



**CITY OF ROLLA  
CITY COUNCIL AGENDA**

**DEPARTMENT:** Community Development

**ACTION REQUESTED:** First Reading

**SUBJECT:** Re-adoption and revisions to Chapter 42 (Planning and Zoning) of the City of Rolla Ordinances for a complete overhaul of the zoning and subdivision codes; Re-adoption of the Zoning Map with necessary revisions for corrections and to account for changes to the zoning codes and zoning districts; and Amendments to sections pertaining to land use and zoning in Chapters 15, 20, 28, 29, 39, 40, and 41 of the City of Rolla Ordinances

**MEETING DATE: June 19, 2023**

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**Application and Notice:**

Applicant - City of Rolla

Public Notice - Legal ad in the Phelps County Focus; <https://www.rollacity.org/agenda.shtml>

**Background:**

The City Council conducted a public hearing at the June 5, 2023 City Council meeting. The ordinance and final version of the proposed Zoning and Subdivision Regulations and a the proposed Official Zoning Map are presented for adoption by the City Council. The text of the proposed Zoning and Subdivision Regulations has been revised to be in a final format, add clarification for notice for large-scale rezoning/text amendment actions, and to correct a few typos.

**Planning and Zoning Commission:**

The Planning and Zoning Commission held a public hearings on December 13, 2022, January 10, 2023, March 14, 2023, and April 11, 2023. The Commission heard input from several citizens. At the May 9, 2023 meeting the Commission voted 6-0 to find the proposed changes to the zoning code and zoning map are necessary and recommend the City Council approve the proposed zoning code and map.

**Discussion:**

The Zoning and Subdivision Code should periodically be reviewed and revised. Since the current ordinance was adopted more than 30 years ago, with a major review over 20 years ago, another major review and update is long overdue.

Most of the revisions are housekeeping/administrative corrections. Some proposed changes, especially to the zoning district regulations themselves, are more visible. The effort to revise the zoning and subdivision regulations (and any other ordinances related to land use and zoning) is intended to:

- Bring more order to the ordinance
- Correct errors, typos, conflicts, and unnecessary requirements

- Address issues which have caused the need for repeated variances or unnecessary approvals
- Ease the processes for gaining approvals
- Achieve/ensure compliance with state laws
- Address deficiencies in the ordinance which have caused issues in the community

**Staff Recommendation:**

Staff recommends that the City Council conduct the first reading of the ordinance. The public hearing may be re-opened until the Council is satisfied all input has been received. City Council may direct any changes be made prior to the second reading of the ordinance.

**Prepared by:**

Tom Coots, City Planner

**Attachments:**

Ordinance; Final version of proposed Zoning and Subdivision Regulations; Final version of proposed Official Zoning Map