerns. There is not a concern about explosion due to the use. **Coots** also mentioned that **Chief Smith** will be present at the City Council meetings to answer any questions pertaining to fire safety.

Brown opened the Public Hearing.

Applicant **Eric Jensen** was available for questions via Zoom. **Walt Bowe** asked how he intends to manage after-hours security. **Jensen** explained that the location is secured with a motion detecting system that triggers an alarm immediately if any movement is sensed. The same alarm will siren off with the installed glass breaks and door breaches, which also secure the building in addition to the outside security fence. **Jensen** voiced that he has not had any issue with break-ins or security at their location in North Dakota and with Rolla having such a low crime rate, it doesn't raise concern. **Jensen** confirmed that even when the electricity is out, the alarms are still active since they are on cellular backup. If the power goes out, they immediately receive a notification as well.

Jensen explained that 2nd Amendment Wholesale does not offer any retail or manufacturing services and they only intend to use the building for wholesale and warehousing purposes. **Jensen** explained why his company had chosen Rolla to relocate to. Rolla is located in the center of the United States, and would provide optimal shipping opportunities, particularly with FedEx being their primary carrier and conveniently having location in the same vicinity. The building is presently set up to allow for distribution purposes and semi traffic, so it was ideal for what they needed to expand their company. **Jensen** found that employment opportunity to hire factory type workers was optimal, and the price was also attractive for the building itself. **Jensen** informed commissioners that they have already signed a contract on the building and put in a cash offer that the seller has already accepted, so the only way that the building does not get purchased by their company is if the CUP permit does not get approved.

Brown asks for any additional comments or questions from the audience or commissioners. Seeing none, **Brown** closed the Public Hearing.

A motion was made by Janece Martin, seconded by Monte Shields to recommend approval of the request for a Conditional Use Permit with the conditions listed in the staff report to allow an “Arsenals and Munitions Storage” use in the M-2, Heavy Manufacturing District at 4060 HyPoint North. A roll call vote on the motion showed the following: Ayes: Bowe, Crider, Eberly, Martin, Monte Shields, Steven Shields and Schmidt. Nays: None. Absent: Anderson. The motion passes unanimously.

V. NEW BUSINESS: NONE

VII. OTHER BUSINESS / REPORTS FROM COMMITTEE OR STAFF:

1. **Major Thoroughfare Plan:** Discussion regarding updates to the Major Thoroughfare Plan and the University Avenue realignment.

Coots opens the discussion to note that the Major Thoroughfare Plan has to be amended in order for the University Drive Realignment Project to move forward. **Coots** introduces **Darin Pryor** from *Public Works* to go over details of the University Drive Realignment Project. **Pryor** explains that the project will include a 4 lane facility with a median to relocate University Drive with a roundabout connecting to Highway 63. **Brown** asks if **Steve Hargis**, *Director of Public Works*, would agree that this is the best design for the project. **Pryor** confirms Hargis is in agreement with the design and noted that **Hargis** was successful with the extension of Highway 72, so he is confident that University Drive will be a home run. **Pryor** expressed that once the project is complete, we will be left with a nice facility. The University will be providing all landscaping and hardscapes that will make the general entrance to the City of Rolla and the campus itself more aesthetically pleasing. **Brown** asked **Pryor** when a completion date was expected. **Pryor** explained that they will begin opening bids come mid-march and that the plan has to get through two City Council readings, so with the current timeline they expect it to be complete by May of 2022. **Brown** asked if the original University Drive will still exist, and if the project will impede traffic from West 10th street to 63. **Pryor** clarified that the set of existing signals

will be removed and the university plans to widen the pedestrian underpass at that location so students are able to walk under 63. **Schmidt** asked how students will access the nearby parking lot. **Pryor** explained that students will come up 13th street off of 63 and up Spring Avenue into the parking lot. **Bowe** asked if everyone was in agreement that inserting a large roundabout was the best way to handle the entrance at the 12th street vicinity on 63. **Pryor** advised that there have been many extensive meetings with highway admin, including roundabout experts, and their explanation made him comfortable with the idea. The consultant presented a few different roundabout and signal models, and this particular roundabout sequence came together better than the signal. **Pryor** believes that this is their best chance at success with this project. **Kevin Crider** asked if anyone had expressed concern for heavy commercial traffic causing issues near Highway 63. **Pryor** explained that the roundabout will be much larger than the typical roundabouts we currently have in the city. There will be significantly larger dual lanes. One requirement is to be able to fit a 150 super load. 63 is a designated route for super loads so it had to be designed to accommodate that. **Crider** asked if it will be dual or single lane. **Pryor** said that it will be partial single and partial dual.

Coots explains that updating the Major Thoroughfare Plan would allow for the University Drive project to move forward. However, while the plan is being amended it may be a good idea to update the plan to be more in sync with reality and other adopted plans. **Coots** explains that the Major Thoroughfare Plan was adopted in 2000 with the Comprehensive Plan, which was updated in 2005. The Rolla West Plan was adopted in 2006, which includes several roads and classifications of roads, but the Major Thoroughfare Plan was not re-adopted with those roads included. The Major Thoroughfare Plan was revised again in 2008 to add another proposed route north of town. Since 2008, there have been many changes, such as the Highway 72 Extension, which was slightly different than what was shown on the Major Thoroughfare Plan. The updated Major Thoroughfare Plan would correct the plan to align with adopted plans and completed and in-progress projects.

Coots explains that the Major Thoroughfare Plan also categorizes roads as arterials, collectors, or local streets. MoDOT's functional classification divides it into principle arterials, minor arterials, minor collectors, major collectors, and local streets. The difference between MoDOT's plan and the Major Thoroughfare Plan is that MoDOT's is based on traffic levels today. The Major Thoroughfare Plan shows where we expect to be in the future. **Coots** asks commissioners if they would like to match MoDOT's classifications, or continue with what is currently in place.

