

**AGENDA**

**The City of Rolla  
Planning & Zoning Commission  
City Council Chambers, 1<sup>st</sup> Floor  
901 North Elm Street  
Tuesday, April 14, 2026 at 5:30 PM**

**Commission Members:**

**Chairman Russell Schmidt, Secretary/Vice-Chairman Monty Jordan,  
City Council Representative Nathan Chirban,  
Kevin Crider, Janece Martin, Monte Shields, Steve Davis, Don Morris, Lister Florence**

- I. APPROVE MINUTES:** Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, March 10, 2026
- II. REPORT ON RECENT CITY COUNCIL ACTIONS:**
1. Rolla 2050 Comprehensive Plan
- III. PUBLIC HEARING:**
1. **FP26-001:** Final Plat of Audubon Ridge, a multi-family development to create 43 lots at property zoned R-3, Multi-family Residential and vacate certain rights-of-way and easements
  2. **ZON26-001:** Rezoning from the R-1, Suburban Residential district to the R-3, Multi-family Residential district at 821 Hwy O
- IV. NEW BUSINESS:**
1. **FP26-002:** Final Plat of Rose Senior Villas, a multi-family development to create 2 lots at property proposed to be rezoned to the R-3, Multi-family Residential district (currently zoned R-1, Suburban Residential) at 821 Hwy O
- V. OLD BUSINESS:** NONE
- VI. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE, OR STAFF:** NONE
- VII. CITIZEN COMMENTS:**

**NEXT MEETING DATE:**

**Tuesday, May 12, 2026**

**MINUTES**  
**ROLLA PLANNING AND ZONING COMMISSION MEETING**  
**ROLLA CITY HALL COUNCIL CHAMBERS**  
**TUESDAY, MARCH 10, 2026**

**Presiding:** Russell Schmidt, Chairperson

**Commission Members Present:** Nathan Chirban, Kevin Crider, Lister Florence, Janece Martin, Don Morris and Monte Shields

**Commission Members Absent:** Steve Davis and Monty Jordan

**I. APPROVE MINUTES:** Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, January 13, 2025.  
**The minutes are approved unanimously by a voice vote.**

**II. REPORT ON RECENT CITY COUNCIL ACTIONS:**  
**1. ZON25-07:** Rezoning property located on the 800 Block of Lanning Lane from the R-1 Suburban Residential district to the C-1, Neighborhood Commercial district.

City Planner Tom Coots presents the staff report.

**III. PUBLIC HEARING:**  
**1. Resolution** to adopt the Rolla 2050 Comprehensive Plan.

Chairperson Schmidt opens the public hearing at 5:32.

Community Development Director Dawn Bell introduced Tim Breihan with H3 Studio to present the Rolla 2050 Comprehensive Plan.

There was a discussion regarding where the funds will come from for the improvements, Future Land Use Plan zoning code changes, and establishing a downtown professional management organization.

Chairperson Schmidt asks for citizen comments.

The public hearing was closed at 6:34 with no citizen comments.

A motion was made by Morris and seconded by Chirban to adopt the Rolla 2050 Comprehensive Plan. A roll call vote on the motion showed the following. Ayes: Chirban, Crider, Florence, Martin, Morris and Shields. Nays: None. Absent: Davis, and Jordan. The motion passes.

**IV. NEW BUSINESS:** NONE

**V. OLD BUSINESS:** NONE

**VI. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE OR STAFF:**

**1. Presentation** on 2025 activity and planned 2026 Community Development goals.

**VII. CITIZEN COMMENTS:** NONE

**Meeting adjourned: 6:55 p.m.**  
**Minutes prepared by: Cindy Brown**

**NEXT MEETING:**

**Tuesday, April 14, 2026**



Report to:

**Planning and Zoning  
Commission**

Case No.: FP26-001

**Meeting Date:** April 14, 2026

**Subject:** Final Plat of Audubon Ridge, a multi-family development to create 43 lots at property zoned R-3, Multi-family Residential and vacate certain rights-of-way and easements

**Application and Notice:**

Applicant/Owner - Mike Woessner of Woods Mill Development LLC  
Public Notice - Letters mailed to property owners within 300 feet; Legal ad in the Phelps County Focus; signage posted on the property; [The City of Rolla](#)  
City Council Date - April 20, 2026

**Background:** The applicant seeks to subdivide about 26 acres of the property into 43 residential lots and 2 common lots. At this time, review and approval of the Final Plat of the development is requested. The annexation and zoning, and preliminary plat, and a development agreement were approved in 2025.

The plat would also include vacating any rights-of-way and easements that were on the property, to be replaced with the dedications on the plat. The plat would also rename the street currently known as Woodcrest Drive to Audubon Drive. That portion of Audubon Drive that connects the development to Vichy Rd was deeded to the city by the developer. The plat includes formally dedicating this area as right-of-way.

The entire property includes about 78 acres. The remainder is outside the city limits, but is intended to be annexed as each phase is planned.

The subject property was developed as a mobile home park around 1975. The mobile home park was discontinued in 2018. The applicant intends to develop the property for multi-family buildings. Most lots are intended to support 4-plex/townhouse units similar to the St. Maria's Tatandra development.

**Property Details:**

Current zoning - R-3, Multi-family Residential  
Current use - Vacant/undeveloped  
Land area - About 26 acres to be platted

**Public Facilities/Improvements:**

Streets - The subject property has access to Vichy Rd, a collector road, via Woodcrest Drive, a local street; and White Columns Drive, a collector road, via a fire access road (until 100 units are constructed; to be connected by public street after 100 units).

Sidewalks - No sidewalks are located adjacent to the property. Sidewalks are proposed to be constructed within the development.

Utilities - The subject property has access to all needed public utilities. Utilities will be extended within the development.

**Comprehensive Plan:** The Rolla 2050 Comprehensive Plan designates the subject property as being appropriate for Suburban Multi-family uses. The subdivision design will create a connection between the White Columns Rd area and the Vichy Rd area, as shown on the Streets and Roads Plan of the Comprehensive Plan. The future phases of the development will need to be designed to extend streets to allow connections to the north and west.

The development would help to address housing needs in Rolla, as stated in Goal 6 of the Comprehensive Plan. Goal 6 strives to create “High-Quality Housing and Neighborhoods”.

**Discussion:** The improvement plans for the infrastructure are under review, but should be accepted prior to the plat approval by City Council. The plat has been reviewed for compliance with the applicable zoning and subdivision requirements. The plat is in substantial conformance with the approved Preliminary Plat. The plat does appear to be in conformance with all applicable review criteria.

Fees-in-lieu of dedication for parks will be due prior to recording the plat. The performance guarantee for the improvements will need to be provided prior to approval of the plat by City Council.

A Final Plat of a major subdivision requires review and approval by the Planning and Zoning Commission and City Council. In addition, public notice of the action and a public hearing is provided. Minor Subdivisions may be reviewed and approved administratively. However, a major subdivision generally involves the need to accept easements and rights-of-way, which requires approval of the City Council. The public hearing and notice is provided to allow the public to be aware of the upcoming development, which can sometimes occur years after the zoning and/or Preliminary Plat is approved.

The Community Development Department does recommend that the Planning and Zoning Commission approve the plat as presented.

**Review and Approval Criteria:**

A Final Plat should also be reviewed for the following criteria:

1. Whether the proposed subdivision is consistent with the intent of the Rolla Comprehensive Plan;
2. Whether the design of the subdivision is compatible with the immediate vicinity;
3. Whether adequate utility service and facilities exist or can be reasonably provided to serve the property;
4. The impact the proposed subdivision would have on vehicular and pedestrian traffic safety;
5. Whether the subdivision meets the requirements of city codes; and
6. Relevant information provided at the public hearing.

**Findings:**

1. The Final Plat does appear to comply with all relevant zoning and subdivision requirements.
2. The Final Plat does appear to be in substantial conformance with the approved Preliminary Plat.
3. The associated improvement plans have been submitted and are under review.
4. Vacating the existing rights-of-way and easements and dedicating the needed rights-of-way and easements with the plat helps is needed to ensure there are no issues with proscriptive easements.
5. The plat includes the dedication and renaming of the portion of Audubon Drive that connects the development to Vichy Rd.

**Potential Motions:**

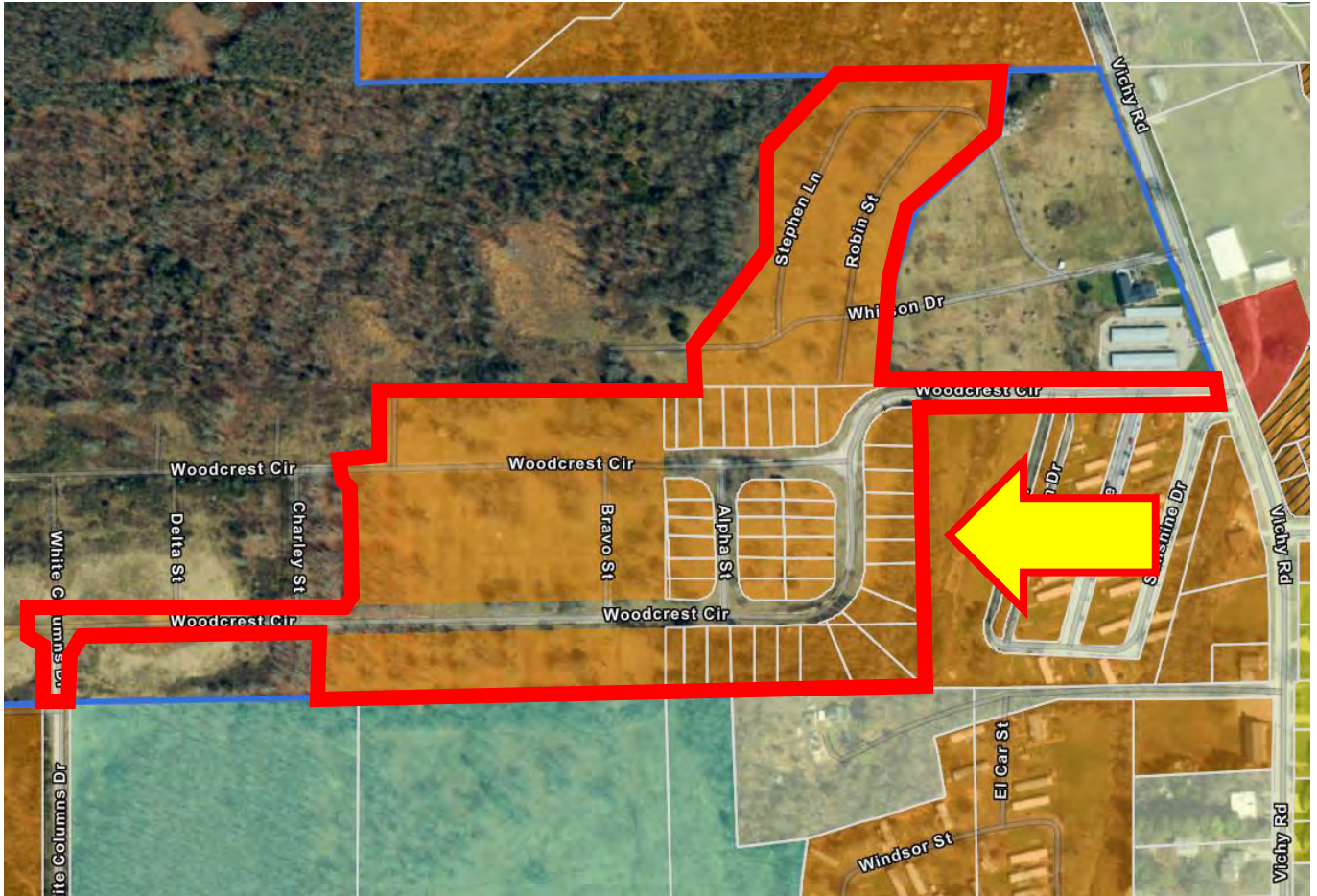
1. Find the request meets the criteria for approval and recommend the City Council approve the Final Plat.
2. Find that the request does not meet the criteria for approval; state the reasons for disapproval; and recommend that the City Council not approve the Final Plat.
3. Find that corrections are needed prior to making a recommendation for approval; with the consent of the applicant, postpone the request to allow the applicant to correct the deficiencies.

**Prepared by:**

Tom Coots, City Planner

**Attachments:**

Public Notice Letter, Audubon Ridge Final Plat; Vacation Exhibit



### Project Information:

Case No: FP26-001  
Location: 103 Woodcrest Circle  
Applicant: Woods Mill Development, LLC  
Request:

Final Plat of Audubon Ridge, a multi-family development with 43 proposed lots and vacation of rights-of-way and easements



### Public Hearings:

Planning and Zoning Commission  
April 14, 2026  
5:30 PM  
City Hall: 1<sup>st</sup> Floor  
  
City Council  
April 20, 2026  
6:30 PM  
City Hall: 1<sup>st</sup> Floor



### For More Information Contact:

Tom Coots, City Planner  
tcoots@rollacity.org

(573) 426-6974  
901 North Elm Street  
City Hall: 2<sup>nd</sup> Floor  
8:00 – 5:00 P.M.  
Monday - Friday



Who and What is the Planning and Zoning Commission?

The Planning and Zoning Commission is an appointed group of citizens from Rolla who are charged with hearing and deciding land use applications, such as zoning and subdivisions. The Commission takes testimony and makes a recommendation to the City Council.

