



PLANNING AND ZONING

Tuesday, July 14, 2026 at 5:30 pm

Please Note: The Planning and Zoning Commission Meeting will be conducted at [Rolla City Hall, 901 North Elm Street, Rolla, MO 65401](#) in the Council Chambers. Citizens are encouraged to watch the proceedings live on the City of Rolla, Missouri YouTube page at https://www.youtube.com/@City_of_Rolla/streams

Commission Members: Chairman Russell Schmidt, Secretary/Vice-Chairman Monty Jordan, City Council Representative Nathan Chirban, Steve Davis, Elissa Jennison, Janece Martin, Drew McCluskey, Don Morris and Monte Shields

1. **CALL TO ORDER:**
2. **WELCOME INTRODUCTIONS**
 - a. Welcome new members Elissa Jennison and Drew McCluskey
3. **APPROVE MINUTES:**
 - a. Consider approval of minutes from May 12, 2026
4. **REPORT ON RECENT CITY COUNCIL ACTIONS:**
5. **PUBLIC HEARING:**
 - a. ZON26-012: Map Amendment to rezone a portion of property addressed as 1349 E Hwy 72 from the C-2, General Commercial district to the R-3, Multi-family Residential district.
 - b. ZON26-020: Map Amendment to rezone certain properties adjacent to the downtown area from their current zoning designation to the C-C, Center-City district
 - c. FP26-024: Final Plat of Cantex-Rolla Addition, a replat to combine lots and vacate a portion of the rights-of-way of Industrial Park Drive and dedicate replacement easements in the M, Manufacturing district at 2021 Industrial Park Drive
 - d. TXT26-021: Text Amendments to Chapter 42 (Planning and Zoning) of the City of Rolla Ordinances, Sections 42.223, C-C, Center-City Commercial District; and Article III, General Provisions, Division 2, Parking; and Division 5, Special Uses, Section 42.454 Medical Marijuana Uses; and Section 42.710, Zoning Use Table
6. **NEW BUSINESS:**

NONE
7. **OLD BUSINESS:**

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

NONE

9. CITIZEN COMMENTS:

10. NEXT MEETING DATE:

August 11, 2026

Contact: Community Development Department (cbrown@rollacity.gov 573-364-5333) | Agenda published on 07/09/2026 at 2:51 PM



PLANNING AND ZONING

Minutes

Tuesday, May 12, 2026 at 5:30 pm

Please Note: The Planning and Zoning Commission Meeting will be conducted at [Rolla City Hall, 901 North Elm Street, Rolla, MO 65401](#) in the Council Chambers. Citizens are encouraged to watch the proceedings live on the City of Rolla, Missouri YouTube page at https://www.youtube.com/@City_of_Rolla/streams

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, and 1 vacancy

1. CALL TO ORDER:

Minutes:

- **Presiding:** Russell Schmidt
- **Commission Members in Attendance:** Nathan Chirban, Janece Martin, Monty Jordan, Kevin Crider and Don Morris
- **Commission Members Absent:** Monte Shields and Steve Davis
- **Department Directors and Other City Officials in Attendance:** City Planner Tom Coots and City Clerk Lorri Powell

Chairperson Schmidt called the meeting to order at approximately 5:30 pm.

2. APPROVE MINUTES:

a. Consider approval of minutes from April 14, 2026

Minutes:

Minutes were unanimously approved by voice vote.

3. REPORT ON RECENT CITY COUNCIL ACTIONS:

Minutes:

City Planner, Tom Coots shared that on the last agenda there were three items, two of them were the final plats for Audubon Ridge and Rose Senior Villas. P&Z recommended an approval with a condition of a 50ft maintenance buffer. City Council approve those items and conditions, but the landscaping was amended a bit to apply only to the area being rezoned.

4. PUBLIC HEARING:

a. TXT26-004: Text Amendment to Chapter 42, Planning and Zoning of the City of Rolla Ordinances Section 42.140, Processes; and Section 42.310, Parking pertaining to permitting and construction standards for parking lots

Minutes:

DRAFT

At 5:31pm, Chairman Schmidt officially opened the public hearing. City Planner Tom Coots gave a summarized the purpose of the text amendment, explaining that this would require a building permit for any new parking lots, expansions, or complete reconstructions of parking lots. This would also establish minimum construction standards for parking lots. With there being no questions from citizens and nothing further from committee members, Chairman Schmidt closed the public hearing at 5:41pm.

A motion was made by Jordan and seconded by Martin to recommend City Council approves to accept the text amendment as presented.

A roll call vote on the motion showed the following. **Ayes:** Chirban, Crider, Jordan, Martin, and Morris **Nays:** None

5. NEW BUSINESS:

- a. FP26-008: Final Plat of Blues Lake No. 13, a replat to vacate certain easements and dedicate replacement easements in the C-2, General Commercial district with a PUD, Planned Unit Development overlay at 1630 Bridge School Rd**

Minutes:

DRAFT

City Planner Tom Coots shared a summary the request. This is an RV Park on Blues Lake Drive. In the process of installing utilities, they found more rock than anticipated and so utility easements have had to be adjusted to save on installation costs. This will vacate the original easements and replace with new easements.

A motion was made by Martin and seconded by Jordan that this request meets criteria and recommends City Council approval.

A roll call vote on the motion showed the following. **Ayes:** Chirban, Crider, Martin, Morris, and Jordan **Nays:** None

6. OLD BUSINESS: None

7. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE, OR STAFF: None

8. CITIZEN COMMENTS: None

9. NEXT MEETING DATE: June 9th, 2026

Minutes:

With no further business, the meeting was adjourned at 5:46 pm.



Report to:

**Planning and Zoning
Commission**

Case No.: ZON26-012

Meeting Date: July 14, 2026

Subject: Map Amendment to rezone a portion of property addressed as 1349 E Hwy 72 from the C-2, General Commercial district to the R-3, Multi-family Residential district

Application and Notice:

Applicant - Ed Schmelz of ELS Rolla, LLC
Owner - Lawrence A West Jr. of Lizar Botogi Investments, 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 - July 20, 2026

Background: The subject property is under contract to be purchased by the applicant. The applicant seeks to rezone the subject property from the C-2, General Commercial district to the R-3, Multi-family Residential district. No site plan has been prepared, however, the applicant intends to develop the property with market-rate multi-family housing.

The subject property was formerly a mobile home park. The mobile home park was discontinued and listed for sale approximately 10 years ago.

The north portion of the property is already zoned R-3, Multi-family Residential, which is also under contract to be purchased by the applicant. The applicant is not purchasing the portion of the property with frontage on Hwy 72, which will remain zoned C-2, General Commercial.

Property Details:

Current zoning - C-2, General Commercial; to be rezoned to R-3, Multi-family Residential
Current use - Vacant/undeveloped
Proposed use - Multi-family development
Land area - Total property is about 8.8 acres; area requested to be rezoned is 5.27 acres

Public Facilities/Improvements:

Streets - The subject property has frontage on Pine Tree Rd, a Major Arterial road.
Sidewalks - Sidewalks are located adjacent to the property.
Utilities - The subject property has access to all needed public utilities.

Comprehensive Plan: The Rolla 2050 Comprehensive Plan designates the subject property as being appropriate for both Multi-family Residential uses and Corridor Mixed-use uses. The Corridor Mixed-use use is intended to support a variety of medium-density commercial, retail, office, dining, and community services in mixed-use developments with multi-family and office uses on upper floors.

The Comprehensive Plan Land Use Plan map divides the subject property between the two use categories. The maps are not intended to be considered literally, especially where a property is divided or on the edge of a use area. The request for R-3, Multi-family Residential zoning does is compliant with the intent of the Comprehensive Plan.

Discussion: The subject property was formerly a mobile home park. The zoning code has changed greatly through the years in how mobile home parks are regulated. First, they were permitted in commercial districts. Then a new Mobile Home Park zoning district was created but never applied to existing parks. The latest zoning code update removed the Mobile Home Park zoning district but added manufactured home parks as a conditional use in the R-3, Multi-family Residential district. At the time, existing parks were rezoned to R-3. However, the subject property was no longer a mobile home park when the zoning code was updated, so the former commercial zoning remained. The subject property would have been rezoned to the R-3 district if the timing had been different.