Eberly pointed out that some roads on the Major Thoroughfare Plan have been completed, and others are incomplete. Since the City is getting closer to completing the Rolla TDD plan, she wanted to know the chances of the other planned roads being completed. **Coots** explained that it was adopted in 2006 and considering that it has been at least 15 years since, and things have grown much slower than he believes was anticipated, it is a good observation to say that some of this is too far out. **Coots** suggest that it may be possible if someone with deep pockets wanted to build something major like a Westside Marketplace and could convince the state to build another interchange, then see some of the other roads may be needed. Until then, it will probably take a long time at this rate. **Pryor** mentions

that he would have never believed that Westside Marketplace would be built in the hole that it was prior to its construction. **Pryor** expresses that 20 years is a long time, and even though all the roads may not be possible in 20 years due to funding, any of them are capable of happening within 20 years.

Coots explained the various proposed changes to the Major Thoroughfare Plan map. Coots explained that the map will be revised based on the comments received and presented again at a future meeting.

Brown since no other questions or comments. Hearing none, the meeting was adjourned.

VII. CITIZEN COMMENTS:

NONE

Meeting adjourned: 6:45 p.m.

Minutes prepared by: Madelyn Brown

NEXT MEETING:

March 9th, 2021



Report to:

**Planning and Zoning
Commission**

Case No.: N/A

Meeting Date: March 9, 2021

Subject: Resolution for an amendment to the Major Thoroughfare Plan for the University Ave realignment

Background: At the November 10, 2020 Planning and Zoning Commission meeting information regarding the proposed University Drive realignment was presented.

At the February 9, 2021 Planning and Zoning Commission meeting information was presented regarding the most recent plans for the University Drive realignment project as well as potential changes to the Major Thoroughfare Plan.

At this time, the Commission is asked to review and approve a resolution for an amendment to the Major Thoroughfare Plan for the University Drive realignment only. Other proposed changes to the plan will be presented at a later meeting.

Public Notice:

Public Notice - Notice of a public hearing has been published in the Phelps County Focus. Information is also available on the city website.

City Council Date - March 15, 2021

Comprehensive Plan: The Comprehensive Plan was adopted in 2000 and updated in 2005. The Comprehensive Plan did include a Major Thoroughfare Plan. The Rolla West Master Plan was adopted as an element of the Comprehensive Plan in 2006. The Rolla West Master Plan included several proposed streets and roads which impacted the road network. The Major Thoroughfare Plan was revised in 2008.

The University Drive realignment project is not reflected in the adopted Major Thoroughfare Plan.

Discussion: The Major Thoroughfare Plan is proposed to be amended to show the proposed alignment of University Drive and to remove the current alignment.

Missouri State Statute 89.460 and the Rolla City Codes Section 42.15 requires that any new road project either be approved as a part of a subdivision plat or shown on the adopted Major Thoroughfare Plan. While there is a plan to vacate some rights-of-way, replat lots, and formally dedicate the new right-of-way, the intent of the section is that projects such as the University Drive realignment should be in accordance with the adopted Major Thoroughfare Plan.

The University Drive realignment project is a part of the MoveRolla Major Transportation Strategy (developed in 2015) that the MoveRolla Transportation Development District is working to achieve. The TDD is responsible for other major projects such as the Kingshighway improvements, Highway 72 extension, and I-44 pedestrian bridge at University Drive.

The University Drive project has been considered since the MoveRolla Major Transportation Strategy in 2015. Planning and design work began in 2018. The designs for the project are nearly complete and the section process for the construction firm has begun. Approval of the amendment to the thoroughfare plan is the next step in the process for the project to remain in compliance with the letter and intent of the state statutes.

The realigned University Drive is proposed to be designated as an arterial road due to the interchange with I-44, limited access, level of anticipated level of traffic, and to conform to the MoDOT classification.

Findings:

1. An amendment to the Major Thoroughfare Plan is needed for the University Drive realignment project.
2. The University Drive project has been planned since the MoveRolla Major Transportation Study in 2015.
3. University Drive should be designated as an arterial road on the thoroughfare plan.
4. The amendment to the thoroughfare plan is the next step in the process for the project.

Alternatives:

1. Adopt a resolution to for approval of the amendment to the Major Thoroughfare Plan as a part of the adopted Comprehensive Plan for the University Drive realignment and recommend the same be adopted by the City Council.

Staff recommends the Planning Commission vote to adopt the resolution.

2. Find that the University Drive realignment project is not appropriate and the proposed amendment is not needed. The reasons for disapproval will be transmitted to the City Council. The City Council may vote to proceed with the project.

Prepared by: Tom Coots, City Planner

Attachments: University Drive portion of Major Thoroughfare Plan Map, University Drive Plan, Resolution

RESOLUTION

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROLLA, MISSOURI ADOPTING AN AMENDMENT TO THE MAJOR THOROUGHFARE PLAN, A PART OF THE ROLLA 2020 COMPREHENSIVE PLAN UPDATE 2005 FOR THE UNIVERSITY DRIVE RE-ALIGNMENT AND RECOMMENDING ADOPTION OF THE SAME AMENDMENT BY THE CITY COUNCIL OF ROLLA, MISSOURI

WHEREAS, RSMo Chapter 89.300 – 89.490 grants third class cities the power to prepare, adopt, and amend a comprehensive plan, including a plan for major thoroughfares; and

WHEREAS, Sections 42.5 – 42.7 of the Rolla City Codes authorizes the Planning and Zoning Commission and the City Council to make and adopt a comprehensive plan, including a plan for major thoroughfares; and