What is a Final Plat?

A Final Plat is a document which is recorded to subdivide a property into lots. Rolla requires that Final Plats be reviewed by the Planning and Zoning Commission and City Council. Certain Final Plats also require opportunity for public input.

Why am I being notified?

The notice is provided to inform the neighborhood of upcoming development and allow opportunity to review and comment on the planned layout.

How Will This Impact My Property?

Each case is different. Adjacent properties are more likely to be impacted. Please contact the Community Development Office at (573) 426-6974 if you have any questions.

What If I Have Concerns About the Proposal?

If you have any concerns or comments, please try to attend the meeting. You may learn details about the project at the meeting. You will be given an opportunity to ask questions or make comments.

What If I Cannot Attend the Meeting?

Please try to attend the meeting if you have any questions or concerns. However, if you are unable to attend the meeting, you may provide written comments by letter or email. These comments will be presented to the Board.

What If I Have More Questions?

Please contact the Community Development Office if you have any additional questions.

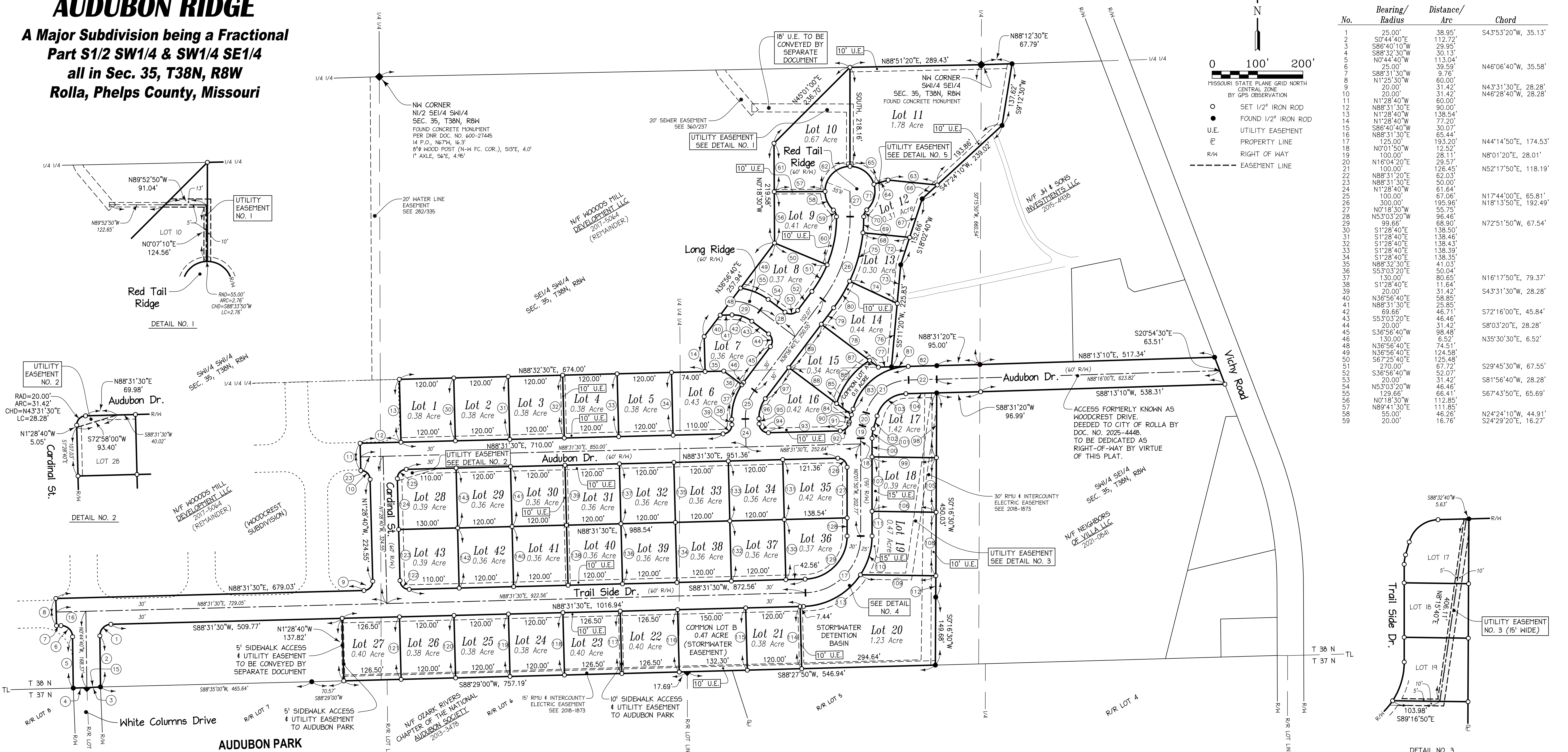
LEGAL DESCRIPTION

All of LOUGHRIDGE'S WOODCREST, Rolla, Missouri, and, a fractional part of WOODCREST SUBDIVISION, Phelps County, Missouri, and, a fractional part of the South Half of Section 35, Township 38 North, Range 8 West of the 5th P.M. described as follows: Beginning at the Northeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 35; thence North 88°12'30" East, 67.79 feet along the North line of said Southwest Quarter of the Southeast Quarter to the northwest corner of a parcel described in Phelps County Deed Records at Document No. 2015 4938; thence South 9°12'30" West, 137.62 feet, and, South 47°24'10" West, 239.02 feet, and, South 18°02'40" West, 152.66, and, South 5°11'20" West, 225.83 feet, all along the westerly line of said Document No. 2015 4938 parcel to the North line of the aforesaid LOUGHRIDGE'S WOODCREST; thence North 88°31'20" East, 99.93 feet along said North line to the northeast corner of said LOUGHRIDGE'S WOODCREST; thence South 0°16'30" West, 659.74 feet along the East line of said LOUGHRIDGE'S WOODCREST to the Township Line; thence South 88°27'50" West, 546.94 feet, and, South 88°29'00" West, 757.19 feet, all along said Township Line; thence North 1°28'40" West, 137.82 feet; thence South 88°31'30" West, 509.77 feet; thence southwesterly, 38.95 feet along the arc of a curve, concave southeasterly with a radius of 25.00 feet, the chord of which is South 43°53'20" West, 35.13 feet; thence South 0°44'40" East, 112.72 feet to the aforesaid Township Line; thence South 86°40'10" West, 29.95 feet, and, South 88°32'30" West, 30.13 feet, all along said Township Line; thence North 0°44'40" West, 113.04 feet; thence northwesterly, 39.59 feet along the arc of a curve, concave southwesterly with a radius of 25.00 feet, the chord of which is North 46°06'40" West, 35.58 feet; thence South 88°31'30" West, 9.76 feet; thence North 1°25'30" West, 60.00 feet; thence North 88°31'30" East, 679.03 feet; thence northeasterly, 31.42 feet along the arc of a curve, concave northwesterly with a radius of 20.00 feet, the chord of which is North 43°31'30" East, 28.28 feet; thence North 1°28'40" West, 224.55 feet; thence northwesterly, 31.42 feet along the arc of a curve, concave southwesterly with a radius of 20.00 feet, the chord of which is North 46°28'40" West, 28.28 feet; thence North 1°28'40" West, 60.00 feet; thence North 88°31'30" East, 90.00 feet; thence North 1°28'40" West, 138.54 feet; thence North 88°32'30" East, 674.00 feet; thence North 1°28'40" West, 77.20 feet; thence North 36°56'40" East, 257.94 feet; thence North 0°18'30" West, 219.58 feet; thence North 45°01'00" East, 236.70 feet to the North line of the Southeast Quarter of the Southwest Quarter of the aforesaid Section 35; thence North 88°51'20" East, 289.43 feet along said North line to the point of beginning. Above described tract contains 25.85 acres, more or less, per plat of survey J 2347P, dated September 2, 2025, by CM Archer Group, P.C.