The properties across Pine Tree Rd from the subject property are a mixture of commercial and multi-family zoning and uses. The subject property is adjacent to a single-family residential neighborhood on the west side. The zoning code will require a landscape buffer, which will require planting or retaining trees and shrubs, a greater setback or installation of a fence or wall, and a limitation to two stories for buildings within 50 feet of the R-1 zoned properties. Screening for dumpsters and parking areas may also apply.

The development will require a Traffic Impact Analysis to ensure the intersection at Hwy 72/Hwy O/Pine Tree Rd is not negatively impacted.

The Community Development Department does recommend that the Planning and Zoning vote to recommend approval of the requested zoning.

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:

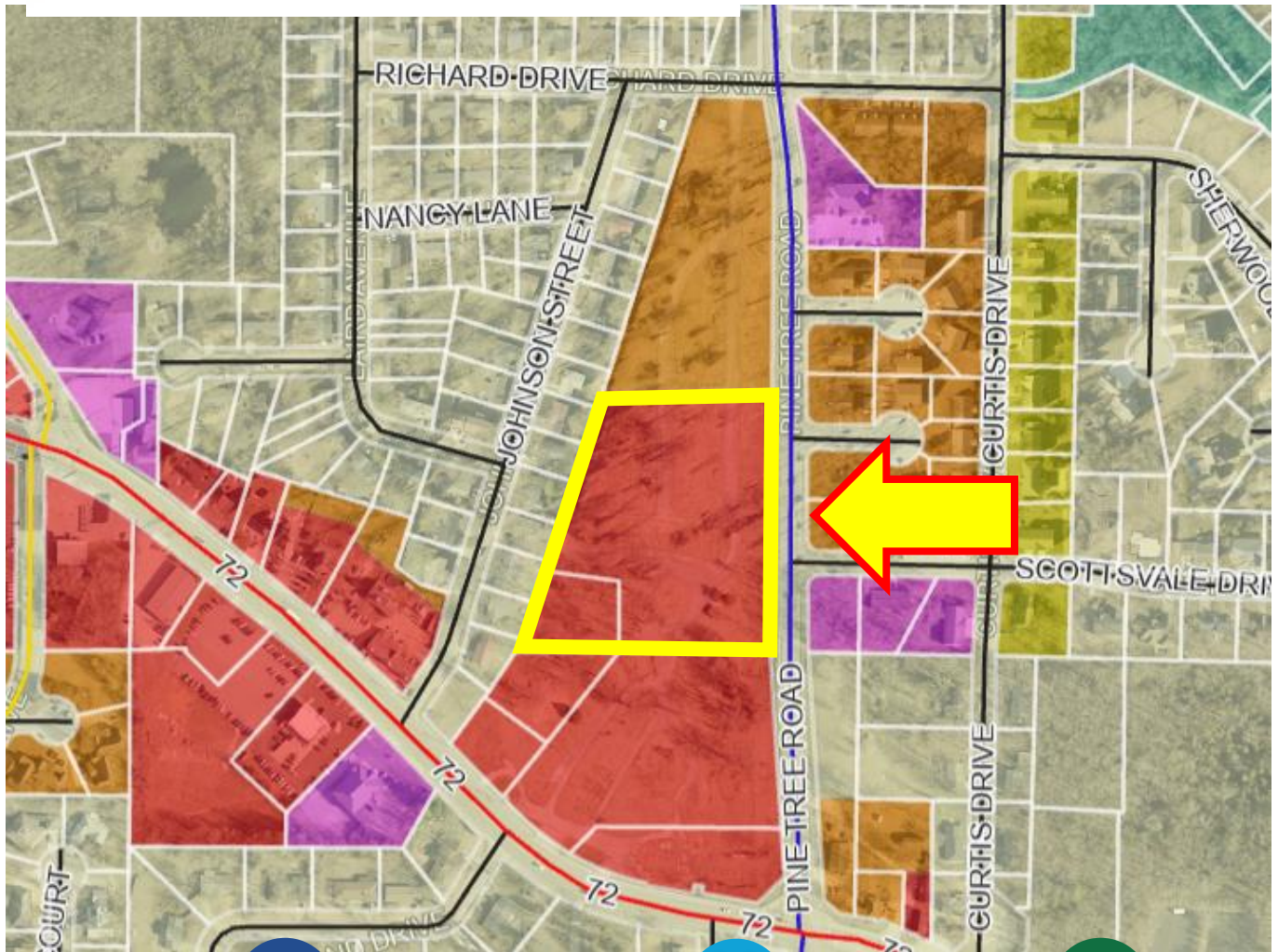
1. The Comprehensive Plan does designate the subject property as being appropriate for both Multi-family Residential uses and Corridor Mixed-use uses.
2. The subject property is located in an area with a mixture of commercial and multi-family housing.
3. The subject property has frontage on Pine Tree Rd, a Primary Arterial road.
4. The subject property was formerly a mobile home park, which was discontinued about 10 years ago.

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 that the proposed map amendment (rezoning) is not an appropriate use for the property and recommend that the City Council deny the request.
3. 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



Project Information:

Case No: ZON26-012
 Location: 1349 E Hwy 72 (NW corner of Hwy 72/Pine Tree Rd)
 Applicant: Lizar Bogati Investments, LLC
 Request: Rezoning a portion of the property from C-2, General Commercial to R-3, Multi-family Residential



Public Hearings:

Planning and Zoning Commission
July 14, 2026
5:30 PM
 City Hall: 1st Floor

City Council
July 20, 2026
6:30 PM
 City Hall: 1st Floor



For More Information Contact:

Tom Coots, City Planner
tcoots@rollacity.org

(573) 426-6974
 901 North Elm Street
 City Hall: 2nd 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 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..

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.

What If I Have More Questions?

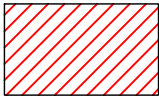
Please contact the Community Development Office if you have any additional questions.

LEGAL DESCRIPTION

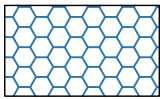
A fractional part of the Southeast Quarter of the Southeast Quarter of Section 12, Township 37 North, Range 8 West of the 5th P.M. described as follows: Commencing at the Southeast Corner of the Southeast Quarter of the Southeast Quarter of said Section 12; thence North 3°27'50" West, 1.90 feet along the Range Line to the northwest corner of Lot 3 of the Northwest Quarter of Section 18, Township 37 North, Range 7 West, also being a point on the West right of way of Pine Tree Road; thence North 0°02'20" West, 333.67 feet along said Range Line and said West right of way to the true point of beginning of the hereinafter described tract: Thence continuing North 0°02'20" West, 692.66 feet along said Range Line and said West right of way; thence North 9°24'50" West, 117.52 feet along said West right of way to its intersection with the South right of way of Richard Drive; thence North 88°56'10" West, 137.21 feet along said South right of way to the northeast corner of Lot 27 of Johnson & Laird Addition, Rolla, Missouri; thence South 17°31'10" West, 275.62 feet, and, South 18°03' West, 79.94 feet, and, South 17°13'30" West, 79.81 feet, and, South 17°31'30" West, 80.30 feet, and, South 17°32'20" West, 159.92 feet, and, South 17°06'20" West, 174.25 feet, all along the easterly line of said Johnson & Laird Addition; thence South 89°56' East, 411.85 feet to the true point of beginning. Above described tract contains 5.27 acres, more or less, per plat of survey J-2289A, dated March 21, 2018, by CM Archer Group, P.C.



REZONE EXHIBIT



REZONE FROM C-2 TO R-3



TO REMAIN R-3

WUNDERLICH

SURVEYING & ENGINEERING INC.