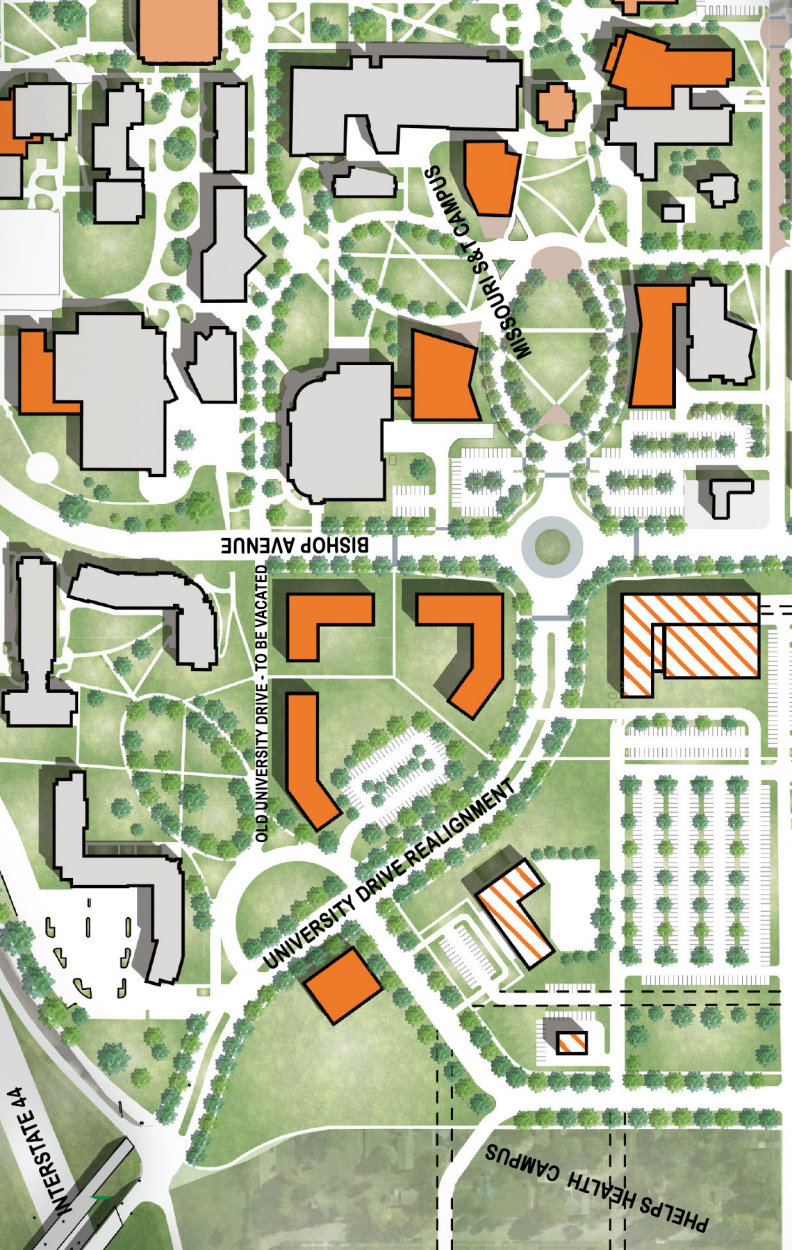
WHEREAS, the Planning and Zoning Commission held a public hearing as required by Section 42.7 on March 9, 2021; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Rolla, Missouri hereby adopts and recommends to the City Council for adoption, an amendment to the Major Thoroughfare Plan, a part of the adopted comprehensive plan, for the University Drive re-alignment project as shown in the attached exhibit.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROLLA, MISSOURI THIS 9TH DAY OF MARCH, 2021.