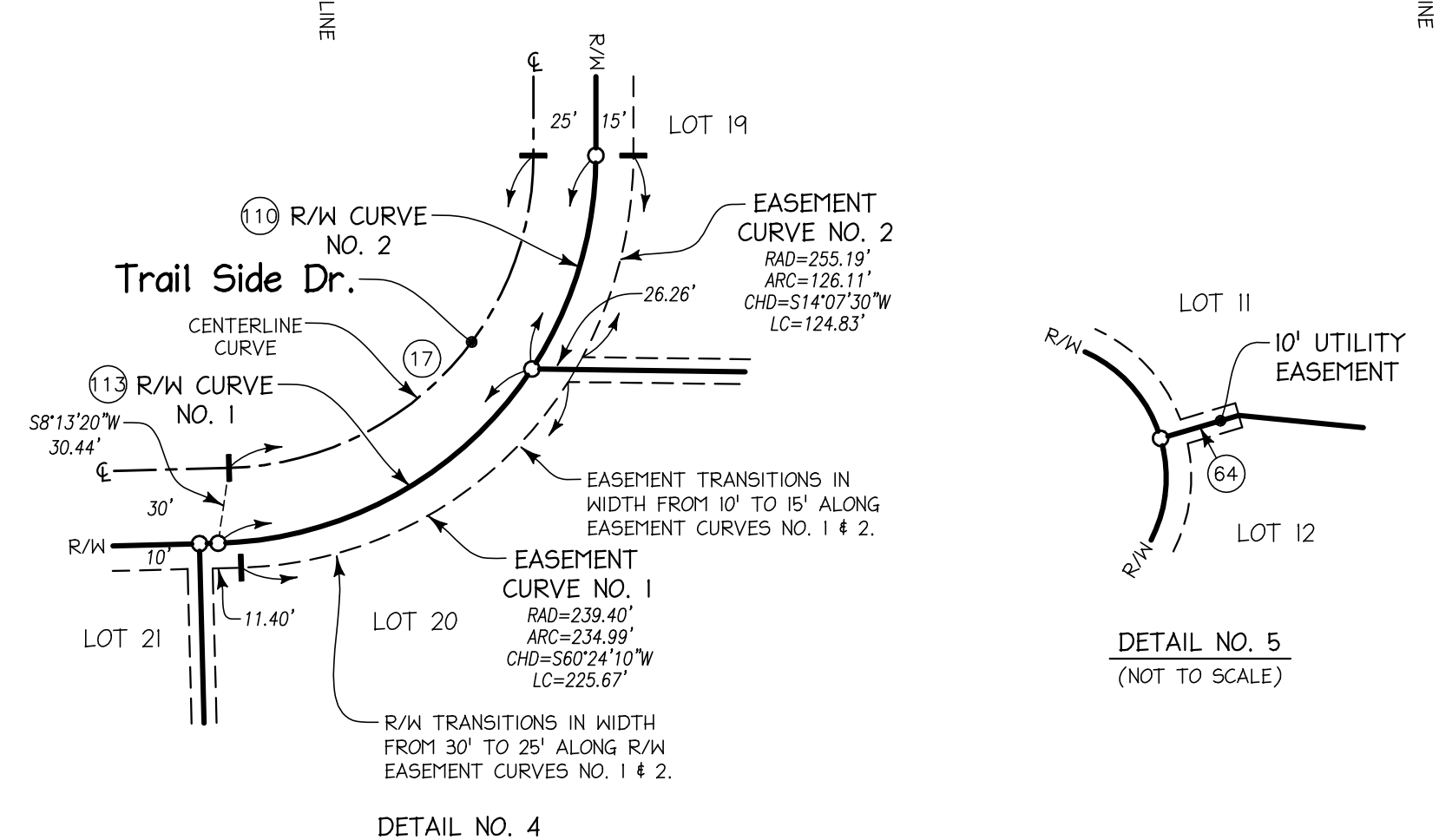
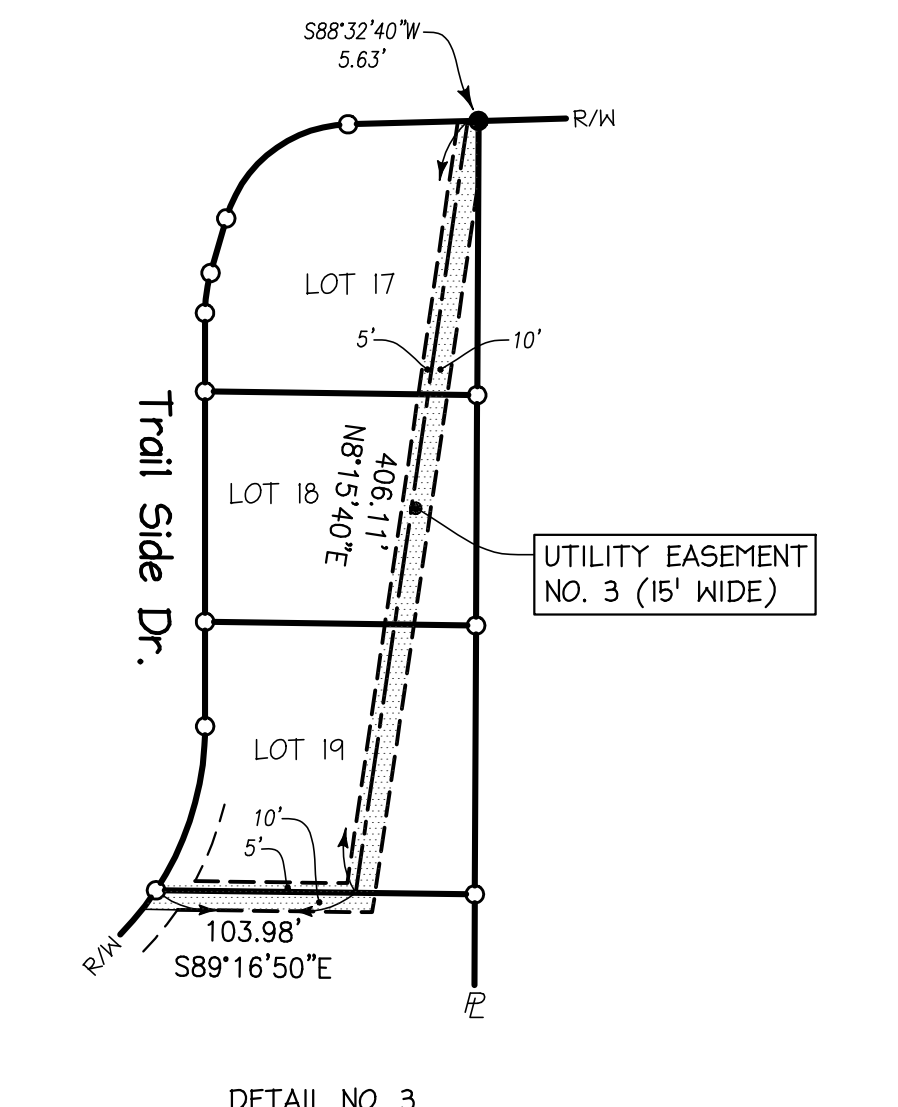
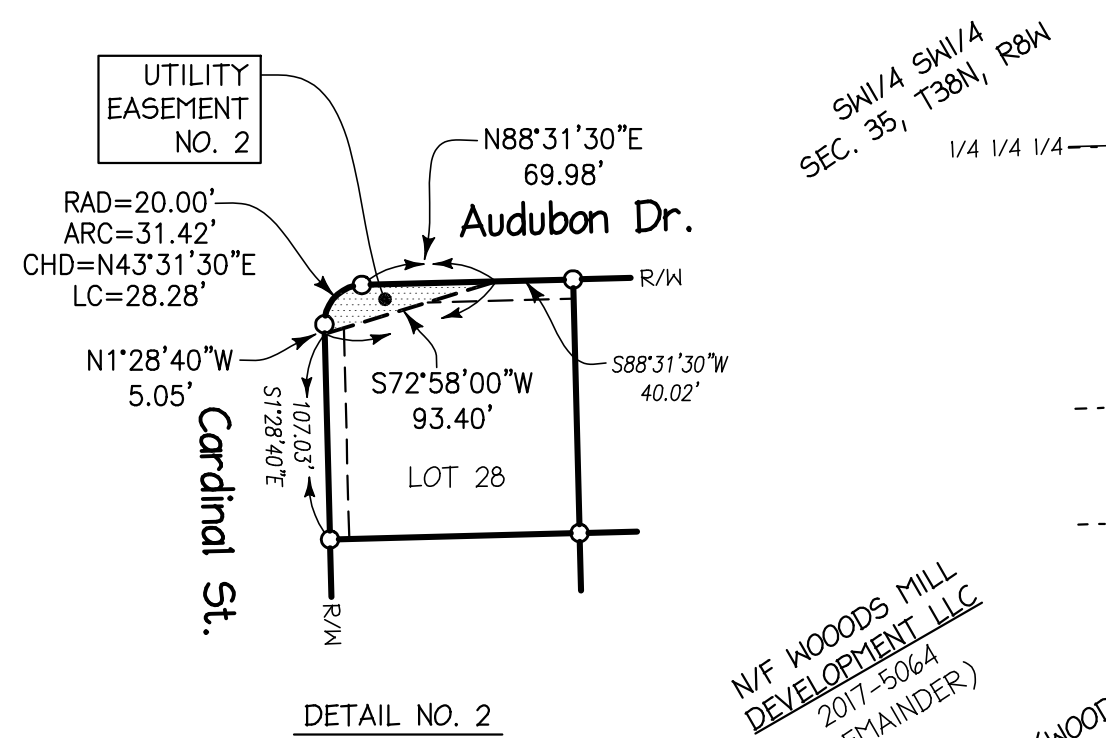
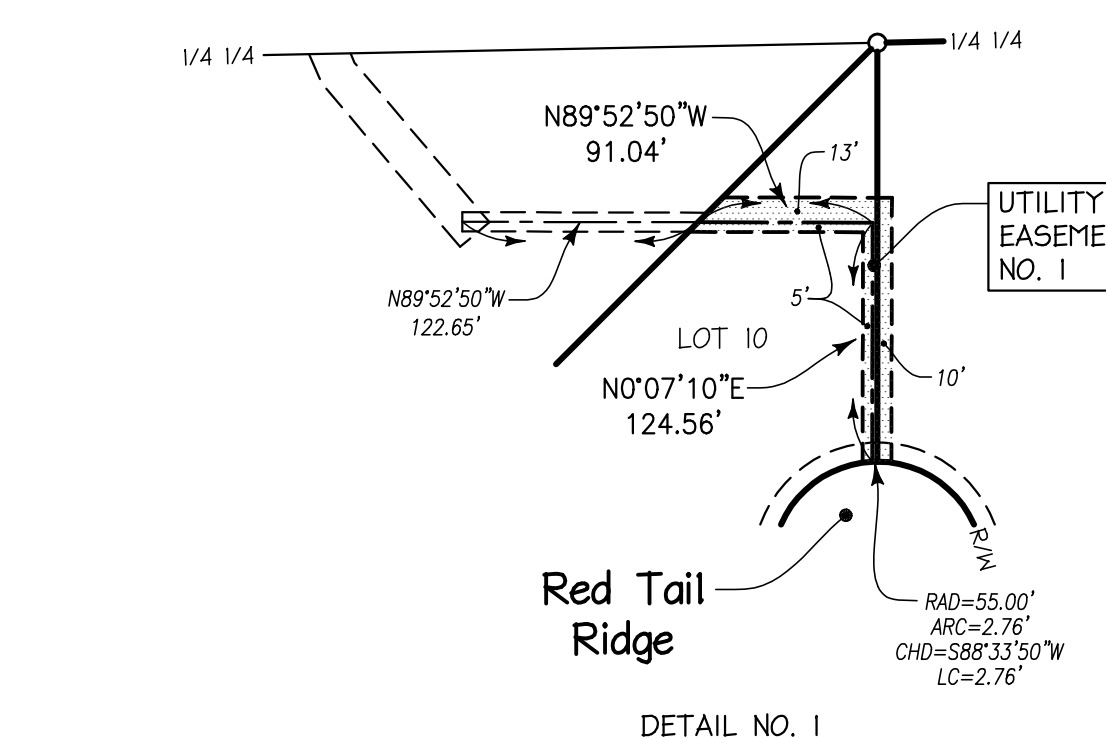


# Final Plat of AUDUBON RIDGE

A Major Subdivision being a Fractional  
Part S1/2 SW1/4 & SW1/4 SE1/4  
all in Sec. 35, T38N, R8W  
Rolla, Phelps County, Missouri



No.	Bearing/ Radius	Distance/ Arc	Chord
1	25.00'	38.95'	S43°53'20"W, 35.13'
2	S0°44'40"E	112.72'	
3	S88°40'10"W	29.95'	
4	S88°32'30"W	30.13'	
5	N0°44'40"W	113.04'	
6	25.00'	39.59'	N46°06'40"W, 35.58'
7	S88°31'30"W	9.76'	
8	N1°25'30"W	60.00'	
9	20.00'	31.42'	N43°31'30"E, 28.28'
10	20.00'	31.42'	N46°28'40"W, 28.28'
11	N1°28'40"W	60.00'	
12	N88°31'30"E	90.00'	
13	N1°28'40"W	138.54'	
14	N1°28'40"W	77.20'	
15	S86°40'40"W	30.07'	
16	N88°31'30"E	65.44'	
17	125.00'	193.20'	N44°14'50"E, 174.53'
18	N0°01'50"W	12.52'	
19	100.00'	28.11'	N8°01'20"E, 28.01'
20	N16°04'20"E	29.57'	
21	100.00'	126.45'	N52°17'50"E, 118.19'
22	N88°31'20"E	62.03'	
23	N0°01'50"W	50.00'	
24	N1°28'40"W	61.64'	
25	100.00'	67.06'	N17°44'00"E, 65.81'
26	300.00'	195.96'	N18°13'50"E, 192.49'
27	N0°18'30"W	55.75'	
28	N5°03'20"W	96.65'	
29	90.66'	68.90'	N72°51'50"W, 67.54'
30	S1°28'40"E	138.50'	
31	S1°28'40"E	138.46'	
32	S1°28'40"E	138.43'	
33	S1°28'40"E	138.39'	
34	S1°28'40"E	138.35'	
35	N88°32'30"E	41.03'	
36	S5°03'20"E	50.04'	
37	130.00'	80.65'	N16°17'50"E, 79.37'
38	S1°28'40"E	11.64'	
39	20.00'	31.42'	S43°31'30"W, 28.28'
40	N36°56'40"E	58.85'	
41	N88°31'30"E	25.85'	
42	69.66'	46.71'	S72°16'00"E, 45.84'
43	S5°03'20"E	46.46'	
44	20.00'	31.42'	S8°03'20"E, 28.28'
45	S36°56'40"W	98.48'	
46	130.00'	63.51'	N35°30'30"E, 6.52'
48	N36°56'40"E	74.51'	
49	N36°56'40"E	124.58'	
50	S67°28'40"E	138.35'	
51	270.00'	67.72'	S29°45'30"W, 67.55'
52	S36°56'40"W	52.07'	
53	20.00'	31.42'	S81°56'40"W, 28.28'
54	N5°03'20"W	31.42'	
55	129.66'	66.41'	S67°43'50"E, 65.69'
56	N0°18'30"W	112.85'	
57	N89°41'30"E	111.85'	N24°24'10"W, 44.91'
58	55.00'	46.26'	S24°29'20"E, 16.27'
59	20.00'	16.76'	



No.	Bearing/ Radius	Distance/ Arc	Chord	No.	Bearing/ Radius	Distance/ Arc	Chord	No.	Bearing/ Radius	Distance/ Arc	Chord
60	270.00'	108.64'	S11°02'50"W, 107.91'								
61	N0°18'30"W	106.73'									
62	55.00'	86.69'	N44°50'40"E, 77.99'								
63	N84°18'10"W	108.94'									
64	S73°32'30"W	32.59'									
65	55.00'	70.59'									
66	S47°24'10"W	45.15'	S53°13'50"E, 65.85'								
67	S18°02'40"W	89.43'									
68	N84°15'40"W	103.32'									
69	330.00'	55.33'	S2°39'10"W, 35.52'								
70	20.00'	16.86'	N23°43'30"E, 16.37'								
71	55.00'	61.76'	S15°42'40"W, 58.57'								
72	S18°02'40"W	63.23'									
73	S5°11'20"W	85.69'									
74	N64°56'40"W	115.77'									
75	330.00'	111.26'	S15°23'50"W, 110.73'								
76	S5°11'20"W	140.14'									
77	S88°32'30"W	28.72'									
78	N5°03'20"W	157.46'									
79	N36°56'40"E	45.17'									
80	330.00'	68.47'	S31°00'00"W, 68.35'								
81	N88°31'30"E	36.98'									
82	N88°31'30"E	62.95'									
83	130.00'	164.38'	N52°17'50"E, 153.65'								
84	S16°04'20"W	13.00'									
85	N5°03'20"W	40.88'									
86	168.20'	122.17'	N37°24'50"E, 119.50'								
87	S5°03'20"E	24.48'									
88	N5°03'20"W	132.00'									
89	N36°56'40"E	119.50'									
90	S16°04'20"W	16.57'									
91	130.00'	4.73'	N15°02'00"E, 4.73'								
92	20.00'	26.02'	S51°15'30"W, 24.22'								
93	S88°31'30"W	158.35'									
94	20.00'	31.42'	N46°28'40"W, 28.28'								
95	N1°28'40"W	11.64'									
96	70.00'	46.94'	N17°44'00"E, 46.06'								
97	N36°56'40"E	85.88'									
98	S0°03'00"W	142.80'									
99	N89°12'20"W	141.79'									
100	N0°01'50"W	40.84'									
101	75.00'	21.08'	N8°01'20"E, 21.01'								
102	N16°04'20"E	29.57'									
103	67.84'	85.79'	N52°17'50"E, 80.19'								
104	N88°31'20"E	67.94'									
105	S0°16'20"W	120.00'									
106	N89°12'20"W	141.15'									
107	N0°01'50"W	120.01'									
108	S0°16'20"W	140.01'									
109	N89°16'50"W	166.05'									
110	155.13'	90.47'	S16°40'30"W, 89.19'								
111	N0°01'50"W	54.43'									
112	155.13'	47.21'									
113	155.13'	149.30'	S60°57'10"W, 143.60'								
114	N1°28'40"W	137.04'									
115	N1°28'40"W	137.13'									
116	N1°28'40"W	137.28'									
117	N1°28'40"W	137.38'									
118	N1°28'40"W	137.47'									
119	N1°28'40"W	137.55'									
120	N1°28'40"W	137.64'									
121	N1°28'40"W	137.73'									
122	20.00'	31.42'	N46°28'40"W, 28.28'								
123	N1°28'40"W	112.47'									
124	N1°28'40"W	112.08'									
125	20.00'	31.42'	N43°31'30"E, 28.28'								
126	20.00'	31.92'	S45°45'10"E, 28.64'								
127	S0°01'50"E	111.61'									
128	S0°01'50"E	39.88'									
129	95.00'	146.83'									
130	N1°28'40"W	132.47'									
131	N1°28'40"W	132.08'									
132	N1°28'40"W	132.47'									
133	N1°28'40"W	132.08'									
134	N1°28'40"W	132.47'									
135	N1°28'40"W	132.08'									
136	N1°28'40"W	132.47'									
137	N1°28'40"W	132.08'									
138	N1°28'40"W	132.47'									
139	N1°28'40"W	132.08'									
140	N1°28'40"W	132.47'									
141	N1°28'40"W	132.08'									
142	N1°28'40"W	132.47'									
143	N1°28'40"W	132.08'									