512 EAST MAIN STREET

UNION, MO 63084 (636) 583-8400

SCALE: 1"=100'

JOB: 32663

DATE: 6/10/2026

DWN: OS

REV:

PRELIMINARY

NOT FOR CONSTRUCTION

1

OF

1

WSE

WUNDERLICH SURVEYING & ENGINEERING

REZONE EXHIBIT

SURVEY PART OF SE1/4 SE1/4, SEC. 12 & NE1/4 NE1/4, SEC 13, ALL IN T37N, R8W & PART OF ROLLA, PHELPS COUNTY, MISSOURI

The map displays a residential area with several streets: Richard Drive at the top, Nancy Lane on the left, Johnson Drive running diagonally from the bottom left, and Canterbury Court, Waterford Court, and Scottsdale Drive on the right. Pine Tree Road runs vertically on the far right. A large area is outlined in red, indicating a rezoning from C-2 to R-3. This area includes a large blue-hatched section (to remain R-3) and a red-hatched section (to be rezoned from C-2 to R-3). The blue-hatched area contains lots 27 through 40, all owned by Johnson & Laird. The red-hatched area is located south of the blue-hatched area, bounded by Johnson Drive to the west and Pine Tree Road to the east. Various survey measurements and bearings are provided for the lot boundaries and the rezoning boundary. A north arrow and a scale bar (1" = 100') are located on the left side of the map.

Streets: RICHARD DRIVE, NANCY LANE, JOHNSON DRIVE, CANTERBURY COURT, WATERFORD COURT, SCOTTSVALE DRIVE, PINE TREE ROAD

Lot Information:

- LOT 24: JOHNSON & LAIRD ADDITION, DOC. #22016-3720
- LOT 25: JOHNSON & LAIRD ADDITION, DOC. #2026-0918
- LOT 26: JOHNSON & LAIRD ADDITION, DOC. #202-1798
- N/F: DOC. #2017-02477
- LOT 20: AMENDED PLAT OF SCOTTSVALE SUBDIVISION, DOC. #2025-2664
- LOT 27: JOHNSON & LAIRD, DOC. #2025-4990
- LOT 28: JOHNSON & LAIRD, DOC. #2012-6817
- LOT 29: JOHNSON & LAIRD, DOC. #2010-3184
- LOT 30: JOHNSON & LAIRD, DOC. #2001-1693
- LOT 31: JOHNSON & LAIRD, DOC. #2020-4773
- LOT 32: JOHNSON & LAIRD, DOC. #2023-0831
- LOT 33: JOHNSON & LAIRD, DOC. #2025-5033
- LOT 34: JOHNSON & LAIRD, DOC. #2009-5979
- LOT 35: JOHNSON & LAIRD, DOC. #2012-2529
- LOT 36: JOHNSON & LAIRD, DOC. #1999-5016
- LOT 37: JOHNSON & LAIRD, BK. 205 PG.030
- LOT 38: JOHNSON & LAIRD, DOC. #2026-1490
- LOT 39: JOHNSON & LAIRD, DOC. #2023-3003
- LOT 40: JOHNSON AND LAIRD, DOC. #2015-5577
- N/F: DOC. #2024-0439
- LOT 15: SCOTTSVALE RESUBDIVISION, DOC. #2020-6359
- LOT 14: AMENDED PLAT OF SCOTTSVALE SUBDIVISION, DOC. #2022-5930
- LOT 10: AMENDED PLAT OF SCOTTSVALE SUBDIVISION, DOC. #2005-4197
- LOT 9: AMENDED PLAT OF SCOTTSVALE SUBDIVISION, DOC. #2022-5930
- LOT 5B: SCOTTSVALE RESUB, DOC. #2005-4197
- LOT 5A: SCOTTSVALE RESUB, DOC. #2005-4199
- LOT 3: AMENDED PLAT OF SCOTTSVALE SUBDIVISION, DOC. #2001-1990
- FRC N1/2 LOT 3 NW, DOC. #2003-9165

Survey Data:

- 137.21', N88°56'10"W
- 117.52', N09°24'50"W
- 275.62', S17°31'10"W
- 79.94', S18°03'00"W
- 79.81', S17°13'30"W
- 80.30', S17°31'30"W
- 159.92', S17°32'20"W
- 174.25', S17°06'20"W
- 327.41', S17°06'20"W
- 10.50', S17°06'20"W
- 15.91', S34°43'00"W
- 520.67', N90°00'00"E
- 692.66', N00°02'20"W
- 533.67', N00°02'20"W
- 1.90', N03°27'50"W

Zoning: ZONED R-3, ZONED C-2

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Report to:

**Planning and Zoning
Commission**

Case No.: ZON26-020

Meeting Date: July 14, 2026

Subject: Map Amendment to rezone certain properties adjacent to the downtown area from their current zoning designation to the C-C, Center-City district

Application and Notice:

Applicant - City of Rolla
Owner - Various property owners
Public Notice - Letters mailed to each property owner and property owners within 300 feet; Legal ad in the Phelps County Focus; signage posted in central locations; [The City of Rolla](#)
City Council Date - July 20, 2026

Background: The Rolla 2050 Comprehensive Plan designates the subject areas for Downtown Core and Downtown Mixed-use Neighborhood uses. As a part of the plans goal to revitalize the downtown, the subject areas are proposed to be rezoned to the C-C, Center City zoning district to allow for uses and development which would be complimentary to the uses and development expected in a downtown.

Most of the subject properties are currently zoned C-1, Neighborhood Commercial or C-2, General Commercial (one is zoned R-3, Multi-family Residential). The C-2 district in particular allows for land uses such as car dealerships, sexually-oriented businesses, etc., which may not be desirable in a downtown setting. The C-1 and C-2 districts also require setbacks, lot coverage maximums, and parking that would prevent urban-scale development that would be desirable in a downtown setting.

The proposed rezoning of the subject areas to the C-C, Center City district will allow for more appropriate development and land uses, which are intended to help with the overall revitalization and development efforts of the entire downtown.

Property Details:

Current zoning - C-1, Neighborhood Commercial; C-2, General Commercial; and R-3, Multi-family Residential – proposed to be rezoned to C-C, Center City
Current use - Various commercial and multi-family uses
Land area - Total area proposed to be rezoned is about 14.4 acres (impacting all or a portion of 15 city blocks)

Comprehensive Plan: The Rolla 2050 Comprehensive Plan designates the subject area as being appropriate for Downtown Core and Downtown Mixed-use Neighborhood uses. The Downtown Core is described as including medium and high-density mixed-use commercial, dining, retail, office, and upper-story multi-family residential uses in a walkable environment. The Downtown Mixed-use Neighborhood is described as commercial and service businesses and mixed-use buildings surrounding the downtown core.

Discussion: The City of Rolla intends to follow through with the recommendations in the recently adopted Comprehensive Plan to enhance and revitalize the downtown core. The plan recommends future action items including creating a Community Improvement District, participating in Missouri Main Street Connection, adopting design guidelines, etc. The proposed rezoning is intended to allow for additional appropriate development without need for future variances or rezoning.

The proposed rezoning impacts a large area – about 14.4 acres. The existing land uses were studied to ensure compatibility with the proposed zoning. Out of the 44 properties, 24 were found to be legal-non-conforming for setbacks or use with their current zoning designation. The proposed C-C zoning would reduce the non-conforming properties to 7. Two properties would become legal-nonconforming for their use. Those uses may continue to operate, but would be restricted from expanding.

The Community Development Department does recommend that the Planning and Zoning vote to recommend approval of the requested zoning.

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.