Don Brown, Chairman

Secretary



MISSOURI ST CAMPUS

BISHOP AVENUE

OLD UNIVERSITY DRIVE - TO BE VACATED

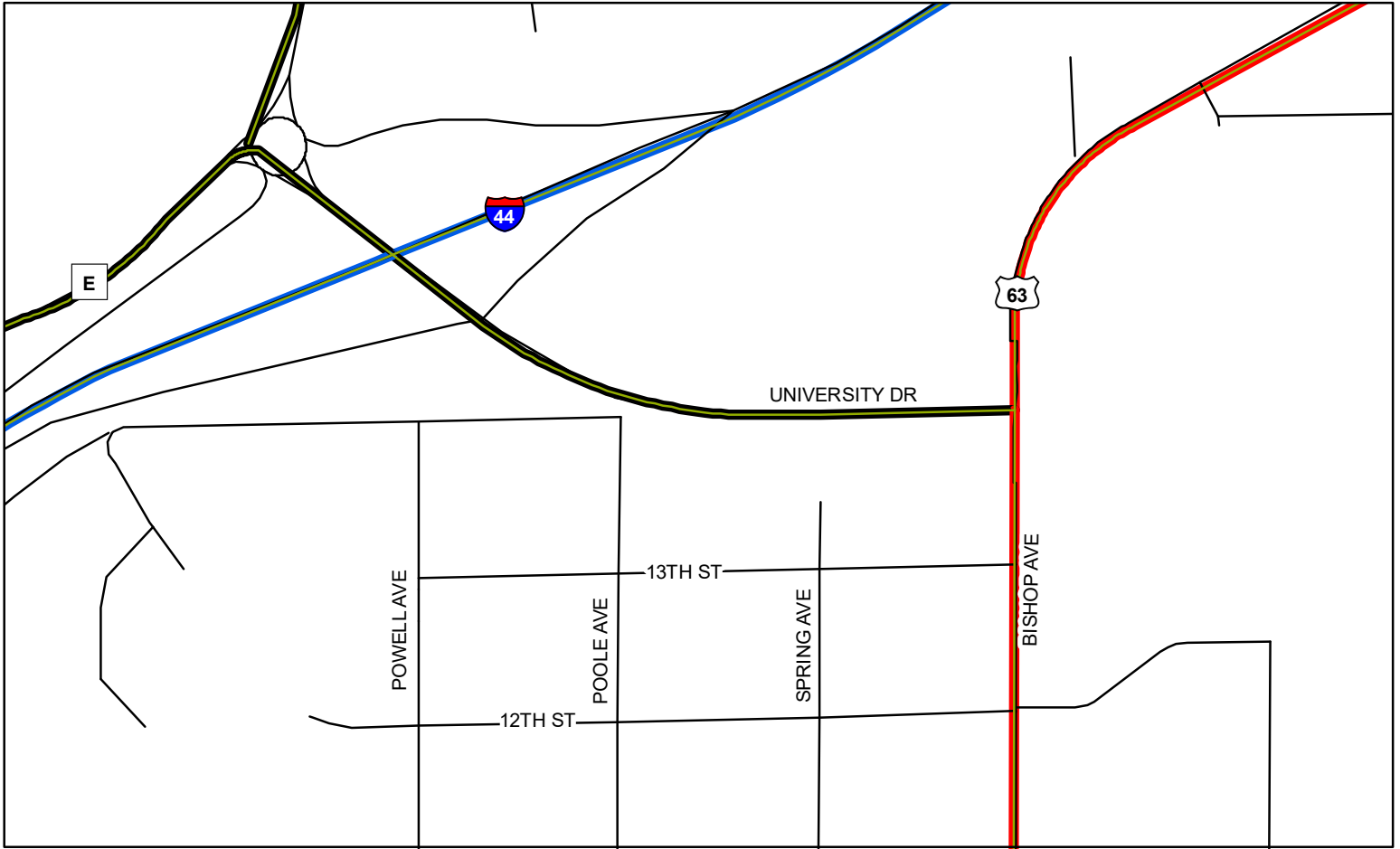
UNIVERSITY DRIVE REALIGNMENT

PHELPS HEALTH CAMPUS

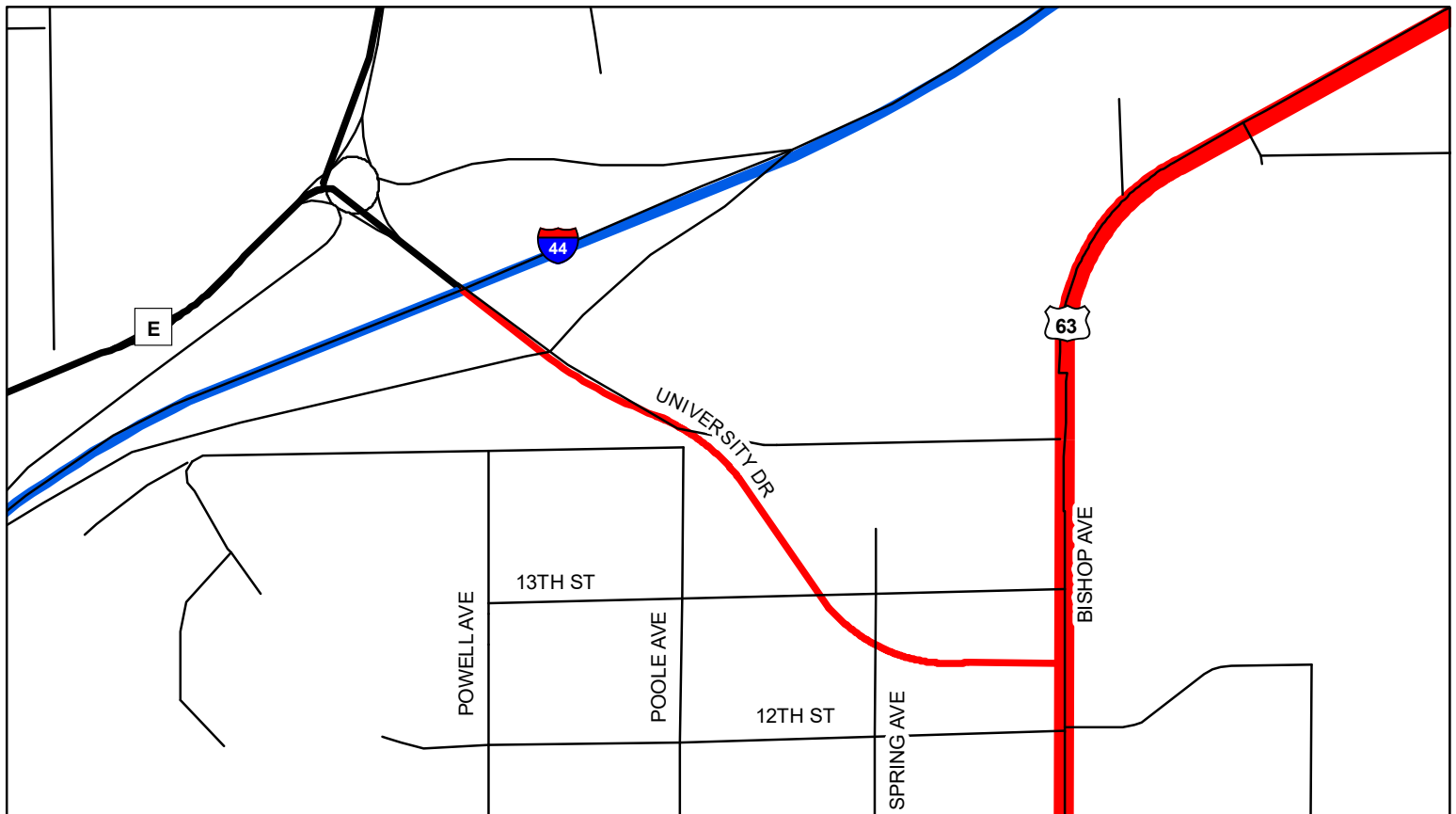
INTERSTATE 44

MAJOR THOROUGHFARE AMENDMENT PLAN EXHIBIT

EXISTING



PROPOSED





Report to:

**Planning and Zoning
Commission**

Case No.: SUB 21-01

Meeting Date: March 9, 2021

Subject: DCM Holdings Subdivision: a minor subdivision to reorganize portions of two platted subdivisions into two commercial lots located at 608 W 6th Street and 625 W 7th Street

Background: The subject property consists of ten existing platted lots, a vacated alley, and a portion of another lot in an adjacent subdivision. The property is the former location of the Denny Ford dealership (later Sakelaris Ford). The proposed minor subdivision would create two commercial lots to allow for the two existing buildings to be located on separate lots.

Application and Notice:

Applicant/Owner- Janice and Darrell Cunningham (DCM Holdings, LLC)
Public Notice - Information available on city website
City Council Date - March 15, 2021

Property Details:

Current zoning - C-2, General Retail
Current use - Commercial (vacant and gym)
Proposed use - Not disclosed
Land area - Lot 1: 1.1 acres (48,098 sq. ft.); Lot 2: 0.33 acres (14,214 sq. ft.)

Public Facilities/Improvements:

Streets - The subject property has frontage on Bishop Ave, an arterial road; as well as 6th and 7th Streets, local streets.

Sidewalks - Sidewalks are located along Bishop Ave. Sidewalks may be required on 6th and 7th Streets if the property is redeveloped.