Sheet 1 of 2

CM Archer Group, P.C. dba:  
**ARCHER-ELGIN**  
ENGINEERING | SURVEYING | ARCHITECTURE  
310 East 6th Street  
Rolla, Missouri 65401  
Phone: 573-364-6362  
Fax: 573-364-4782  
www.archer-elgin.com

REVISIONS		Final Plat of AUDUBON RIDGE Rolla, Phelps County, Missouri Woods Mill Development, LLC 300 S. 2nd St., St. Charles, MO 63301	
DRAWN BY	MEP	SCALE	1"=100'
CHECKED	SFF	DATE	March 4, 2026
			SURVEY NO. J2347F

**Final Plat of**  
**AUDUBON RIDGE**  
**A Major Subdivision being a Fractional**  
**Part S1/2 SW1/4 & SW1/4 SE1/4**  
**all in Sec. 35, T38N, R8W**  
**Rolla, Phelps County, Missouri**

**DESCRIPTION**

All of LOUGHRIDGE'S WOODCREST, Rolla, Missouri, and, a fractional part of WOODCREST SUBDIVISION, Phelps County, Missouri, and, a fractional part of the South Half of Section 35, Township 38 North, Range 8 West of the 5th P.M. described as follows: Beginning at the Northwest Corner of the Southwest Quarter of the Southeast Quarter of said Section 35; thence North 88°12'30" East, 87.79 feet along the North line of said Southwest Quarter of the Southeast Quarter to the northwest corner of a parcel described in Phelps County Deed Records at Document No. 2015-4938; thence South 9°12'30" West, 137.62 feet, and, South 47°24'10" West, 239.02 feet, and, South 18°02'40" West, 152.66, and, South 5°11'20" West, 225.83 feet, all along the westerly line of said Document No. 2015-4938 parcel to the North line of the aforesaid LOUGHRIDGE'S WOODCREST; thence North 88°31'20" East, 99.93 feet along said North line to the northeast corner of said LOUGHRIDGE'S WOODCREST; thence South 0°16'30" West, 659.74 feet along the East line of said LOUGHRIDGE'S WOODCREST to the Township Line; thence South 88°27'50" West, 546.94 feet, and, South 88°29'00" West, 757.19 feet, all along said Township Line; thence North 1°28'40" West, 137.82 feet; thence South 88°31'30" West, 509.77 feet; thence southwesterly, 38.95 feet along the arc of a curve, concave southeasterly with a radius of 25.00 feet, the chord of which is South 43°53'20" West, 35.13 feet; thence South 0°44'40" East, 112.72 feet to the aforesaid Township Line; thence South 86°40'10" West, 29.95 feet, and, South 88°32'30" West, 30.13 feet, all along said Township Line; thence North 0°44'40" West, 113.04 feet; thence northwesterly, 39.59 feet along the arc of a curve, concave southwesterly with a radius of 25.00 feet, the chord of which is North 46°08'40" West, 35.58 feet; thence South 88°31'30" West, 9.76 feet; thence North 1°25'30" West, 60.00 feet; thence North 88°31'30" East, 679.03 feet; thence northeasterly, 31.42 feet along the arc of a curve, concave northwesterly with a radius of 20.00 feet, the chord of which is North 43°31'30" East, 28.28 feet; thence North 1°28'40" West, 224.55 feet; thence northwesterly, 31.42 feet along the arc of a curve, concave southwesterly with a radius of 20.00 feet, the chord of which is North 46°28'40" West, 28.28 feet; thence North 1°28'40" West, 60.00 feet; thence North 88°31'30" East, 90.00 feet; thence North 1°28'40" West, 138.54 feet; thence North 88°32'30" East, 674.00 feet; thence North 1°28'40" West, 77.20 feet; thence North 36°56'40" East, 257.94 feet; thence North 0°18'30" West, 219.58 feet; thence North 45°01'00" East, 236.70 feet to the North line of the Southeast Quarter of the Southwest Quarter of the aforesaid Section 35; thence North 88°51'20" East, 289.43 feet along said North line to the point of beginning.

ALSO, a tract of land known as Woodcrest Drive in Rolla, Missouri which connects LOUGHRIDGE'S WOODCREST ADDITION to Vichy Road, being more particularly described as follows: The North 60 feet of the East 95 feet of the South Half of the Southeast Quarter of the Southwest Quarter of Section 35, Township 38 North, Range 8 West, and, the North 60 feet of the South Half of the Southwest Quarter of the Southeast Quarter of Section 35, Township 38 North, Range 8 West, lying west of Vichy Road. Description derived from documents recorded in Phelps County Deed Records at Document No. 2017-5064 and Document No. 2021-0841.

Above-described tract contains 25.85 acres, more or less, per plat of survey J-2347F, dated March 4, 2026, by CM Archer Group, P.C.

**FINAL PLAT DEVELOPMENT DATA AND NOTES:**

- PROJECT LOCATION:** The proposed project is located in the South Half of 35, Township 38 North, Range 8 West, and, includes all of LOUGHRIDGE'S WOODCREST ADDITION TO THE CITY OF ROLLA, and, a portion of WOODCREST ADDITION.
- LOT SCHEME:** There are 43 residential lots and 2 out-lots to be created for this development. As noted above, these lots will be a combination of newly created lots from previously unsubdivided lands and portions of existing lots from prior, record subdivisions.
- ZONING INFORMATION:** The lands within this development are currently zoned R-3, Multi-Family Residential District. Following are the setback requirements for R-3 Districts:
  - Front yard: 25 feet
  - Side yard: 5 feet; 10 feet when adjacent to any other district
  - Side yard - Corner lot: 15 feet
  - Rear yard: 10 feet; 20 feet when adjacent to any other district
- STREET INFORMATION:** Audubon Trail represents a reconstruction and expansion of former Woodcrest Circle. The former right of way locations are intended to be abandoned and replaced by the scheme shown hereon. Cardinal Street and Red Tail Ridge represent new rights of way. The rights of way shown hereon are 60 feet in width. The cul-de-sac at the end of Red Tail Ridge has a radius of 55 feet.
- COMMON LOTS:** The Common Lots shown hereon are to be owned and maintained by Wood Mills Development, LLC or some subsequent home owners association, should one be established. The entirety of Common Lot B is intended by virtue of this plat to be dedicated to the City of Rolla as a stormwater easement.

**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.

_____	_____
Darin Pryor, PE	Date
Director of Public Works	
_____	_____
Floyd Wolf	Date
General Manager	
Rolla Municipal Utilities	
_____	_____
Floyd Jernigan	Date
Parks Director	

**PLANNING & ZONING APPROVAL**

Approved this \_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_

Russell Schmidt  
Chairman, Planning and Zoning Commission

**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.

_____	_____
(name)	Date
Mayor, City of Rolla	
Attest:	
_____	_____
Lorri Powell	Date
City Clerk	

**COUNTY & 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 2025 and all prior years.

_____	_____
Faith Ann Barnes	Date
Collector of Revenue	
Phelps County, Missouri	

**RECORDER'S CERTIFICATE**

This plat was filed for record in my office on this \_\_\_ day of \_\_\_\_\_, 2026. Plat filed at Cabinet \_\_\_\_\_, Number \_\_\_\_\_.

_____	_____
Robin Kordes	Date
Recorder of Deeds	
Phelps County, Missouri	

I, SYLVESTER FARRIS FURSE, IV, do hereby certify that this plat was prepared under my supervision from an actual survey of the land herein described prepared by Archer-Elgin Surveying and Engineering, LLC dated \_\_\_\_\_, 2026 and signed by Sylvester Furse, L.S. No. 2011017288 and that corner monuments and lot corner pins shown hereon were placed under the personal supervision of Sylvester Furse, L.S. No. 2011017288 in accordance with this article of the City Code of Rolla, Missouri.

**DEDICATION**

WHEREAS, Woods Mill Development, LLC, being the sole owner of all of the property shown on this plat now desires to subdivide the land as shown on this plat, said subdivision to be named "AUDUBON RIDGE"; and  
 NOW, THEREFORE, Woods Mill Development, LLC, does hereby dedicate to public use forever all easements shown upon this plat, and the roads shown hereon as a public road rights-of-way.  
 Dedicator does further grant to all political subdivisions and public and franchised utility companies providing utility services to the land described on this plat the right to install and maintain electrical, water, telephone, cable television, sanitary sewer, storm sewer, gas and fiber optic lines within and along those places which are designated as utility easements on this plat.

DATED: \_\_\_\_\_, 2026      WOODS MILL DEVELOPMENT, LLC  
 By: \_\_\_\_\_  
 Michael E. Woessner  
 Managing Member

STATE OF MISSOURI    )  
                                   ) SS.  
 COUNTY OF PHELPS    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026 before me appeared Michael E. Woessner, being the managing member of the limited liability company, to me personally known, who, being by me duly sworn did say: That he is the managing member of Woods Mill Development, LLC, a limited liability company of the State of Missouri, and that said instrument was signed and sealed in behalf of the limited liability company by authority of its members, and said managing member acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, this \_\_\_ day of \_\_\_\_\_, 2026.  
 My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC

**DEDICATION**

WHEREAS, the City of Rolla, being the owner of the portion of land previously known as Woodcrest Drive, and which is noted hereon, now desires to subdivide the land as shown on this plat, said subdivision to be named "AUDUBON RIDGE"; and

NOW, THEREFORE, the City of Rolla, does hereby dedicate to public use forever all easements shown upon this plat, and the roads shown hereon as a public road rights-of-way.

Dedicator does further grant to all political subdivisions and public and franchised utility companies providing utility services to the land described on this plat the right to install and maintain electrical, water, telephone, cable television, sanitary sewer, storm sewer, gas and fiber optic lines within and along those places which are designated as utility easements on this plat.

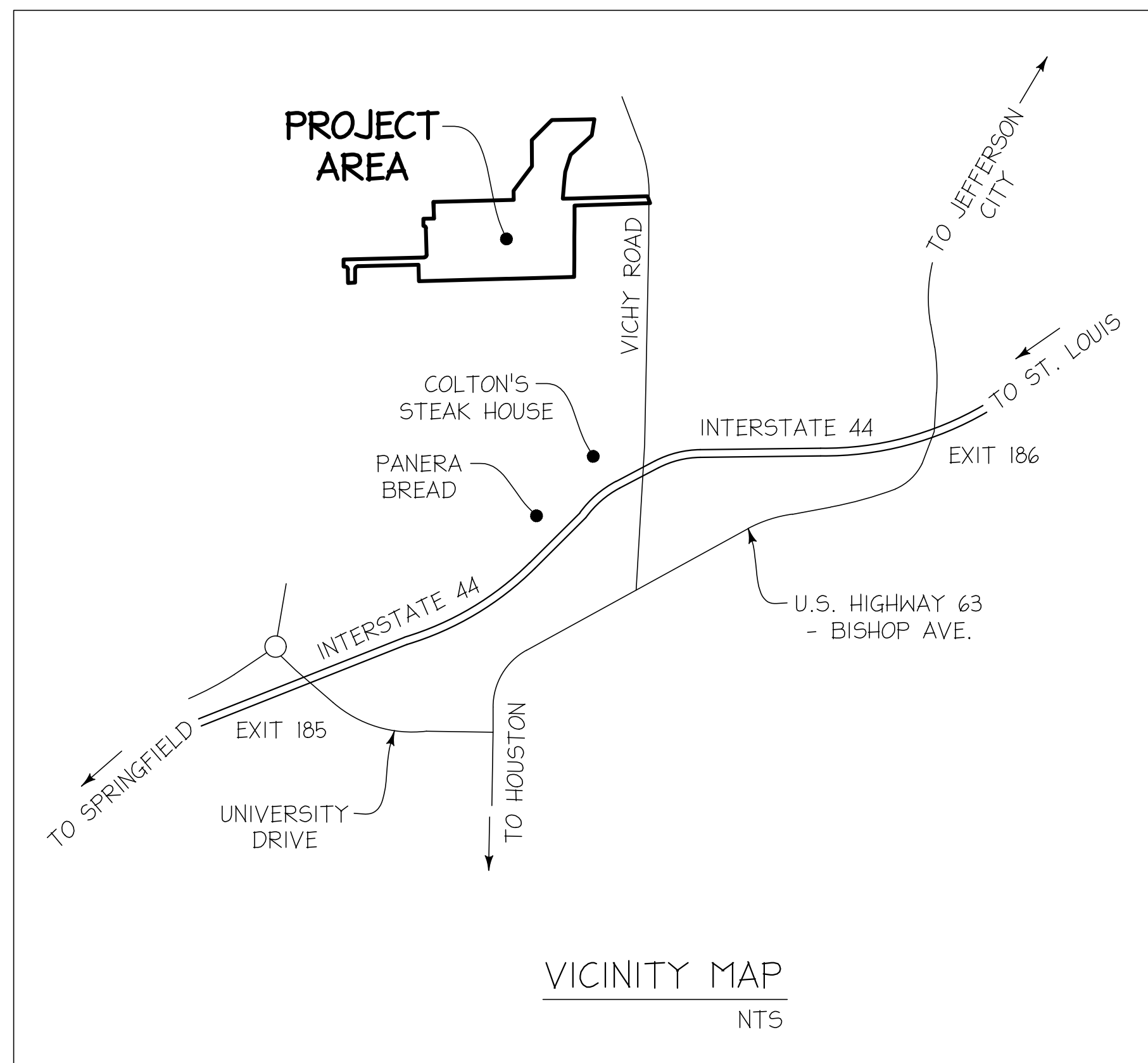
DATED: \_\_\_\_\_, 2026      City of Rolla, Missouri  
 By: \_\_\_\_\_  
 (name)  
 Mayor, City of Rolla, Missouri