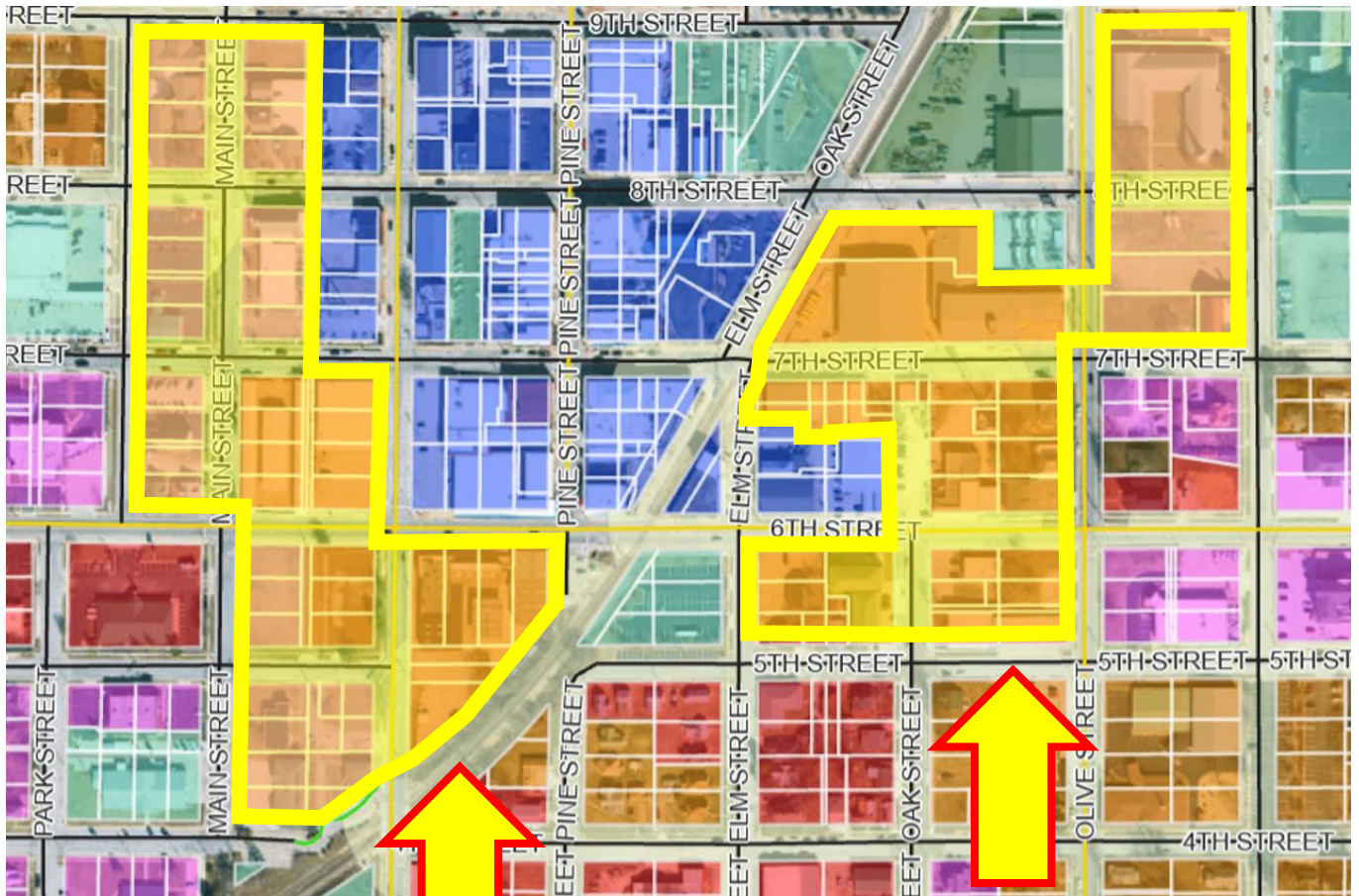
Findings:

1. The Comprehensive Plan does designate the subject property as being appropriate for Downtown Core and Downtown Mixed-use Neighborhood uses.
2. The subject properties are currently used for a variety of commercial and multi-family residential uses.
3. The proposed rezoning would decrease the number of legal non-conforming properties.
4. Any legal non-conforming uses which may be created by the proposed rezoning may continue to operate.

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 area.
2. Find that the proposed map amendment (rezoning) is not appropriate and recommend that the City Council deny the request.
3. 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



Project Information:

Case No: ZON26-020
 Location: Certain properties near the Rolla
 Downtown
 Applicant: City of Rolla
 Request:
 Rezoning properties from their current zoning
 designation to the C-C, Center-City district



Public Hearings:

Planning and Zoning
 Commission
July 14, 2026
5:30 PM
 City Hall: 1st Floor

 City Council
July 20, 2026
6:30 PM
 City Hall: 1st Floor



For More Information Contact:

Dawn Bell, Community
 Development
 dbell@rollacity.gov

 (573) 364-5333
 901 North Elm Street
 City Hall: 2nd Floor
 8:00 – 5:00 P.M.
 Monday - Friday



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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..

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.

What If I Have More Questions?

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

LEGAL DESCRIPTION

Area 1:

Bishops Addition, all of Blocks 34, 37, 44, 45, and 46; Bishops Addition, Block 35 and Block 36, Lots 2, 3, 6, and 7; County Addition to Rolla, all of Block 62, including the vacated rights-of-way of 5th Street; Original Town of Rolla, Block 2, Lot 2, including the vacated rights-of-way of 5th Street; Original Town of Rolla, all of Block 3; And any vacated or unvacated alleys within or adjacent to said blocks.

Area 2:

County Addition to Rolla, all of Blocks 65, 66 (except any portion already zoned C-C, Center City), 67, and 68; Rolla Mill Addition, all of Block 6, 7, 65 and 66; Rolla Mill Addition, all of Block 8, except that portion zoned P, Public; and properties addressed as 116 E 7th Street and 200 E 7th Street, as recorded in Document 2019-3995 and 1996-4633; and all of that portion of the rights-of-way of 9th Street vacated by Ordinance 2985 which is zoned C-1, Neighborhood Commercial.





Report to:

**Planning and Zoning
Commission**

Case No.: FP26-024

Meeting Date: July 14, 2026

Subject: Final Plat of Cantex-Rolla Addition, a replat to combine lots and vacate a portion of the rights-of-way of Industrial Park Drive and dedicate replacement easements in the M, Manufacturing district at 2021 Industrial Park Drive

Application and Notice:

Applicant/Owner - Rolla Community Development Corporation and SCOA Acquisition Group
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 - July 20, 2026

Background: The applicant seeks to vacate the right-of-way of Industrial Park Drive, which divides the property. The vacation includes the relocated right-of-way of Industrial Park Drive which was assumed to have been vacated with a previous plat. However, the right-of-way was not vacated by ordinance. This plat includes vacating both the right-of-way of the street where it is currently constructed, as well as the original right-of-way from the previous plat. The right-of-way is intended to be replaced by utility and access easements.

The applicant seeks the vacation for possible redevelopment the subject property for industrial/manufacturing uses. The plant has ceased operation in 2009. The buildings were damaged by the 2025 tornado and were subsequently demolished.

Property Details:

Current zoning - M, Manufacturing
Current use - Vacant
Land area - One 20.73 acre lot proposed

Public Facilities/Improvements:

Streets - The subject property has frontage on Old Saint James Rd, a Major Arterial road, via a portion of Industrial Park Drive, a Collector street, which is not to be vacated.
Sidewalks - No sidewalks are located adjacent to the property. No sidewalks are located in the vicinity.
Utilities - The subject property has access to all needed public utilities.

Comprehensive Plan: The Rolla 2050 Comprehensive Plan designates the subject property as being appropriate for Industrial/Manufacturing uses.

The Rolla 2050 Comprehensive Plan includes a Streets and Roads Plan which removes the Industrial Park Drive connection between Old Saint James Rd and Twitty Drive and McCutchin Drive from consideration as a proposed road.

Discussion: The plat includes combining all the lots under one ownership into one platted lot to prevent issues with permitting and setbacks. The consolidation of the lots can be reviewed administratively. However, the applicant also seeks to vacate the rights-of-way of a portion of Industrial Park Drive. The vacation and dedication of replacement easements by plat requires review by the Planning and Zoning Commission and City Council.

The Community Development Department does recommend that the Planning and Zoning vote to recommend approval of the plat and vacation of Industrial Park Drive, with the condition that the plat be revised to include all needed easement dedications and required plat information.