Utilities - The subject property should have access to all needed utilities.

Drainage - Drainage will be reviewed at the time of development, if redeveloped.

Comprehensive Plan: The Comprehensive Plan designates the subject property as being appropriate for Community Commercial uses.

Discussion: The proposed plat appears to meet all zoning and subdivision requirements. The plat will allow for the existing buildings to be sold on separate lots.

Findings:

1. The proposed minor subdivision would reorganize the existing lots into two commercial lots.
2. The subdivision will allow for the existing buildings to be sold on separate lots.
3. The plat appears to be in compliance with all applicable zoning, subdivision, and other requirements.

Alternatives:

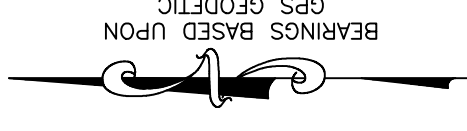
1. Find the request meets all applicable requirements and recommend the City Council approve the request.
2. Find that the request does not meet all applicable requirements and recommend that the City Council deny the request.
3. Find that the request could meet all applicable requirements with the imposition of reasonable conditions and recommend that the City Council conditionally approve the request.
4. Find that additional information and discussion is needed prior to making a recommendation and table the request to a certain date.

Prepared by: Tom Coots, City Planner

Attachments: Application, Plat

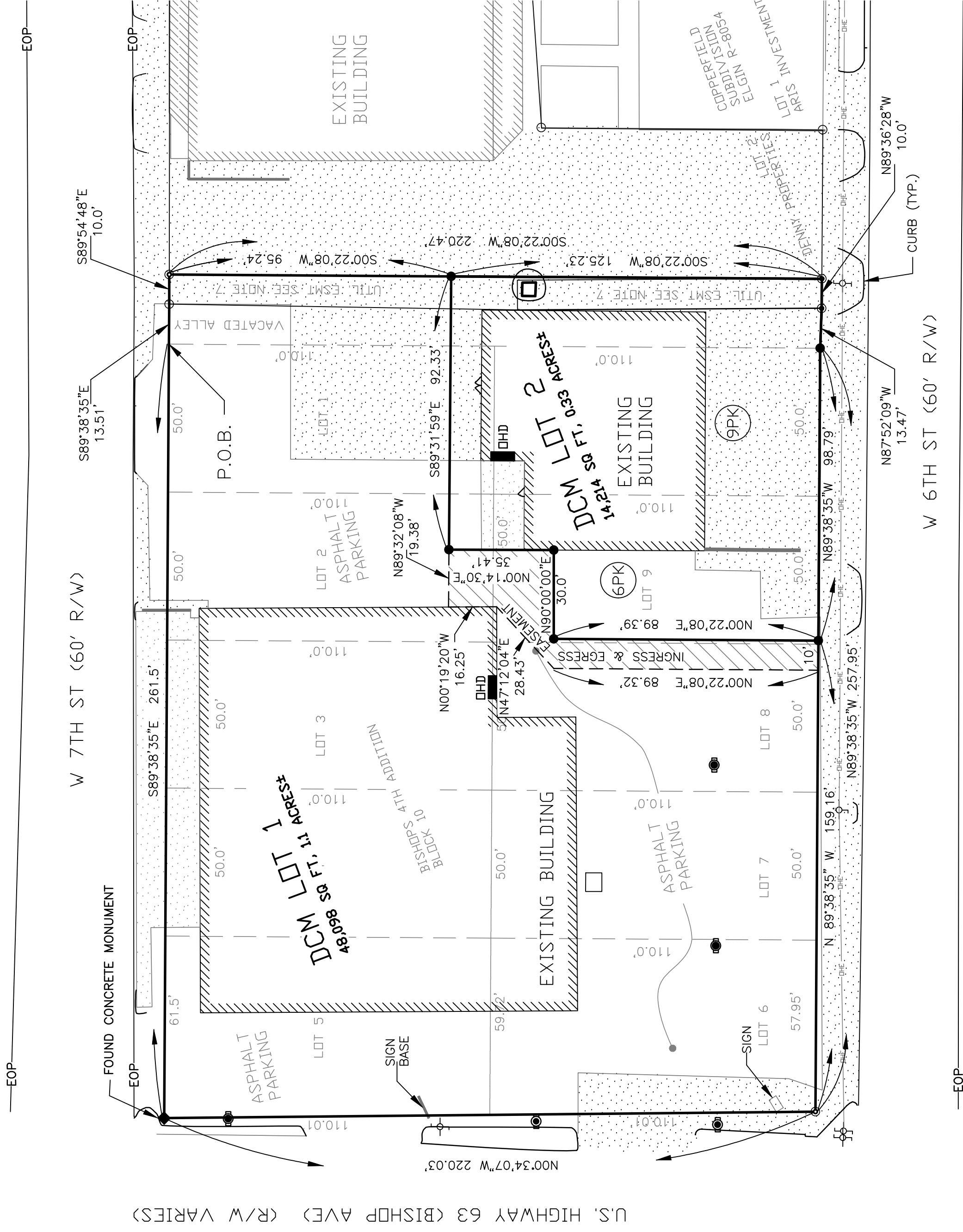
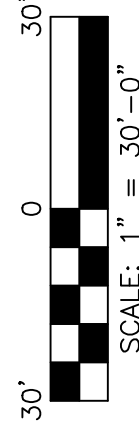
DCM HOLDINGS SUBDIVISION
A RESUBDIVISION OF BLOCK 10 OF BISHOPS 4TH ADDITION AND COPPERFIELD
SUBDIVISION-A RESUBDIVISION OF BLOCK 42 OF BISHOPS ADDITION TO THE
CITY OF ROLLA, MO

PRELIMINARY



LEGEND

- ⊙ -FOUND PIN CAP LS 1801
- ⬢ -FOUND RIGHT-OF-WAY MARKER
- -FOUND 1/2" REBAR
- ◆ -FOUND CONCRETE MONUMENT
- -SET PIN WITH CAP LS 1801
- ⦿ -LIGHT POLE
- ⌚ -UTILITY POLE
- DHE- -OVERHEAD ELECTRIC
- EOP- -EDGE OF PAVEMENT
- ▨ -CONCRETE PAVING
- ▩ -INGRESS & EGRESS EASEMENT



I, WILLIAM E. ANDERSON, MISSOURI REGISTERED LAND SURVEYOR NO. 1801, HEREBY CERTIFY THAT THE SURVEY SHOWN ON THIS PLAT WAS PERFORMED BY ME OR UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER, 2020 & SAID SURVEY IS IN ACCORDANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF AGRICULTURE 2 CSR 90-60.010 THRU 2 CSR 90-60.070.