Attest: \_\_\_\_\_  
 Lorri Powell  
 City Clerk

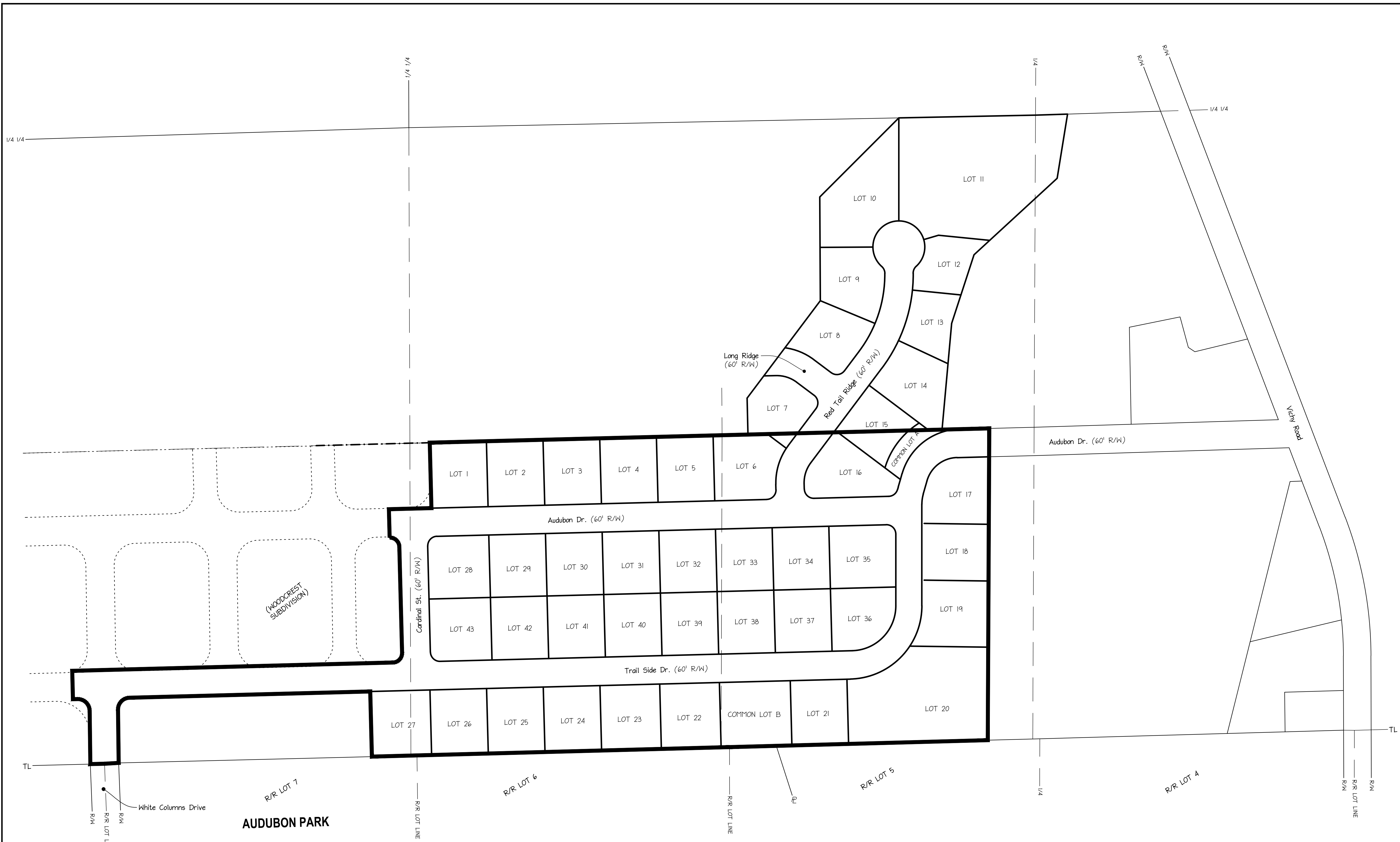
STATE OF MISSOURI    )  
                                   ) SS.  
 COUNTY OF PHELPS    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026 before me appeared \_\_\_\_\_ being the Mayor of the City of Rolla, Missouri, to me personally known, who, being by me duly sworn did say: That they are the Mayor of the City of Rolla, Missouri, and that said instrument was signed and sealed in behalf of the City of Rolla by authority of its City Council, and said Mayor acknowledged said instrument to be the free act and deed of the City of Rolla, Missouri.  
 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, this \_\_\_ day of \_\_\_\_\_, 2026.  
 My Commission Expires: \_\_\_\_\_


NOTARY PUBLIC



 <b>ARCHER-ELGIN</b> ENGINEERING   SURVEYING   ARCHITECTURE <small>Corporate Authority:                  CM Archer Group, P.C. : E: 2005022612-D, LS: 2004017577-D, A:201601179</small>		310 East 6th Street Rolla, Missouri 65401 Phone: 573-364-6362 Fax: 573-364-4782 www.archer-elgin.com												
Final Plat of <b>AUDUBON RIDGE</b> Rolla, Phelps County, Missouri Woods Mill Development, LLC 300 S. 2nd St.; St. Charles, MO 63301														
REVISIONS <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>													DRAWN BY: MEP CHECKED: SFF SCALE: _____ DATE: March 4, 2026	SURVEY NO.: <b>J2347F</b>



AREA OF VACATION FOR ALL OR PORTIONS OF PLATTED EASEMENTS & RIGHTS-OF-WAYS CREATED BY VIRTUE OF LOUGHRIDGE'S WOODCREST, AND, WOODCREST SUBDIVISION.

 <b>ARCHER-ELGIN</b> ENGINEERING   SURVEYING   ARCHITECTURE		CM Archer Group, P.C. dba: 310 East 6th Street Rolla, Missouri 65401 Phone: 573-364-6362 Fax: 573-364-4782 www.archer-elgin.com															
REVISIONS <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>																	Subdivision Vacation Exhibit <b>AUDUBON RIDGE</b> Rolla, Phelps County, Missouri Woods Mill Development, LLC 300 S. 2nd St., St. Charles, MO 63301
DRAWN BY: MEP CHECKED: SFF	SCALE: 1"=100' DATE: April 2, 2026	SURVEY NO.: J2347VE															



Report to:

**Planning and Zoning  
Commission**

Case No.: ZON26-001

**Meeting Date:** April 14, 2026

**Subject:** Map Amendment to rezone 821 Hwy O from the R-1, Suburban Residential district to the R-3, Multi-family Residential district

**Application and Notice:**

Applicant - MBL Development Company  
Owner - John P Ponzer Trust and Betty L Ponzer Trust  
Public Notice - Letters mailed to property owners within 300 feet; Legal ad in the Phelps County Focus; signage posted on the property; [The City of Rolla](#)  
City Council Date - April 20, 2026

**Background:** The applicant seeks to rezone the subject property from the R-1, Suburban Residential district to the R-3, Multi-family Residential district. Although the rezoning is to be considered concurrently, the zoning does not have bearing on the proposed plat, which is also under review.

The applicant plans to build an age restricted, income qualifying multi-family development. The development is proposed to include several townhouse-style buildings on one large lot. Such development is permitted in the proposed R-3 district. The applicant has been approved by the Missouri Housing Development Commission to receive tax credits through the Low-Income Housing Tax Credit (LIHTC) program. The development is intended to be built in three phases, with the first phase proposed on Lot 1 of the proposed plat.

**Property Details:**

Current zoning - R-1, Suburban Residential; to be rezoned to R-3, Multi-family Residential  
Current use - Vacant/undeveloped  
Proposed use - Multi-family development  
Land area - About 20 acres

**Public Facilities/Improvements:**

Streets - The subject property has frontage on Lions Club Rd and Hwy O, both Major Arterial roads, and Inverness Lane, a local street, via a proposed gated fire access road.  
Sidewalks - No sidewalks are located adjacent to the property. Sidewalks will be considered as each phase of the development is built.  
Utilities - The subject property has access to all needed public utilities. Utilities will be extended to and within the development.

**Comprehensive Plan:** The Rolla 2050 Comprehensive Plan designates the subject property as being appropriate for Suburban Residential uses. Generally, Suburban Residential uses would include single-family and two-family housing. However, lower density multi-family uses can still be considered to be compatible.

The Comprehensive Plan does specifically recommend that the city facilitate the development of affordable housing, such as housing produced through the LIHTC program. (Strategy 6.1)

**Discussion:** Although the Comprehensive Plan does not specifically recommend multi-family uses at the subject property, lower density multi-family uses may still be considered to be compatible. The applicant proposes to build townhouse-style single-story buildings. 40 units are proposed for Phase 1, on a 7.65 acre lot. To compare, the R-3 district allows a maximum density of 26 units per acre – which would be around 200 units on the Phase 1 portion of property. In the R-1 district, lots must be a minimum of 5,000 square feet. The units per acre of the proposed development would be very similar to the density found in The Highlands, a single-family R-1 (with a PUD) development.

Although not required, the applicant conducted a voluntary neighborhood meeting to solicit input from the surrounding property owners.

The subject property is located adjacent to two Primary Arterial roads. The property is located across the street from property owned by the City of Rolla/RMU, which may developed for public utility uses. Multi-family uses are located in the vicinity, with a duplex development across the street, and apartments located about 1,000 feet from the subject property.

Zoning decisions should be made without regard for the applicant or their planned development. Sometimes developers change, plans change, or properties are redeveloped in the future. Decisions should be made based on the compatibility of the uses allowed in the proposed zoning district. R-3 zoning is needed for the proposed development.

The Community Development Department does recommend that the Planning and Zoning Commission approve the rezoning from R-1 to R-3 to allow for the proposed development. If the Commission feels that rezoning the entire property is not appropriate at this time, the Commission can recommend that only the proposed Lot 1 be rezoned, so the developer must rezone for each phase. Although the developer has committed to preserving a buffer along the south property line, if concerned the Commission can recommend that the plat include a landscape or buffer easement to prevent any multi-family development directly adjacent to the adjoining homes and preserve existing tree line.

**Review and Approval Criteria:**

A rezoning application must be reviewed to ensure that the following criteria are considered:

1. Whether the proposed zoning district classification is consistent with the intent of the Rolla Comprehensive Plan;
2. Whether there are any changed or changing conditions in the neighborhood affected that make the proposed rezoning necessary or desirable from an overall community development perspective;
3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
4. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied creating an economic hardship; and
5. Relevant information submitted at the public hearing.