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:

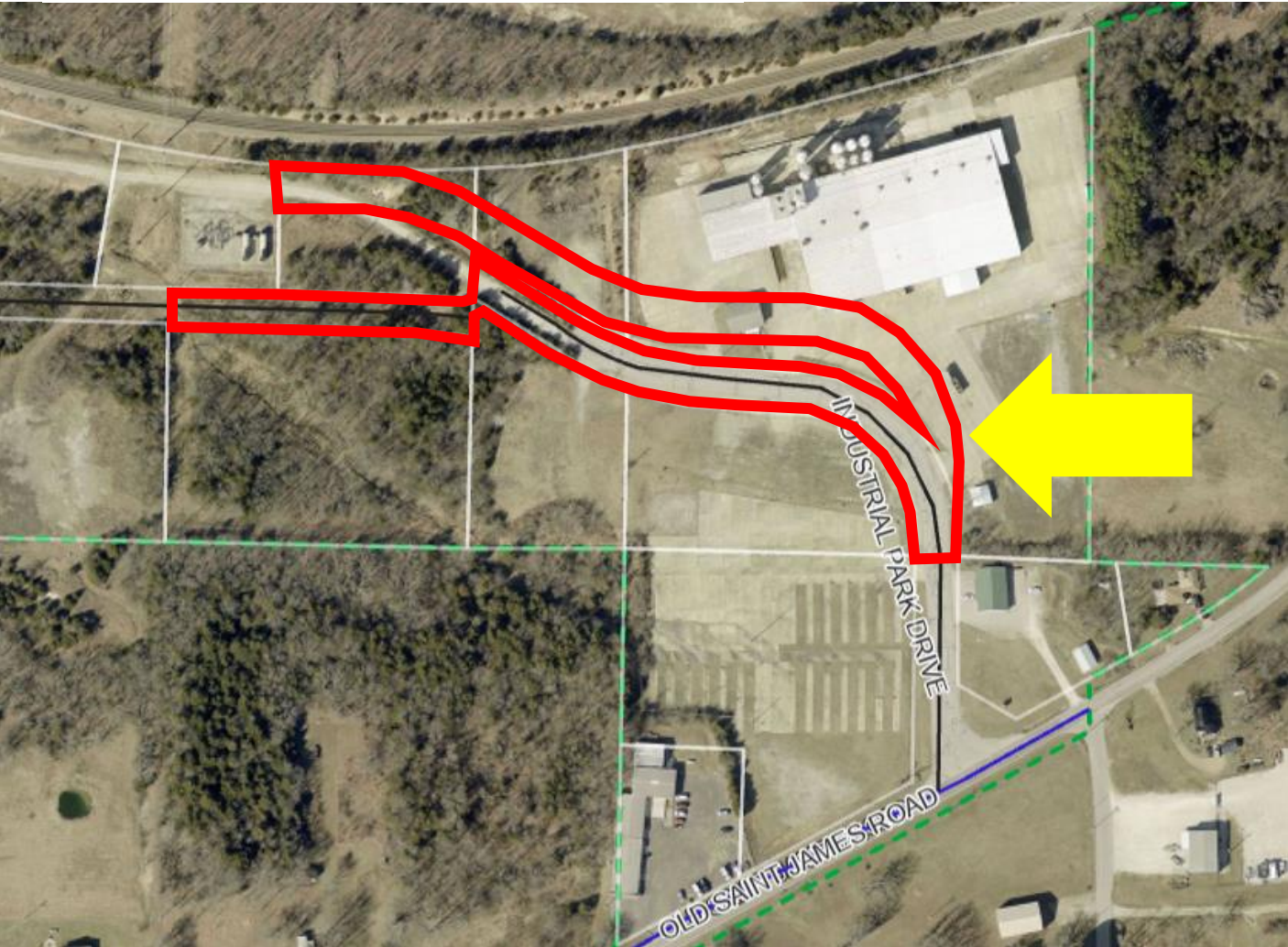
1. The Final Plat will comply with all relevant zoning and subdivision requirements before final approval by City Council.
2. Industrial Park Drive is proposed to be vacated and is not needed for future road connectivity.
3. The plat will include dedication of replacement easements to cover the public utilities and access to public facilities.
4. Industrial Park Drive currently divides the subject property; vacation allows for all property to be combined into one large lot.

Potential Motions:

1. Find the request meets the criteria for approval and recommend the City Council approve the Final Plat and vacation of Industrial Park Drive, with the condition that the plat be revised to include all needed easements and information prior to final review by the City Council.
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 and/or vacation.
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: Area Map, Cantex-Rolla Addition Final Plat



Project Information:

Case No: VOR26-019
 Location: 2021 Industrial Park Drive

 Applicant: Rolla Community Development Corporation and SCOA Acquisition Group

 Request: Vacation of a portion of Industrial Park Drive

Public Hearings:

Planning Commission
July 14, 2026
5:30 PM
 City Hall: 1st Floor

 City Council
July 20, 2026
6:30 PM
 City Hall: 1st Floor

For More Information Contact:

Tom Coots, City Planner
tcoots@rollacity.org

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

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What is a Vacation?

A vacation is an application to vacate (or remove) all or a portion of a right-of-way adjacent to a property or an easement on a property. The right-of-way or easement must be found to no longer serve any current or future purpose.

What is a Right-of-Way?

In the context of a vacation application, a right-of-way refers to the area which has been dedicated to the City – usually for a public street. An easement is a portion of land that has granted the City the right to use a private property for some public purpose – usually for utilities, drainage, or access.

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 to learn details about the project. You will be given an opportunity to ask questions or make comments regarding the case.

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

VACATION TRACT 1 DESCRIPTION (Newly platted location of Industrial Park Drive per the record plat of ROLLA INDUSTRIAL PARK WEST):

All that part of Industrial Park Drive per the plat of ROLLA INDUSTRIAL PARK WEST SUBDIVISION, Rolla, Missouri more particularly described as follows: Beginning at the Southeast Corner of Lot 10 of said ROLLA INDUSTRIAL PARK WEST SUBDIVISION; thence westerly, 95.61 feet along the arc of a curve, concave southerly with a radius of 875.00 feet, the chord of which is North 85°41'40" West, 95.57 feet, and, North 88°49'40" West, 184.26 feet, and, North 88°49'20" West, 156.99 feet, all along the North right of way of the aforesaid Industrial Park Drive; thence South 0°19'20" West, 50.01 feet to the South right of way of said Industrial Park Drive; thence South 88°49'40" East, 334.08 feet, and, easterly, 102.60 feet along the arc of a curve, concave southerly with a radius of 700.00 feet, the chord of which is South 84°34'50" East, 102.50 feet, all along said South right of way to the East line of the aforesaid ROLLA INDUSTRIAL PARK WEST SUBDIVISION; thence North 0°46'10" East, 52.35 feet along said East line to the point of beginning. Per plat of survey J-6826A, by CM Archer Group, P.C.

VACATION TRACT 2 DESCRIPTION (Originally platted location of Industrial Park Drive per the record plat of AMENDED ROLLA INDUSTRIAL PARK):

All that part of an unnamed road per the plat of AMENDED PLAT OF ROLLA INDUSTRIAL PARK, Rolla, Missouri more particularly described as follows: Commencing at the Northeast Corner of Lot 10 of ROLLA INDUSTRIAL PARK WEST SUBDIVISION, Rolla Missouri; thence South 0°50'00" West, 111.67 feet along the East line of said Lot 10 to a point on the southerly right of way of said unnamed road, the point of beginning of the hereinafter described tract: Thence North 59°12'40" West, 9.36 feet, and, westerly, 179.70 feet along the arc of a curve, concave southerly with a radius of 343.20 feet, the chord of which is North 74°12'40" West, 177.65 feet, and, North 89°12'40" West, 107.96 feet, all along said southerly right of way; thence North 0°19'20" East, 59.23 feet to the southerly right of way of the BNSF Railroad; thence easterly, 7.17 feet along the arc of a curve, concave northerly with a radius of 1950.00 feet, the chord of which is South 85°23'10" East, 7.17 feet, and, continuing easterly, 163.81 feet along the arc of said curve, the chord of which is South 87°56'50" East, 163.77 feet, all along said southerly right of way to its intersection with the aforesaid northerly right of way of an unnamed road; thence southeasterly, 148.43 feet along the arc of a curve, concave southwesterly with a radius of 343.20 feet, the chord of which is South 74°12'40" East, 177.65 feet, and, South 59°12'40" East, 150.00 feet, and, thence southeasterly, 179.70 feet along the arc of a curve, concave northeasterly with a radius of 403.20 feet, the chord of which is South 69°45'30" East, 147.59 feet, and, South 89°12'40" East, 154.28 feet, and, thence southeasterly, 361.28 feet along the arc of a curve, concave southwesterly with a radius of 230.00 feet, the chord of which is South 44°12'40" East, 325.27 feet, and, South 0°47'20" West, 136.06 feet all along said northerly right of way to the easterly line of Lot 1 of said AMENDED PLAT ROLLA INDUSTRIAL PARK; thence North 89°08'30" West, 5.10 feet along said easterly line; thence North 3°55'50" East, 50.06 feet; thence northwesterly, 154.18 feet along the arc of a curve, concave southwesterly with a radius of 230.00 feet, the chord of which is North 22°16'00" West, 151.54 feet to the aforesaid southerly right of way of an unnamed road; thence northwesterly, 212.84 feet along the arc of a curve, concave southwesterly with a radius of 170.00 feet, the chord of which is North 53°20'40" West, 199.21 feet, and, North 89°12'40" West, 154.18 feet, and, northwesterly, 211.12 feet along the arc of a curve, concave northeasterly with a radius of 403.20 feet, the chord of which is North 74°12'40" West, 208.71 feet, and, thence North 59°12'40" West 140.64 feet along said southerly right of way to the point of beginning. Per plat of survey J-6519 by CM Archer Group, P.C.