SIGNED _____ DATE _____

PRELIMINARY

NO	REVISION	DATE

- THE PLAT SHOWN HEREON IS BASED ON FIELD EVIDENCE AND ON RECORDED DOCUMENTS THAT ARE FOUND AT THE PHELPS COUNTY RECORDERS OFFICE.
- ONLY THE RECORDED DOCUMENTS NOTED WERE RECEIVED AND/OR FOUND BY THE SURVEYOR AND MAY NOT BE ALL INCLUSIVE. THIS SURVEY DOES NOT REFLECT OR STATE ANY LAND USE REGULATIONS OR RESTRICTIONS SUCH AS ZONING AND/OR BLDG SETBACKS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS/REGULATIONS OR ANY OTHER FACTS THAT MAY APPLY EXCEPT AS NOTED OR SHOWN, WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE, NO ABSTRACT OR TITLE COMMITMENT/OPINION WAS PROVIDED.
- ALL DISTANCES SHOWN ARE MEASURED, UNLESS NOTED.
- IN THIS SURVEYORS OPINION THE WEST LINE OF BLOCK 10 IS THE SAME AS THE EAST RIGHT-OF-WAY OF US HIGHWAY 63
- THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (4 CSR 30-16).
- TRACT IS CLASSIFIED URBAN (4 CSR 30-16.020).
- UTILITY EASEMENT TO ROLLA MUNICIPAL UTILITIES OCTOBER 24, 2011, RECORDED IN ELGIN SURVEY JE-102
- RECORD WIDTH OF ALLEY BETWEEN BLOCK 10 OF BISHOPS 4TH ADDITION AND COPPERFIELD SUBDIVISION IS SHOWN AS 12 FT IN SURVEY B/306 AND AS 16 FT IN SURVEY C/616. ACTUAL WIDTH DETERMINED TO BE 13.5± FT IN THIS SURVEY
- THIS PROPERTY IS ZONED C-2. SEE ORDINANCE NO. 3218
- ALL OF THE SURFACE FEATURES THAT MIGHT INFLUENCE BUILDING LAYOUT OR DESIGN CHANGES IN THIS AREA MAY NOT BE SHOWN ON THIS SURVEY. THIS IS A RESUBDIVISION PLAT, NOT A SITE/UTILITIES SURVEY.

- DESCRIPTION OF DCM HOLDINGS SUBDIVISION (CONTAINING TRACTS A & B FROM SURVEY AA3008, 12/18/2020) ALL OF BLOCK 10 OF BISHOPS 4TH ADDITION, AN ADDITION TO THE CITY OF ROLLA, MO, INCLUDING A VACATED ALLEY TO THE EAST OF BLOCK 10 AND THE WEST 10 FT± OF LOT 2 OF COPPERFIELD SUBDIVISION, A RESUBDIVISION OF PART OF BLOCK 42 OF BISHOPS ADDITION TO THE CITY OF ROLLA, MO MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF BLOCK 10 OF BISHOPS 4TH ADDITION; THENCE S89°38'35"E A DISTANCE OF 13.51' ALONG THE SOUTH ROW OF 7TH STREET TO THE NORTHWEST CORNER OF LOT 2 OF COPPERFIELD SUBDIVISION;
 THENCE S89°54'48"E A DISTANCE OF 10.00' ALONG THE SOUTH ROW OF 7TH STREET TO A POINT;
 THENCE S00°22'08"W A DISTANCE OF 220.47' TO A POINT ON THE NORTH ROW OF 6TH STREET;
 THENCE N89°36'28"W A DISTANCE OF 10.00' ALONG THE NORTH ROW OF 6TH STREET TO THE SOUTH WEST CORNER OF LOT 2 OF COPPERFIELD SUBDIVISION;
 THENCE N87°52'09"W A DISTANCE OF 13.47' ALONG THE NORTH ROW OF 6TH STREET TO THE SOUTH EAST CORNER OF LOT 10 OF BLOCK 10 OF BISHOPS 4TH ADDITION;
 THENCE N89°38'35"W A DISTANCE OF 257.95' ALONG THE NORTH ROW OF 6TH STREET TO A POINT ON THE EAST ROW OF US 63(BISHOP AVE);
 THENCE N00°34'07"W A DISTANCE OF 220.03' ALONG THE EAST ROW OF US 63(BISHOP AVE) TO A CONCRETE MONUMENT ON THE SOUTH ROW OF 7TH STREET;
 THENCE S89°38'35"E A DISTANCE OF 261.50' ALONG THE SOUTH ROW OF 7TH STREET TO THE NORTH EAST CORNER OF LOT 1 OF BLOCK 10 OF BISHOPS 4TH ADDITION;
 WHICH IS THE POINT OF BEGINNING,
 HAVING AN AREA OF 62,312.9 SQUARE FEET, 1.43 ACRES

FOR:DCM HOLDINGS
 P.O. BOX 367
 ST. JAMES, MO 65559
 DATE: 02/19/2021 APPROVED BY: WEA
 SCALE: 1" = 30'
 DRAWN BY: JAB
 DESIGNED BY: WEA
 DRAWING NUMBER:
 SHEET 1 OF 2
 FILE NAME:
 AA 3008A

DCM HOLDINGS SUBDIVISION - A RESUBDIVISION OF BLOCK 10 OF BISHOPS 4TH ADDITION AND COPPERFIELD SUBDIVISION-A RESUBDIVISION OF BLOCK 42 OF BISHOPS ADDITION TO THE CITY OF ROLLA MO

ANDERSON & ASSOCIATES
 Consulting Engineers, LLC.
 1511 Wabash Dr. P.O. Box 806 Rolla, MO 65401 (633)364-9800
 CORPORATION NO. 2000158091 SURVEYOR NO. 1801

DCM HOLDINGS SUBDIVISION

A RESUBDIVISION OF BLOCK 10 OF BISHOPS 4TH ADDITION AND COPPERFIELD SUBDIVISION-A RESUBDIVISION OF BLOCK 42 OF BISHOPS ADDITION TO THE CITY OF ROLLA, MO

PRELIMINARY

ACKNOWLEDGMENT OF APPROVAL BY CITY COUNCIL

THIS IS TO ACKNOWLEDGE THAT THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI HAS, BY ORDINANCE DULY ADOPTED, APPROVED THIS PLAT AND HAS AUTHORIZED THE SAME TO BE FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DEEDS, PHELPS COUNTY, MISSOURI.