**Findings:**

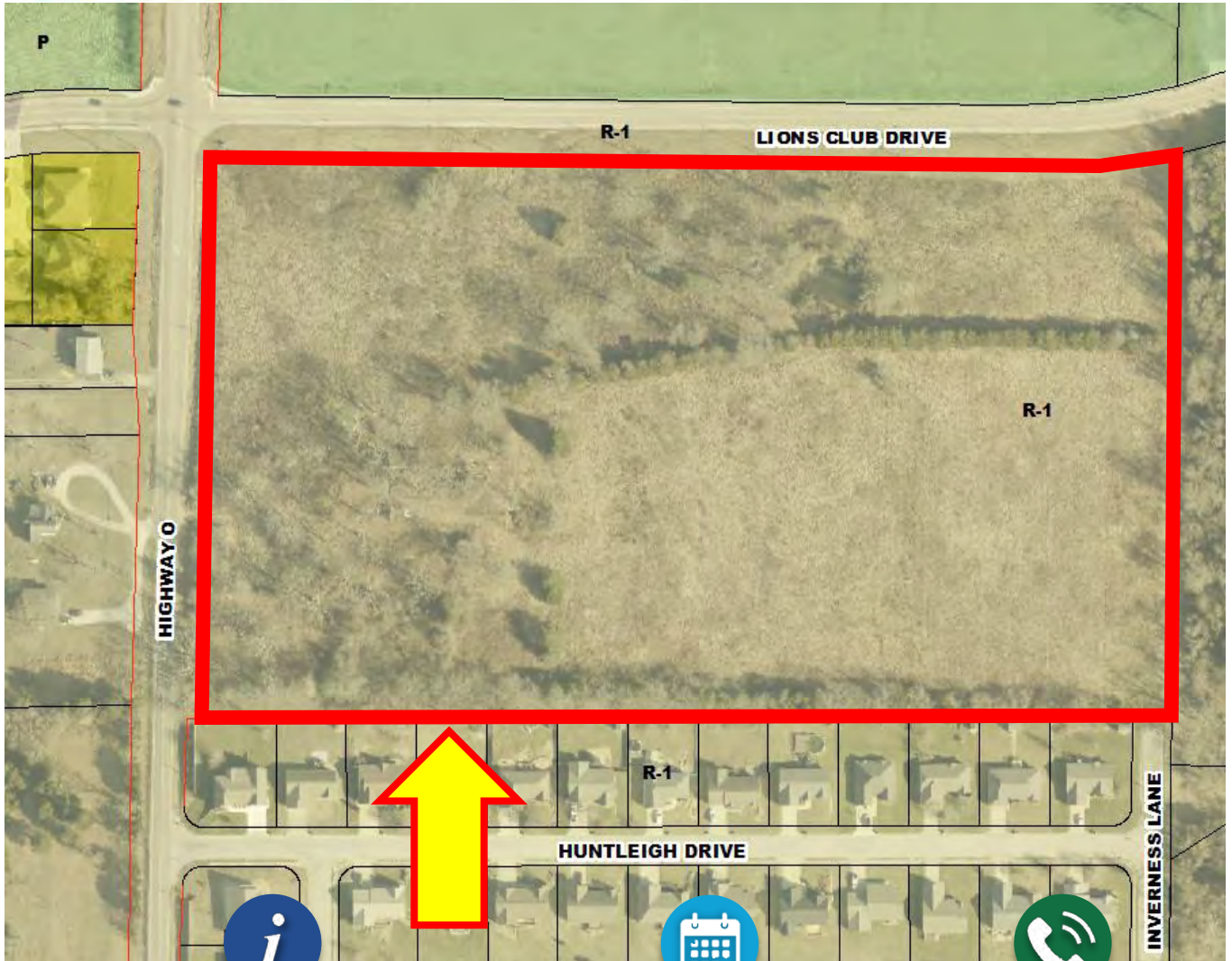
1. The Comprehensive Plan does designate the subject property as being appropriate for Suburban Residential uses.
2. The proposed project would directly address Strategy 6.1 in the Comprehensive Plan to create affordable housing.
3. The subject property is located in an area with some lower-density multi-family housing.
4. The subject property has frontage on Hwy O and Lions Club Drive, both Primary Arterial roads.
5. The applicant has been approved for tax credits to facilitate development of age-restricted income-based housing.
6. The requested R-3 zoning is needed for the development, as proposed.

**Potential Motions:**

1. Find the request meets the criteria for approval and recommend the City Council approve the request for a map amendment (rezoning) of the subject property.
2. Find the request meets the criteria for approval and recommend the City Council approve the request for a map amendment (rezoning) of a portion of the subject property, such as only rezoning the area of the proposed Lot 1.
3. Find that the proposed map amendment (rezoning) is not an appropriate use for the property and recommend that the City Council deny 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:** Public Notice Letter; Zoning Exhibit; Site Plan



**Project Information:**

Case No: FP26-002 and ZON26-001  
 Location: 821 Highway O  
 Applicant: MBL Development Company  
 Request:

Final Plat of Rose Senior Villas, a multi-family development with 2 proposed lots, and

Rezoning from R-1, Suburban Residential to R-3, Multi-family Residential

**Public Hearings:**

Planning and Zoning Commission  
 April 14, 2026  
 5:30 PM  
 City Hall: 1<sup>st</sup> Floor

City Council  
 April 20, 2026  
 6:30 PM  
 City Hall: 1<sup>st</sup> Floor

**For More Information Contact:**

Tom Coots, City Planner  
 tcoots@rollacity.org

(573) 426-6974  
 901 North Elm Street  
 City Hall: 2<sup>nd</sup> Floor  
 8:00 – 5:00 P.M.  
 Monday - Friday



Who and What is the Planning and Zoning Commission?

The Planning and Zoning Commission is an appointed group of citizens from Rolla who are charged with hearing and deciding land use applications, such as zoning and subdivisions. The Commission takes testimony and makes a recommendation to the City Council.

What is a Final Plat?

A Final Plat is a document which is recorded to subdivide a property into lots. Rolla requires that Final Plats be reviewed by the Planning and Zoning Commission and City Council. Certain Final Plats also require opportunity for public input.

What is a Rezoning (Map Amendment)?

A Rezoning is a request to change the zoning of a property from one zoning district to another. Usually a rezoning would allow for a property to be used differently than in the past, or may allow for development or redevelopment.

What is Zoning?

The City of Rolla has adopted zoning regulations that divide the city into separate areas that allow for specified uses of property. For example, generally only residential uses are allowed in residential zones; commercial uses in commercial zones; etc..

Why am I being notified?

The notice is provided to inform the neighborhood of upcoming development and allow opportunity to review and comment on the planned layout.

How Will This Impact My Property?

Each case is different. Adjacent properties are more likely to be impacted. Please contact the Community Development Office at (573) 426-6974 if you have any questions.

What If I Have Concerns About the Proposal?

If you have any concerns or comments, please try to attend the meeting. You may learn details about the project at the meeting. You will be given an opportunity to ask questions or make comments.

You do have the right to gather signatures for a petition. If a petition is received by 30% of the land owners (by land area) within 185 feet of the subject property, such request would require approval of 2/3 of the City Councilors. Please contact the Community Development Office for a property owner list.

What If I Cannot Attend the Meeting?

Please try to attend the meeting if you have any questions or concerns. However, if you are unable to attend the meeting, you may provide written comments by letter or email. These comments will be presented to the Board.

LEGAL DESCRIPTION

The North 1/2 of Lot 3 of the SW 1/4 of Section 18, T37N, R7W, Rolla, Phelps County, Missouri.



EXHIBIT FOR REZONING APPLICATION  
 "PROPOSED ROSE SENIOR VILLAS"



**SUBJECT TRACT**

CURRENTLY ZONED: R-1  
 PROPOSED ZONING: R-3

OWNERS: (N/F) JOHN P. PONZER (1/2 INT.) &  
 BESSIE L. PONZER (1/2 INT.) TRUST  
 ADDRESS: 821 HIGHWAY O  
 PID # 71-10-4.2-18-031-002-001.000

STATE ROUTE 'O'

HUNTLEIGH DR.

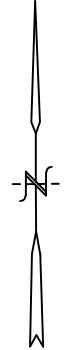
HUNTLEIGH ESTATES

OVERLAND DR.

INVERNESS LN.

LINE BARNITZ  
 FOREST 1ST ADD.

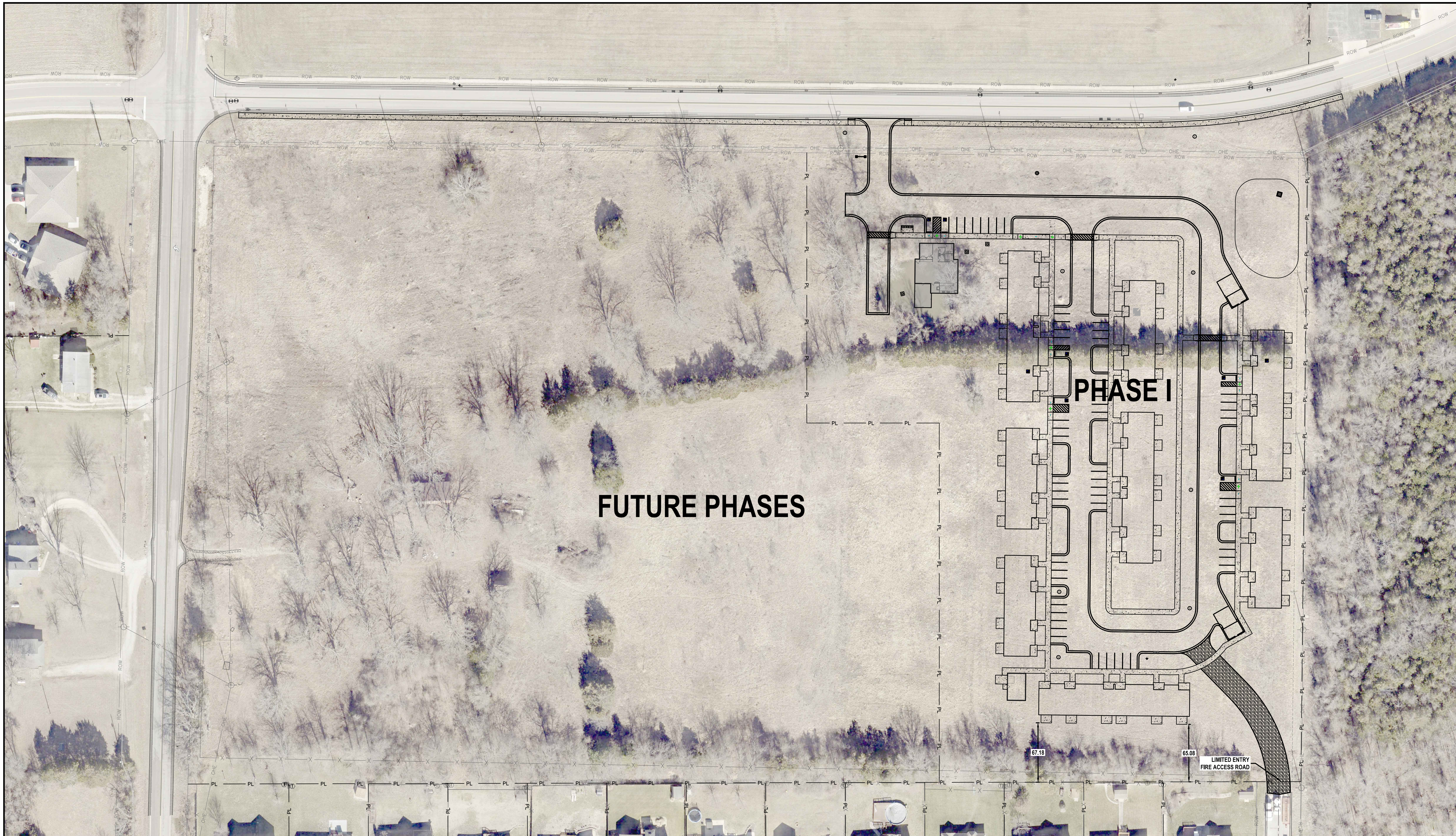
LINE BARNITZ FOREST



N.T.S.

**NOTE**

1. THIS EXHIBIT IS FOR DISPLAY PURPOSES ONLY.
2. PARCEL LINES AND IMAGE ARE FROM PHELPS COUNTY ASSESSOR ONLINE GIS SYSTEM.



- PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION  
 - THIS IS A REDUCED COPY, NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.  
 DESIGNED / DRAWN BY: jsm  
 DATE: 03/06/26

No.	DATE	BY	REVISION BLOCK

CM Archer Group, P.C. dba:

**ARCHER-ELGIN**  
 ENGINEERING | SURVEYING | ARCHITECTURE

Corporate Authority:  
 CM Archer Group, P.C.: E: 2003023612-D, LS: 2004017577-D, A-2016017179  
 310 East 6th Street, Rolla, Missouri 65401 | Phone: 573-364-6362 Fax: 573-364-4782 | www.archer-elgin.com

PROJECT NO.  
 26230001

**MBL** DEVELOPMENT CO.  
 Rose Senior Villas  
 Rolla, Missouri  
 Development Exhibit

DRAWING NO.  
 1

S:\Engineering\MBL Development Co\26230001 - Rose Senior Villas, Rolla, Mo\GIS\MBL Dev Rose Senior Villas Civil Base - Chaz Loughridge - 3/6/2026 12:19 PM



Report to:

**Planning and Zoning  
Commission**

Case No.: FP26-001

**Meeting Date:** April 14, 2026

**Subject:** Final Plat of Rose Senior Villas, a multi-family development to create 2 lots at property proposed to be rezoned to the R-3, Multi-family Residential district (currently zoned R-1, Suburban Residential) at 821 Hwy O

**Application and Notice:**

Applicant - MBL Development Company  
Owner - John P Ponzer Trust and Betty L Ponzer Trust  
Public Notice - Letters mailed to property owners within 300 feet; Legal ad in the Phelps County Focus; signage posted on the property; [The City of Rolla](#)  
City Council Date - April 20, 2026

**Background:** The applicant seeks to subdivide the 20 acre property into 2 residential lots. Usually, subdividing into only two lots can be accomplished through the Minor Subdivision administrative review process. However, in this case the applicant needs to dedicate easements and build some utilities. Such plats require review and approval through the Planning and Zoning Commission and City Council.

The applicant has also requested the property be rezoned from the R-1, Suburban Residential district to the R-3, Multi-family Residential district. Although the rezoning is to be considered concurrently, the zoning does not have bearing on the proposed plat. The plat can be approved as submitted in either zoning district.

The applicant plans to build an age restricted, income qualifying multi-family development. The applicant has been approved by the Missouri Housing Development Commission to receive tax credits through the Low-Income Housing Tax Credit (LIHTC) program. The development is intended to be built in three phases, with the first phase proposed on Lot 1.

**Property Details:**

Current zoning - R-1, Suburban Residential; requested to be rezoned to R-3, Multi-family Residential  
Current use - Vacant/undeveloped  
Land area - About 20 acres

**Public Facilities/Improvements:**

Streets - The subject property has frontage on Lions Club Rd and Hwy O, both Major Arterial roads, and Inverness Lane, a local street, via a proposed gated fire access road.  
Sidewalks - No sidewalks are located adjacent to the property. Sidewalks will be considered as each phase of the development is built.  
Utilities - The subject property has access to all needed public utilities. Utilities will be extended to and within the development.