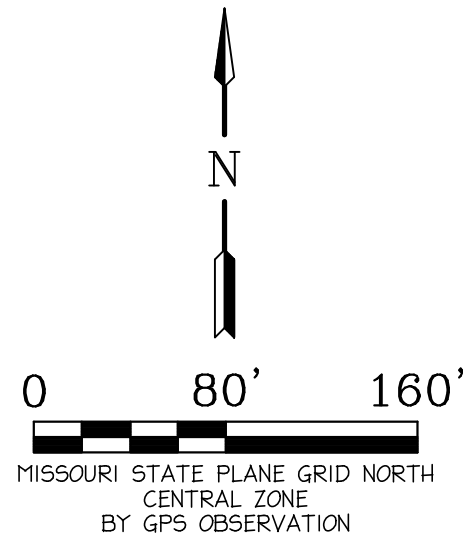
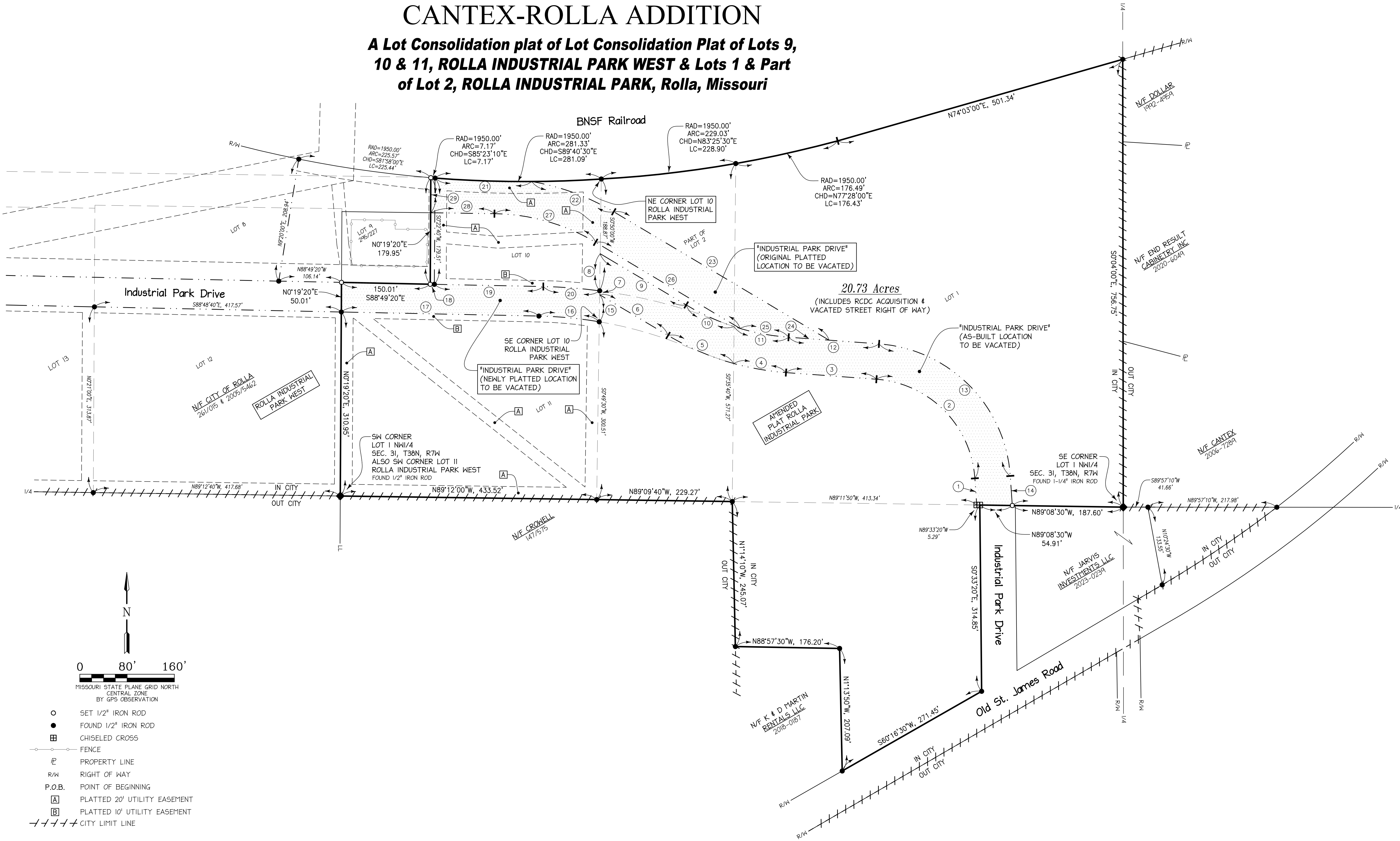
VACATION TRACT 3 DESCRIPTION (As-built location of Industrial Park Drive as originally surveyed per Phelps County Survey Records Book 2, Page 102):

A fractional part of Lots 1 and 2 of Rolla Industrial Park, Rolla, Missouri, more particularly described as follows: Commencing at the Center of Section 31, Township 38 North, Range 7 West of the 5th P.M.; thence North 89°11'10" West, 187.61 feet along the quarter line to the true point of beginning of the hereinafter described tract: Thence North 89°08'30" West, 60.20 feet along said quarter line; thence North 3°55'50" West, 45.14 feet; thence northwesterly, 257.48 feet along the arc of a curve, concave southwesterly with a radius of 180.00 feet, the chord of which is North 44°48'40" West, 236.09 feet; thence North 85°48'20" West, 153.30 feet; thence northwesterly, 211.01 feet along the arc of a curve, concave northeasterly with a radius of 455.00 feet, the chord of which is North 74°32'40" West, 209.12 feet; thence North 59°14'10" West, 134.70 feet; thence North 0°46'10" East, 6.61 feet; thence North 0°50'00" East, 62.63 feet; thence South 59°14'10" East, 169.25 feet; thence southeasterly, 183.18 feet along the arc of a curve, concave northeasterly with a radius of 395.00 feet, the chord of which is South 74°12'40" East, 183.18 feet; thence southeasterly, 343.24 feet along the arc of a curve, concave southwesterly with a radius of 240.00 feet, the chord of which is South 44°50'00" East, 314.72 feet; thence South 3°55'50" East, 50.06 feet to the true point of beginning. Per plat of survey J-6826 by CM Archer Group, P.C.