LOU MAGDITS
MAYOR, CITY OF ROLLA, MISSOURI
ATTEST:

LORRI THURMAN
CITY CLERK

RECORDERS CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____, 2021.

PLAT FILED AT CABINET _____ NUMBER _____

ROBIN KORDS
RECORDER OF DEEDS
PHELPS COUNTY, MISSOURI

COUNTY AND CITY TAX RELEASE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES LEVIED BY THE COUNTY OF PHELPS AND THE CITY OF ROLLA AGAINST THE REAL ESTATE DESCRIBED ON THIS PLAT HAVE BEEN PAID IN FULL FOR 2021 AND ALL PRIOR YEARS.

FAITH ANN BARNES
COLLECTOR OF REVENUE
PHELPS COUNTY, MISSOURI

DEDICATION

DCM HOLDINGS, OWNER(S) OF THE PROPERTY SHOWN AND DESIGNATED HEREON, HEREBY DEED AND CONVEY THE OPEN SPACE, COMMON AREA OR COMMON FACILITIES SHOWN HEREIN TO THE CITY OF ROLLA, MISSOURI. FURTHER, (I OR WE) CERTIFY THAT THERE ARE NO SUITS, ACTIONS, LIENS, OR TRUSTS ON THE PROPERTY DEEDED AND CONVEYED HEREIN, AND WARRANT GENERALLY AND SPECIFICALLY THE PROPERTY DEEDED AND CONVEYED HEREIN FOR COMMON USE AND WILL EXECUTE SUCH FURTHER ASSURANCES AS MAY BE REQUIRED.

DCM HOLDINGS REPRESENTATIVE

PLANNING AND ZONING APPROVAL

APPROVED THE _____ DAY OF _____, 2021, BY THE PLANNING AND ZONING COMMISSION OF ROLLA, MISSOURI.

DON BROWN, CHAIRMAN
PLANNING AND ZONING COMMISSION

STEVE FLOWERS
COMMUNITY DEVELOPMENT DIRECTOR

IMPROVEMENT ACCEPTANCE

APPROVED SUBJECT TO CONSTRUCTION OF IMPROVEMENTS IN ACCORDANCE WITH DEVELOPMENT PLANS ON FILE WITH THE CITY OF ROLLA. THIS PLAT MEETS CURRENT SUBDIVISION CODES OF THE CITY OF ROLLA.

STEVE HARGIS
DIRECTOR OF PUBLIC WORKS

RODNEY BOURNE, GENERAL MANAGER
ROLLA MUNICIPAL UTILITIES

FLOYD JERNIGAN
PARKS DIRECTOR

SPECIAL PLAT RESTRICTION AND RESTRICTIVE COVENANT AS TO THE ISSUANCE OF BUILDING OR CONSTRUCTION PERMITS.

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED DO HEREBY IMPOSE UPON SAID PROPERTY AND DO HEREBY MAKE THE FOLLOWING RESTRICTIVE COVENANT: NO CONSTRUCTION MAY BE COMMENCED UPON THE ABOVE DESCRIBED PROPERTY UNTIL ALL NECESSARY BUILDING AND CONSTRUCTION PERMITS HAVE BEEN ISSUED BY THE CITY OF ROLLA, MISSOURI AND THAT IT IS UNDERSTOOD BY THE UNDERSIGNED THAT NO SUCH PERMITS SHALL BE ISSUED FOR ANY LOTS HEREIN PLATTED UNTIL THE COMPLETION OF ALL PUBLIC IMPROVEMENTS SHOWN HEREIN APPERTAINING TO SUCH LOTS OR UNTIL A CASH BOND EQUAL TO THE REASONABLE COSTS OF COMPLETING SUCH PUBLIC IMPROVEMENTS HAS BEEN RECEIVED AND APPROVED BY THE CITY OF ROLLA, MISSOURI. THE ABOVE MENTIONED PUBLIC IMPROVEMENTS SHALL BE COMPLETED PURSUANT TO THE AGREEMENT BETWEEN THE UNDERSIGNED AND THE CITY OF ROLLA, MISSOURI FOR THE COMPLETION OF SUCH IMPROVEMENTS AS REQUIRED BY THIS ARTICLE OF THE CITY CODE OF ROLLA, MISSOURI.

ACKNOWLEDGMENT

STATE OF MISSOURI S.S.
COUNTY OF PHELPS S.S.
ON THIS _____ DAY OF _____, 2021,
TO ME PERSONALLY APPEARED _____

TO ME KNOWN TO BE PERSONS DESCRIBED IN THE FOREGOING DEDICATION AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN ROLLA, MISSOURI THE DAY, MONTH, AND YEAR FIRST WRITTEN ABOVE.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS THAT I, WILLIAM E. ANDERSON, DO HEREBY CERTIFY THAT THIS PLAT MEETS MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND WAS PREPARED UNDER MY SUPERVISION FROM ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY WILLIAM E. ANDERSON, DATED FEBRUARY, 2021, AND SIGNED BY WILLIAM E. ANDERSON, L.S. NO. 1801 AND THAT CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF WILLIAM E. ANDERSON, L.S. NO. 1801 IN ACCORDANCE WITH ARTICLE II, CHAPTER 42, OF THE CITY CODE OF ROLLA, MISSOURI.(ORD. 3799,'8)

DATE PREPARED: _____
SIGNATURE: _____
MISSOURI L.S. No.: _____

DCM HOLDINGS SUBDIVISION - A RESUBDIVISION OF BLOCK 10 OF BISHOPS 4TH ADDITION AND COPPERFIELD SUBDIVISION-A RESUBDIVISION OF BLOCK 42 OF BISHOPS ADDITION TO THE CITY OF ROLLA MO

FOR:DCM HOLDINGS

P.O. BOX 367
ST. JAMES, MO 65559

DATE: 02/19/2021 APPROVED BY: WEA
SCALE: NTS DRAWN BY: JAB DESIGNED BY: WEA

ANDERSON & ASSOCIATES
Consulting Engineers, LLC.