**Comprehensive Plan:** The Rolla 2050 Comprehensive Plan designates the subject property as being appropriate for Suburban Residential uses. Generally, Suburban Residential uses would include single-family and two-family housing. However, lower density multi-family uses can still be considered to be compatible.

The Comprehensive Plan does specifically recommend that the city facilitate the development of affordable housing, such as housing produced through the LIHTC program. (Strategy 6.1)

**Discussion:** The improvement plans for the infrastructure are under review, but should be accepted prior to the plat approval by City Council. The plat has been reviewed for compliance with the applicable zoning and subdivision requirements. The plat does appear to be in conformance with all applicable review criteria.

Fees-in-lieu of dedication for parks will be due prior to recording the plat. The performance guarantee for the improvements will need to be provided prior to approval of the plat by City Council.

The Community Development Department does recommend that the Planning and Zoning Commission approve the plat as presented.

**Review and Approval Criteria:**

A Final Plat should also be reviewed for the following criteria:

1. Whether the proposed subdivision is consistent with the intent of the Rolla Comprehensive Plan;
2. Whether the design of the subdivision is compatible with the immediate vicinity;
3. Whether adequate utility service and facilities exist or can be reasonably provided to serve the property;
4. The impact the proposed subdivision would have on vehicular and pedestrian traffic safety;
5. Whether the subdivision meets the requirements of city codes; and
6. Relevant information provided at the public hearing.

**Findings:**

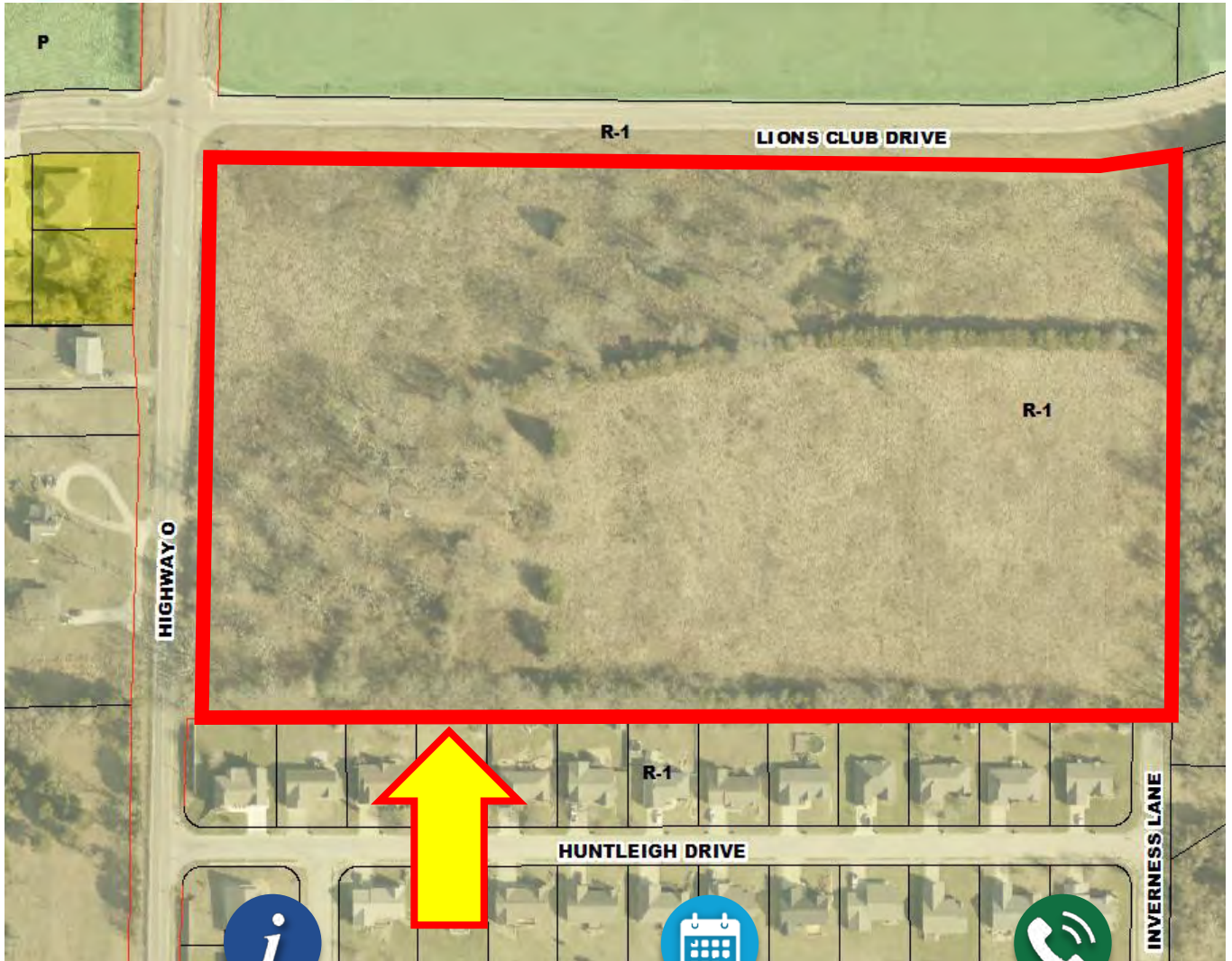
1. The Final Plat does appear to comply with all relevant zoning and subdivision requirements.
2. The associated improvement plans have been submitted and are under review.
3. The concurrent rezoning application does not impact the plat review.
4. The proposed project would directly address Strategy 6.1 in the Comprehensive Plan to create affordable housing.

**Potential Motions:**

1. Find the request meets the criteria for approval and recommend the City Council approve the Final Plat.
2. Find that the request does not meet the criteria for approval; state the reasons for disapproval; and recommend that the City Council not approve the Final Plat.
3. Find that corrections are needed prior to making a recommendation for approval; with the consent of the applicant, postpone the request to allow the applicant to correct the deficiencies.

**Prepared by:** Tom Coots, City Planner

**Attachments:** Public Notice Letter, Rose Senior Villas Final Plat



**Project Information:**

Case No: FP26-002 and ZON26-001  
 Location: 821 Highway O  
 Applicant: MBL Development Company  
 Request:

Final Plat of Rose Senior Villas, a multi-family development with 2 proposed lots, and

Rezoning from R-1, Suburban Residential to R-3, Multi-family Residential

**Public Hearings:**

Planning and Zoning Commission  
 April 14, 2026  
 5:30 PM  
 City Hall: 1<sup>st</sup> Floor

City Council  
 April 20, 2026  
 6:30 PM  
 City Hall: 1<sup>st</sup> Floor

**For More Information Contact:**

Tom Coots, City Planner  
[tcoots@rollacity.org](mailto:tcoots@rollacity.org)

(573) 426-6974  
 901 North Elm Street  
 City Hall: 2<sup>nd</sup> Floor  
 8:00 – 5:00 P.M.  
 Monday - Friday



Who and What is the Planning and Zoning Commission?

The Planning and Zoning Commission is an appointed group of citizens from Rolla who are charged with hearing and deciding land use applications, such as zoning and subdivisions. The Commission takes testimony and makes a recommendation to the City Council.

What is a Final Plat?

A Final Plat is a document which is recorded to subdivide a property into lots. Rolla requires that Final Plats be reviewed by the Planning and Zoning Commission and City Council. Certain Final Plats also require opportunity for public input.

What is a Rezoning (Map Amendment)?

A Rezoning is a request to change the zoning of a property from one zoning district to another. Usually a rezoning would allow for a property to be used differently than in the past, or may allow for development or redevelopment.

What is Zoning?

The City of Rolla has adopted zoning regulations that divide the city into separate areas that allow for specified uses of property. For example, generally only residential uses are allowed in residential zones; commercial uses in commercial zones; etc..

Why am I being notified?

The notice is provided to inform the neighborhood of upcoming development and allow opportunity to review and comment on the planned layout.

How Will This Impact My Property?

Each case is different. Adjacent properties are more likely to be impacted. Please contact the Community Development Office at (573) 426-6974 if you have any questions.

What If I Have Concerns About the Proposal?

If you have any concerns or comments, please try to attend the meeting. You may learn details about the project at the meeting. You will be given an opportunity to ask questions or make comments.

You do have the right to gather signatures for a petition. If a petition is received by 30% of the land owners (by land area) within 185 feet of the subject property, such request would require approval of 2/3 of the City Councilors. Please contact the Community Development Office for a property owner list.

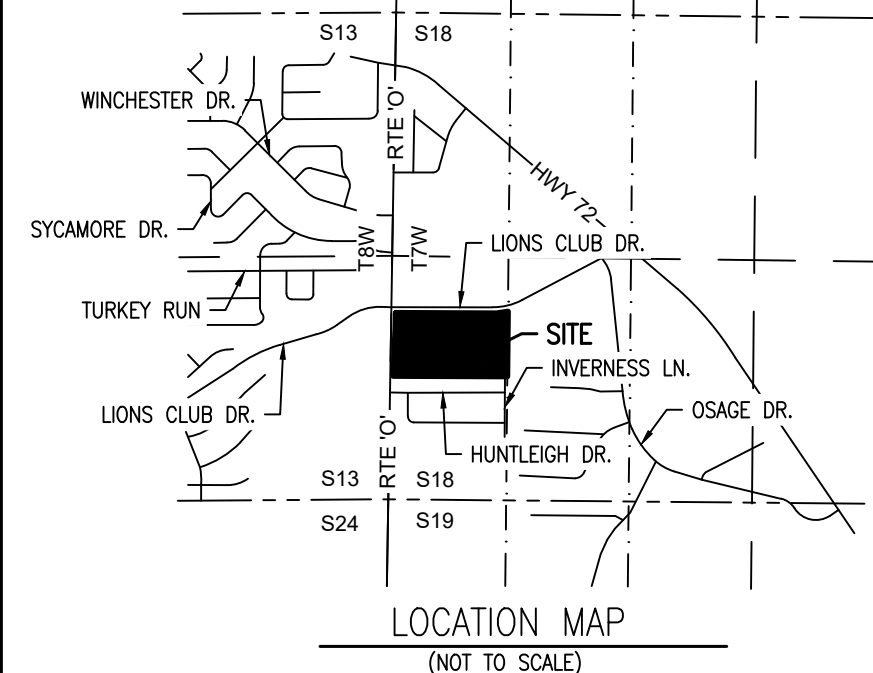
What If I Cannot Attend the Meeting?

Please try to attend the meeting if you have any questions or concerns. However, if you are unable to attend the meeting, you may provide written comments by letter or email. These comments will be presented to the Board.

LEGAL DESCRIPTION

The North 1/2 of Lot 3 of the SW 1/4 of Section 18, T37N, R7W, Rolla, Phelps County, Missouri.



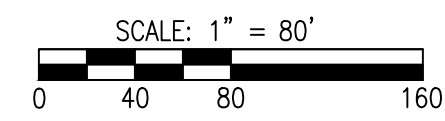


(CALCULATED POSITION)(NO MONUMENT FOUND OR SET)  
NW CORNER, N 1/2, GOVT. LOT 3, SW 1/4, SEC 18, T37N, R7W  
AS SHOWN AND DESCRIBED BY MUNICIPAL ACRES NO. 1,  
AS RECORDED IN PLAT CABINET D, NO. 33

(EX. 5/8" RE, DISTURBED)  
FOUND AND ACCEPTED AS THE NE CORNER, SE 1/4, SEC 18,  
T37N, R7W AS SHOWN AND DESCRIBED BY MUNICIPAL ACRES  
NO. 2, AS RECORDED IN PLAT CABINET D, NO. 34

# FINAL PLAT OF ROSE SENIOR VILLAS

A MINOR SUBDIVISION  
LOCATED IN THE NORTH 1/2 OF GOVT. LOT 3,  
OF THE SW 1/4 OF SECTION 18, T37N, R7W  
CITY OF ROLLA, PHELPS COUNTY, MISSOURI



BEARINGS ARE REFERENCED TO GRID NORTH OF THE  
MISSOURI STATE PLANE COORDINATE SYSTEM, (NAD 83),  
CENTRAL ZONE, AS GATHERED BY GPS OBSERVATIONS.

### COUNTY TAX RELEASE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES LEVIED BY THE COUNTY OF PHELPS AGAINST THE  
REAL ESTATE DESCRIBED ON THIS PLAT HAVE BEEN PAID IN FULL FOR 2025 AND ALL PRIOR YEARS

FAITH BARNES, COLLECTOR OF REVENUE,  
PHELPS COUNTY, MISSOURI.

DATE \_\_\_\_\_

### OWNER

JOHN P. PONZER, TRUSTEE UNDER TRUST AGREEMENT OF JOHN  
P. PONZER DATED JANUARY 20, 1996 (UNDIVIDED 1/2  
INTEREST) & BESSIE L. PONZER, TRUSTEE UNDER TRUST  
AGREEMENT OF BESSIE L. PONZER DATED JANUARY 20, 1996  
(UNDIVIDED 1/2 INTEREST)  
302 BELMONT DR.  
ROLLA, MISSOURI 65401

### DEVELOPER

MBL DEVELOPMENT CO.  
9237 WARD PARKWAY, STE. 310  
KANSAS CITY, MISSOURI 64114  
(816) 569-6420

### FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED WITHIN "ZONE X" (AREAS DETERMINED TO BE  
OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE  
FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM MAP NUMBER  
29161C0261D, EFFECTIVE DATE: FEBRUARY 20, 2008.