Final Plat of
CANTEX-ROLLA ADDITION

A Lot Consolidation plat of Lot Consolidation Plat of Lots 9,
10 & 11, ROLLA INDUSTRIAL PARK WEST & Lots 1 & Part
of Lot 2, ROLLA INDUSTRIAL PARK, Rolla, Missouri



- SET 1/2" IRON ROD
- FOUND 1/2" IRON ROD
- ⊕ CHISELED CROSS
- FENCE
- PROPERTY LINE
- R/W RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- [A] PLATTED 20' UTILITY EASEMENT
- [B] PLATTED 10' UTILITY EASEMENT
- CITY LIMIT LINE

No.	Bearing/ Radius	Distance/ Arc	Chord
1	N3°55'50"W	45.14'	
2	N80°00'00"E	257.48'	S44°48'40"E, 236.09'
3	N85°48'20"W	153.30'	
4	455.00'	89.98'	N80°08'50"W, 89.83'
5	455.00'	121.02'	N66°53'40"W, 120.66'
6	N59°14'10"W	134.70'	
7	N0°46'10"E	6.61'	
8	N0°50'00"E	62.63'	
9	S59°14'10"E	169.25'	
10	395.00'	89.00'	N65°41'30"W, 88.81'
11	395.00'	94.17'	N78°58'30"W, 93.95'
12	S85°48'20"E	153.30'	
13	240.00'	343.24'	S44°50'00"E, 314.72'
14	S3°55'50"E	50.06'	
15	S0°46'10"W	45.74'	

No.	Bearing/ Radius	Distance/ Arc	Chord
16	700.00'	102.60'	S84°34'50"E, 102.50'
17	N88°49'40"W	334.08'	
18	S88°49'20"E	6.98'	
19	S88°49'40"E	184.26'	
20	875.00'	95.61'	S85°41'40"E, 95.57'
21	1950.00'	163.81'	S87°56'50"E, 163.77'
22	403.20'	148.43'	S69°45'30"E, 147.59'
23	S59°12'40"E	423.99'	
24	N85°48'20"W	68.72'	
25	395.00'	83.49'	N79°45'00"W, 83.33'
26	N59°12'40"W	284.51'	
27	343.20'	173.70'	N74°12'40"W, 177.65'
28	N89°12'40"W	107.96'	
29	N0°19'20"E	59.23'	

DRAFT

CM Archer Group, P.C. dba:
ARCHER-ELGIN
ENGINEERING | SURVEYING | ARCHITECTURE

Corporate Authority:
CM Archer Group, P.C.: E: 2003022612-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

REVISIONS		Final Plat of CANTEX-ROLLA ADDITION Rolla, Phelps County, Missouri	
		Fox Osborne LLC	
		407 W. Highway 72; Rolla, Missouri 65401	
		SCALE	1"=80'
		DATE	DRAFT

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J6826B



Report to:

**Planning and Zoning
Commission**

Case No.: TXT26-021

Meeting Date: July 14, 2026

Subject: Text Amendments to Chapter 42 (Planning and Zoning) of the City of Rolla Ordinances, Sections 42.223, C-C, Center-City Commercial District; and Article III, General Provisions, Division 2, Parking; and Division 5, Special Uses, Section 42.454 Medical Marijuana Uses; and Section 42.710, Zoning Use Table

Application and Notice:

Applicant - City of Rolla
Public Notice - Legal ad in the Phelps County Focus; [The City of Rolla](#)
City Council Date - July 20, 2026

Discussion: The proposed text amendment is intended to address several issues. First, the amendment would make changes to the C-C, Center City district to remove all Marijuana Uses. Removal of such uses should help to ensure compatibility for uses in the downtown. The Marijuana Uses were included in the C-C district because, historically, the C-C district allowed all commercial uses allowed in all the commercial districts. With the changes to the zoning code in 2023 and recent adoption of the Rolla 2050 Comprehensive Plan, the development of the downtown will become more purposeful to ensure compatibility and more curated growth over the entire district.

Removal of Marijuana Uses from the C-C, Center City district may have a minimum impact on the locations where such uses could actually locate, due to the separation and setback requirements.

Next, the proposed text amendment would remove the provision which allowed the reduction in required vehicle parking by constructing additional bicycle parking in the C-C, Center City district. Bicycle parking must still be provided, but excess parking would not reduce vehicle parking requirements. The change is intended to prevent parking issues in the downtown from further residential development.

The amendment would also change the definition of “Marijuana Dispensary” to also include facilities which sell Kratom and synthetic THC. The City Council recently took action to regulate such businesses. The amendment would treat these uses the same as Marijuana Dispensaries – allowing them in the same zoning districts and requiring the same setbacks from each other and other uses. Currently, businesses which sell synthetic THC and Kratom are adjacent or near to licensed Marijuana Dispensaries and could locate adjacent to schools and churches, or in the downtown. The text amendment would prevent such businesses from undermining the intent of the Marijuana Use regulations.

Finally, the text amendment would adjust and correct the Zoning Use Table, which lists all land uses and the districts in which they are allowed. The table would be adjusted to remove the Marijuana Uses from the C-C, Center City district. In addition, the table would be adjusted to remove Sexually-oriented Businesses from the C-C, Center City district. Sexually-oriented Businesses were permitted in the zoning code before the 2023 update (albeit subject to setbacks which would make locating in the downtown difficult). The use was removed from the C-C district when the code was updated, however, the Zoning Use Table was not corrected at that time.

The Community Development Department does recommend that the Planning and Zoning Commission recommend approval of the text amendment.

Findings:

1. The proposed text amendment is needed to prevent incompatible land uses in the C-C, Center City district.
2. The text amendment is intended to support the goal of revitalizing the downtown in the adopted Rolla 2050 Comprehensive Plan

Alternatives:

1. Find the text amendment is needed and recommend the City Council approve the text amendment as presented or with modifications.
2. Find that the proposed text amendment is not needed and recommend that the City Council take no action.
3. 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: Proposed Text Amendment

Section 42-223. C-C, Center-City Commercial District.

The following uses are permitted "by-right" in the C-C, Center-City Commercial District:

- a. Commercial use.
 - ~~b. Marijuana dispensary facility.~~
 - c. Churches and religious institutions.
 - d. Townhouses.
 - e. Detached single-family dwelling.
 - f. Two-family (duplex) dwelling.
 - g. Mixed-residential use.
 - h. Parking lots and garages.
 - i. Severe weather shelter.
2. The following uses are permitted with approval of a conditional use permit in the C-C, Center-City Commercial District:
- a. Industrial or outdoor use, if the scale and intensity can be demonstrated to be compatible with surrounding uses and conducted within a building.
 - b. Multi-family.
 - c. Fraternity/sorority house.
 - d. Temporary use.
 - ~~e. Marijuana testing facility.~~
 - ~~f. Marijuana-infused products facility.~~
 - g. Overnight shelters.
 - h. Soup kitchens.

Section 42-312. Required Parking Spaces.

4. Exceptions And Reductions From The Required Parking.
- a. Large Uses. The required parking may be reduced by ten percent (10%) for uses which require more than one hundred (100) parking spaces.
 - b. Shared Parking. The required parking may be reduced by up to ten percent (10%) for shared parking areas if a shared parking agreement and/or cross access easements are executed.
 - c. Motorcycle/Scooter Parking. A minimum of two (2) spaces and up to ten percent (10%) of all vehicle parking spaces may be converted into motorcycle/scooter parking.
 - d. Electric Vehicle Charging. Electric vehicle charging spaces count towards the minimum parking requirements.
 - e. An approved cooperative parking plan reduces the required amount of parking for the duration of the plan being in effect.
 - f. Approval of a PUD, variance, or CUP may reduce the required parking if the reduction is specifically approved.
 - g. No minimum parking requirements apply to commercial properties located in the C-C, Center City District. Parking for residential uses may be reduced by providing parking off-site, providing parking passes for leased parking for residents, paying an impact fee for parking (if established), ~~or by providing bicycle parking meeting the location and design requirements as specified in the Section for all dwelling units.~~
 - h. Tandem Parking. The Community Development Director may approve tandem parking for certain commercial uses, two (2) or more bedroom residential units, or fraternities/ sorority houses.

Section 42-314. Bicycle Parking.

Bicycle Parking Is Encouraged For All Uses. Bicycle parking is required for certain uses. Where required bicycle parking is provided, the parking must meet the following requirements.

1. Required. Bicycle parking is required for all multi-family residential uses and non-residential uses located in the C-C, Center City District; R-4, Urban District; and U-R, Urban Residential District.
2. Number. A minimum of one-half (0.5) bicycle parking spaces must be provided for each residential unit. A minimum of two (2) bicycle parking spaces must be provided for each business space, except office uses or uses which do not offer any services to the public.
3. Additional Bicycle Parking. Any additional bicycle parking in excess of the required amount may be used one (1) for one (1) to reduce the required amount of vehicle parking by up to fifty percent (50%) in the U-R, Urban Residential district and R-4, Urban Multi-family district.
4. Location. Bicycle parking spaces may be installed in the right-of-way adjacent to the property for commercial uses. Bicycle parking for residential uses must be located inside or under a roof. On ground-level residential units or units on floors served by an elevator, bicycle storage may be located inside the unit. Where bicycle parking is provided in a parking garage, such parking may only be located on the ground level.
5. Type. The "Inverted U" type bicycle rack is required for all commercial uses. Residential uses may use the "Inverted U" type rack for common storage, may use non-traditional locations capable of locking a bike by the frame such as railings as approved by the Community Development Director, or a wall hanger for storage inside a unit.