1511 Watts Dr. P.O. Box 806 Rolla, MO 65401 (637)364-8900
CORPORATION NO. 2000169091 SURVEYOR NO. 1801

DRAWING NUMBER:

SHEET 2 OF 2

FILE NAME:

AA 3008A

NO _____ REVISION _____ DATE _____

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PRELIMINARY

573-364-5333 + www.rollacity.org/comdev

SUBDIVISION APPLICATION

Contact Information:

Property Owner:
 Name(s) DCM Holdings
 Mailing Address PO Box 367
5 + James MO 65559
 City, State, Zip
 Phone 573 263 2155
 Email dcmirage@live.com

Agent/Applicant (If Different Than Property Owner):
 Name Janice Cunningham ^{Derrell} Cunningham
 Mailing Address PO Box 367
5 + James MO 65559
 City, State, Zip
 Phone 573 263-2155
 Email jcunningham@ehotmail.com

Property/Request Information:

Request: Sketch Plat
 Major Subdivision
 Minor Subdivision
 Replat
 Subdivision Variance
 Vacation of ROW/easement

608 W 6th ST
 Property Address/Location

C-2
 Property Zoning

2 2
 Number of existing and new lots proposed

DCM Holdings
 Name of Subdivision

APPLICATION CHECKLIST:

Applicant Checks Boxes	<input checked="" type="checkbox"/>	Completed Application Form	<input type="checkbox"/>	City Staff Verifies
	<input type="checkbox"/>	Agent Letter (If Applicable)	<input type="checkbox"/>	
	<input type="checkbox"/>	Filing Fee - \$300 (Major Subdivision); \$100 (Minor Subdivision/Replat); \$350 (Subdivision Variance) + Recording Fee (\$44 or \$69)	<input type="checkbox"/>	
	<input type="checkbox"/>	Improvement Plans (Final Plats only; 1 paper copy and pdf version)	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	Plat (5 paper copies and pdf version) or Vacation Exhibit	<input type="checkbox"/>	
	<input type="checkbox"/>	Letter of Request (Subdivision Variance only)	<input type="checkbox"/>	

OFFICE USE ONLY:

Case No: SUB 01-01 DRC Meeting Date: 3.2.21 PC Hearing Date: 3.9.21
 Submission Date: 2.22.21 Advertise By: N/A CC Hearing Date: 3.15.21/4.5.21

I N F O R M A T I O N :

(Optional) **Sketch Plats** must include the following information (Section 42-32.1):

1. Proposed subdivision name, contact information for property owner, north arrow, scale, date.
2. Location map, general dimensions of property lines, existing easements, ROW's, buildings, cemeteries, watercourses, flood areas, contours, ect.
3. Name, location, dimensions of existing streets; name, width, classification or proposed streets and alleys.
4. Existing utilities and stormwater management facilities on and adjacent to property.
5. Location, dimensions, and configuration of proposed lots.
6. Location and general layout of proposed water and sewer lines.

Preliminary Plats must include the following information (Section 42-32.2):

1. Legal description and boundary line.
2. Name and location of adjoining existing subdivisions, streets, ROW widths, alleys, property lines, ect.
3. Proposed streets with width, centerline, grade, length; dimensions of easements and alleys, ect.
4. Existing property lines, buildings, and utilities.
5. Arrangement, location, dimensions of proposed lots with area, line bearings, angles, and setbacks.
6. Location, dimensions, and area of land to be dedicated or reserved for common ownership.
7. Contour lines, water courses, ravines, culverts, bridges, ponds, ect.
8. Proposed sewer lines, storm sewer lines, drainage facilities, bridges, ect. and easements

Final Plats must include the following information (Section 42-32.3):

1. Items shown on Preliminary Plat except contours, land features, street grades, and utilities.
2. Plat restrictions and restrictive covenants regarding building permits.
3. Dedication deed for easements, streets, alleys, parkland, ect.
4. Access limitation and improvement acceptance notes.
5. Planning and Zoning Commission and City Council approval.
6. City and County tax release.
7. Surveyors and Recorders Certificate.

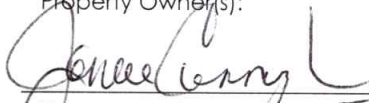
Note: A Major Subdivision must include a Preliminary Plat. A Major Subdivision is a subdivision which creates (5) or more lots and/or requires the extension of streets.


Vacations of rights-of-way or easements must include a Vacation Exhibit which shows property lines, buildings, utilities or public infrastructure within 30 feet of the area to be vacated. Property lines and building locations must be based on a survey. Utility locations may be from field observations, GIS, utility companies, and/or field markings.

Acknowledgement and Authorization:

The owner(s) understand and agree that the application will be placed on hold until a complete application and all required items on the checklist are received. The owner(s) understand and agree to permitting employees of the City of Rolla to enter the subject property for purposes of posting a yard sign(s), retrieving the yard sign(s), taking photographs of the property/building(s), and investigating the property for pertinent information related to the request. Should ownership of the property change after the application is submitted, authorization is required from the new owner to continue with the review of the request, or the request will be withdrawn from consideration. The undersigned understands that refunds may be provided if the request is withdrawn prior to the Planning Commission hearing, less any costs already incurred.

Property Owner(s):


Sign _____ Print Janice Cunningham


Sign _____ Print Darrell Cunningham

Applicant/Agent (If Different From Owner)

Sign _____ Print _____

Sign _____ Print _____