### LEGEND

- E EXISTING 1/2" REBAR, PLS-1682 (UNLESS OTHERWISE NOTED)
- S SET 1/2" REBAR WITH CAP "TDG#2006-014470" (UNLESS DENOTED OTHERWISE)
- o IRON PIPE/REBAR (UNLESS NOTED OTHERWISE)
- PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
- STONE MONUMENT
- X<sub>DH</sub> DRILL HOLE WITH CHISELED "X"
- △ R/W MARKER
- R/W RIGHT-OF-WAY
- ⊕ CENTERLINE
- ⊖ IRON PIPE
- RE REBAR
- NC NO CAP
- PM PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC.) RECORD MEASUREMENT
- CALC. CALCULATED POSITION/DISTANCE
- GOVT. GOVERNMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- WD XXX-XXX DEED RECORDED IN BOOK XXX, PAGE XXXX
- x EX. FENCE

### GENERAL NOTES

- THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2).
- IN CONFORMANCE WITH "MINIMUM STANDARDS" AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.030(3), ALL PERMANENT AND SEMI-PERMANENT MONUMENTS WILL BE "SET" AFTER CONSTRUCTION IS COMPLETE, OR NO LATER THAN 12 MONTHS AFTER THE RECORDING DATE OF THIS PLAT.
- DISTANCES AS SHOWN ARE U.S. SURVEY FOOT.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH-L FOR CHORD DIMENSIONS.
- TRACT IS CURRENTLY ZONED R-1. A REQUEST FOR TRACT TO BE REZONED TO R-3 HAS BEEN CONCURRENTLY SUBMITTED WITH THIS PLAT.
- DATE OF FIELD WORK: DECEMBER 2025 AND JANUARY 2026.
- RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY SOUTH CENTRAL LAND TITLE, INC. (AN AGENT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY), COMMITMENT NUMBER 26-159PH, DATED: FEBRUARY 11, 2026.
- ACCESS TO LIONS CLUB DRIVE IS LIMITED TO DRIVEWAYS APPROVED BY THE CITY ENGINEER FOR THE MINIMUM NUMBER OF SHARED DRIVEWAYS NECESSARY TO PROVIDE ACCESS TO ALL LOTS.

### RECORDERS CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS DAY OF \_\_\_\_\_, 2026. PLAT FILED AT CABINET \_\_\_\_\_, NUMBER \_\_\_\_\_.

ROBIN KORDS, RECORDER OF DEEDS  
PHELPS COUNTY, MISSOURI.

### UTILITY ACCEPTANCE

APPROVAL SUBJECT TO CONSTRUCTIONS OF WATER MAINS AND APPURTENANCES IN ACCORDANCE WITH DEVELOPMENT PLANS ON FILE WITH ROLLA MUNICIPAL UTILITIES.

ROLLA MUNICIPAL UTILITIES, MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_  
(FLOYD WOLF)

PARKS DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
(FLOYD JERNIGAN)

### PUBLIC WORKS DIRECTOR APPROVAL

APPROVAL AS TO COMPLIANCE WITH ALL CITY SUBDIVISION REGULATIONS:

PUBLIC WORKS DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
(DARIN PRYOR)

SURVEY #R8975 RECORDED IN BOOK 7, PAGE 83

LOT 1  
MUNICIPAL ACRES NO. 1  
RECORDED IN PLAT CABINET D, NO. 33

LIONS CLUB DRIVE  
(R/W VARIES)  
LIMITS OF NO ACCESS (SEE NOTE #8)

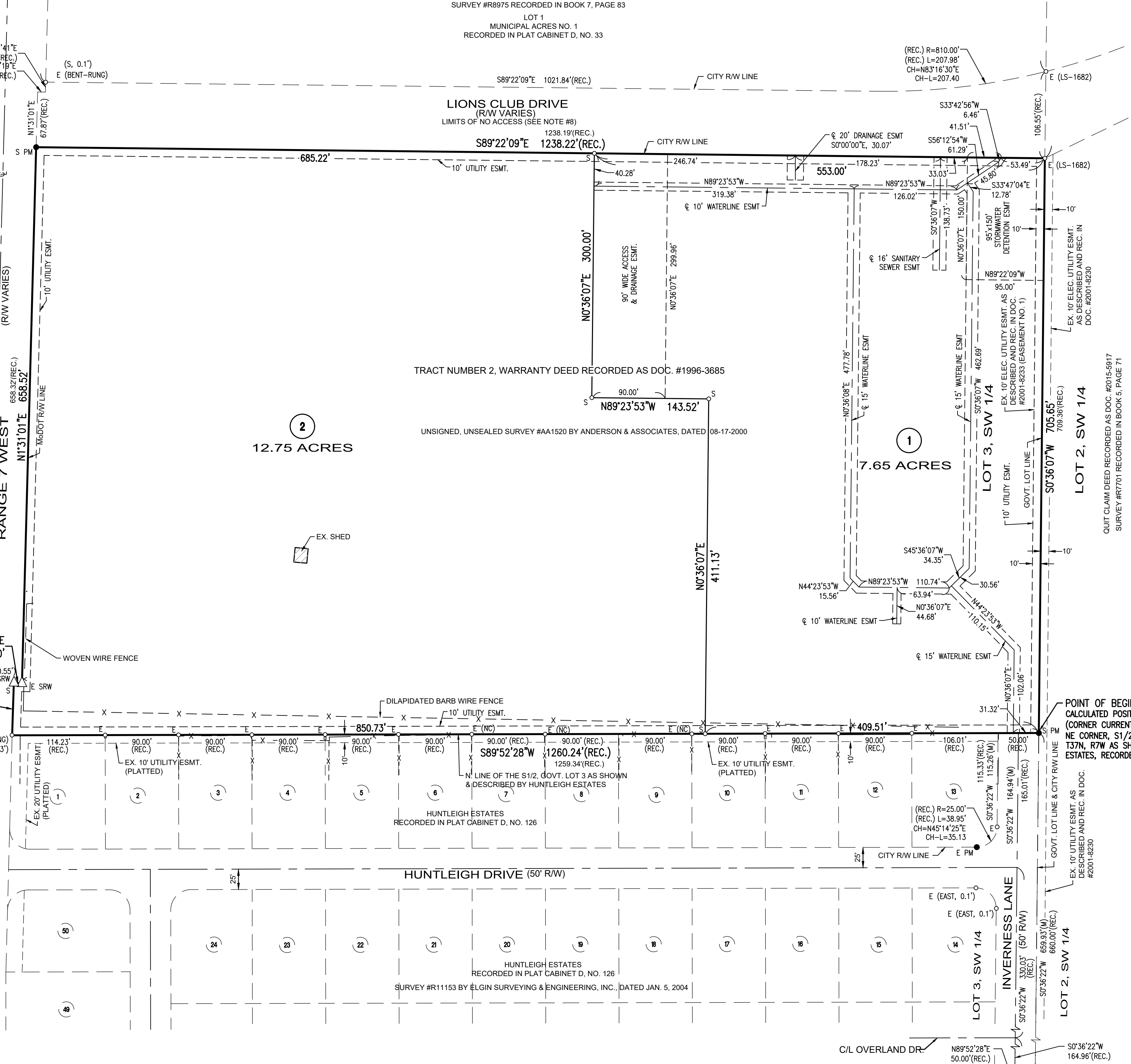
SURVEY #R1153 BY ELGIN SURVEYING & ENGINEERING, INC., DATED JAN. 5, 2004

TRACT NUMBER 2, WARRANTY DEED RECORDED AS DOC. #1996-3685

UNSIGNED, UNSEALED SURVEY #AA1520 BY ANDERSON & ASSOCIATES, DATED 08-17-2000

12.75 ACRES

7.65 ACRES



POINT OF BEGINNING  
CALCULATED POSITION.  
(CORNER CURRENTLY FALLS IN PILE OF ASPHALT)  
NE CORNER, S1/2, GOVT. LOT 3, SW 1/4, SEC 18,  
T37N, R7W AS SHOWN AND DESCRIBED BY HUNTLEIGH  
ESTATES, RECORDED IN PLAT CABINET D, NO. 126

### PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTH HALF OF GOVERNMENT LOT 3 OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF ROLLA, PHELPS COUNTY, MISSOURI BEING A PART OF THE LAND DESCRIBED BY TRACT NUMBER 2 IN THE WARRANTY DEED RECORDED AS DOCUMENT #1996-3685, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF HUNTLEIGH ESTATES, A PLAT RECORDED IN PLAT CABINET D, NUMBER 126, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID GOVERNMENT LOT 3; THENCE WITH THE NORTH LINE OF SAID HUNTLEIGH ESTATES, ALSO BEING THE NORTH LINE OF SAID SOUTH HALF, S89°52'28"W, 1260.24 FEET TO THE NORTHEAST CORNER OF SAID HUNTLEIGH ESTATES, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE 'O'; THENCE LEAVING SAID NORTH LINE AND WITH THE SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES, N01°51'28"E, 64.01 FEET; THENCE S88°28'59"E, 10.00 FEET; THENCE N01°31'01"E, 658.52 FEET TO THE INTERSECTION OF THE SAID EASTERLY RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE 'O' AND THE SOUTHERLY RIGHT-OF-WAY LINE OF LIONS CLUB DRIVE AS SHOWN BY MUNICIPAL ACRES NO. 1, A PLAT RECORDED IN PLAT CABINET D, NUMBER 33; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND WITH THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF LIONS CLUB DRIVE, S89°22'09"E, 1238.22 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 3; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND WITH THE SAID EAST LINE OF GOVERNMENT LOT 3, S00°36'07"W, 705.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.40 ACRES, MORE OR LESS.

### OWNERS DEDICATION

OF THE ABOVE DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, \_\_\_\_\_ HAVE CAUSED THESE PRESENTS TO BE SIGNED.

EASEMENTS OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE PUBLIC USE, FOREVER.

OWNER NAME (SIGNATURE) \_\_\_\_\_ OWNER NAME (SIGNATURE) \_\_\_\_\_

OWNER NAME (PRINTED) \_\_\_\_\_ OWNER NAME (PRINTED) \_\_\_\_\_

### ACKNOWLEDGEMENT

STATE OF MISSOURI }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2026, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL AT MY OFFICE IN \_\_\_\_\_ COUNTY, MISSOURI ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

NOTARY PUBLIC (SIGNATURE) \_\_\_\_\_

PRINTED NAME OF NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

### PLANNING AND ZONING COMMISSION APPROVAL

APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BY THE PLANNING AND ZONING COMMISSION OF ROLLA, MISSOURI.

CHAIRMAN: \_\_\_\_\_

### CITY COUNCIL APPROVAL

I, LOUIS J. MACDITS IV, MAYOR OF THE CITY OF ROLLA, MISSOURI, HEREBY CERTIFY THAT THIS PLAT OF ROSE SENIOR VILLAS WAS DULY SUBMITTED, ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI, AT A \_\_\_\_\_ MEETING OF SAID COUNCIL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

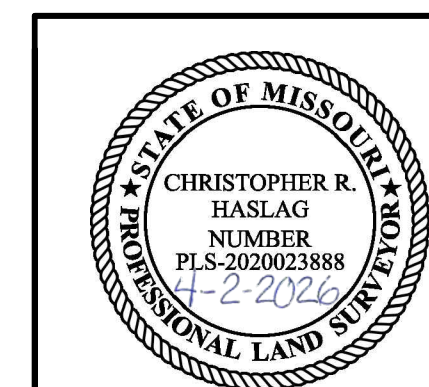
MAYOR, CITY OF ROLLA, MISSOURI

ATTEST: \_\_\_\_\_  
LORRI POWELL, CITY CLERK

### SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CHRISTOPHER R. HASLAG DO HEREBY CERTIFY THAT THIS PLAT MEETS MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY TREKK DESIGN GROUP, LLC DATED APRIL 2, 2026 AND SIGNED BY CHRISTOPHER R. HASLAG PLS NO. 2020023888 AND THAT CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF CHRISTOPHER R. HASLAG PLS NO. 2020023888 IN ACCORDANCE WITH ARTICLE II, CHAPTER 42, OF THE CITY CODE OF ROLLA, MISSOURI.



CHRISTOPHER R. HASLAG  
PROFESSIONAL LAND SURVEYOR  
PLS-2020023888

### ROSE SENIOR VILLAS

FINAL PLAT OF A MINOR SUBDIVISION  
LOCATED IN THE NORTH 1/2 OF GOVT. LOT 3 OF THE SOUTHWEST 1/4  
OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 7 WEST  
ROLLA, PHELPS COUNTY, MISSOURI

(MO) CERTIFICATE OF AUTHORITY  
FOR LAND SURVEYING #2006014470

DATE: APRIL 2, 2026  
PROJECT: 25-0365  
SCALE: 1" = 80'  
DRAWN BY: CRH

SURVEY AND PLAT BY  
**TREKK**  
DESIGN GROUP, LLC  
4212 BOLD VENTURE AVE.  
COLUMBIA, MO 65202  
PH: (573) 445-4275  
MKLASING@TREKKDESIGNGROUP.COM