Section 42-454. ~~Medical~~ Marijuana Uses.

1. Definitions. The following definitions apply to the ~~medical~~ marijuana uses Section:

MARIJUANA CULTIVATION FACILITY — A facility licensed by the State of Missouri to acquire, cultivate, process, store, transport, and sell marijuana to a dispensary facility, marijuana testing facility, or to a marijuana-infused products manufacturing facility.

MARIJUANA DISPENSARY FACILITY — A facility licensed by the State of Missouri where marijuana and/or marijuana-infused products are dispensed for medical or adult use. Dispensary facilities may receive transaction orders at the dispensary directly from the consumer in person, by phone, or via the internet, including from a third party as set forth in Article XIV of the Missouri State Constitution. Such use shall also include facilities which sell products containing Natural Kratom, Delta 8 THC, or Delta 9 THC, or other product regulated by Section 19-26 of the Rolla City Code.

MARIJUANA TESTING FACILITY — A facility certified by the State of Missouri, to acquire, test, certify, and transport marijuana.

MARIJUANA USE — Any facility or premises which is used for a marijuana dispensary, infused products facility, or cultivation facility.

MARIJUANA-INFUSED PRODUCTS FACILITY — A facility licensed by the State of Missouri, to acquire, store, manufacture, transport, and sell marijuana-infused products to a marijuana dispensary facility, a marijuana test facility, or to another marijuana-infused projects facility.

MEDICAL MARIJUANA — Marijuana that is available only to a qualified patient under the Missouri State Constitution to receive medical marijuana.

MEDICAL MARIJUANA PATIENT — A person qualifying under the Missouri State

Constitution to receive medical marijuana.

MEDICAL MARIJUANA USE — Any facility or premises which is used for a dispensary, infused products facility, or cultivation facility which only provides services or produces products intended only for medical marijuana patients or the primary caregiver of a medical marijuana patient.

THEN-EXISTING (MARIJUANA USE) — Any school, child day care center, or church with a written building permit from the City to be constructed, or under construction, or completed and in use at the time the prospective State applicant for a marijuana use first notifies the City of Rolla of the applicant's contingent legal right to operate at the proposed location by putting the subject property under contract.

2. Permitted Locations. Marijuana uses may be located in:
 - a. Marijuana dispensary uses are permitted in the C-2, General Commercial district ~~and the C-C, Center City district.~~
 - b. Marijuana testing facility uses are permitted in the M, Manufacturing district; and may be permitted as a conditional use in the C-2, General Commercial district ~~and the C-C, Center City district.~~
 - c. Marijuana infused products facility uses are permitted in the M, Manufacturing district; ~~and may be permitted as a conditional use in the C-C, Center City district.~~
 - d. Marijuana cultivation facility uses are permitted in the M, Manufacturing district.
3. General. The following generally applies to marijuana uses:
 - a. In determining compliance with the measured separation, the distance shall be determined by the nearest building corner of the medical marijuana use applicant to the nearest building corner of any school, church or regular place of worship as measured in a straight line.
 - b. In determining compliance with the measured separation, the distance shall be determined by the nearest building corner of the marijuana use applicant to the nearest building corner of any school, church or regular place of worship as measured by the shortest path between the demarcation points that can be lawfully traveled by foot; or pursuant to guidance provided by the Missouri Department of Health and Senior Services.
 - c. On-Site Usage Prohibited. No marijuana may be smoked, ingested, or otherwise consumed on the premises of any marijuana use facility during regular business hours.
 - d. Display Of Licenses Required. The marijuana use license issued by the State of Missouri shall be displayed in a prominent place in plain view near the front entrance of the facility.
4. Marijuana Dispensaries. No building shall be constructed, altered or used for a marijuana dispensary without complying with the following regulations in this Section:
 - a. No marijuana dispensary shall be located within one thousand (1,000) feet of a "then-existing" elementary or secondary school, child day care center, or church.
 - b. Hours Of Operation. All sales or distribution of marijuana and any other products sold to the public through a marijuana dispensary shall take place between the hours of 8:00 A.M. and 8:00 P.M., Monday through Sunday. Marijuana dispensaries shall be secured and closed to the public after the hours listed in this Subsection and no persons not employed by the marijuana dispensary may be present in such a facility at any time it is closed to the public.
 - c. Site Plan Review. Any plans for a marijuana dispensary shall meet the standard new construction requirements.
 - d. Spacing. No marijuana dispensary shall be operated or maintained within five hundred (500) feet of another marijuana dispensary except when marijuana sales represent less than five percent (5%) of the dollar volume of sales.

Section 42-710. Zoning Use Table

The following table is for reference only. Any errors, omission, or conflicts will be interpreted by deferring to the text of the Zoning Code.

P - Permitted

C - Conditional Use

X - Not Permitted

* - w/restrictions

- (Commercial Use)

	R-1	R-2	U-R	R-3	R-4	C-1	C-2	C-C	M
Residential Uses									
home-based business – no impact	P	P	P	P	P	P	P	P	P
home-based business – not defined as "no impact"	C	C	C	C	C	C*	C*	C	C*
Detached single-family dwelling	P	P	P	P	P	X	X	P	X
Residential group home	P	P	P	P	P	X	X	X	X
Modular home	P	P	P	P	P	X	X	X	X
Mobile home	X	X	X	X	X	X	X	X	X
Manufactured home	X	X	X	X*	X	X	X	X	X
Residential-design manufactured home	P	P	P	P	P	X	X	P	X
Manufactured home park	X	X	X	C	X	X	X	X	X
Two-family (duplex) dwelling	X	P	P	P	P	X	X	P	X
Townhouse	X	C	P	P	P	X	X	P	X
Multi-family	X	X	P*	P*	P	X	C*	C	X
Overnight shelter	X	X	X	P	P	X	X	C	C
Transitional housing	P	P	P	P	P	X	X	X	X
Severe weather shelter	P	P	P	P	P	P	P	P	P
Fraternity/sorority house	X	C	X	P	P	X	X	C	X

	R-1	R-2	U-R	R-3	R-4	C-1	C-2	C-C	M
Rooming and boarding houses	X	X	X	P	P	X	X	X	X
Family child-care home	P	P	P	P	P	X	X	X	X
Adult day-care home	P	P	P	P	P	X	X	X	X
Community center	P	P	P	P	P	—	—	—	—
Nursing home	C	C	X	P	X	—	—	—	—
Mixed-residential use	X	X	C*	C	P*	P*	P*	P	X
Commercial Uses									
Commercial use	X	X	C*	C	C	P*	P	P	P
Industrial use	X	X	X	X	X	X	P*	C	P
Agriculture business use	C	X	X	X	X	—	—	—	—
Amusement and recreation use	X	X	X	X	X	X	C	X	X
Civic and social organizations	X	X	P*	P*	P	—	—	—	—
Child care center	X	X	X	P	P	P	P	P	P
Churches and places of worship	P*	P	P	P	P	P	P	P	X
Marijuana dispensary	X	X	X	X	X	X	P	P X	X
Marijuana testing facility	X	X	X	X	X	X	C	C X	P
Marijuana-infused products facility	X	X	X	X	X	X	X	C X	P
Marijuana cultivation facility	X	X	X	X	X	X	X	X	P
Mixed-residential use	X	X	C*	C	P*	P*	P*	P	X
Medical use	C	C	C	C	C	—	—	—	—
Parking lots and garages	X	X	X	P	P	X	P	P	P
Seasonal sales	X	X	X	X	C	C	P	P	P
Sexually oriented business	X	X	X	X	X	X	P*	P* X	P*
Soup kitchen	X	X	X	X	X	X	P	C	C

	R-1	R-2	U-R	R-3	R-4	C-1	C-2	C-C	M
Temporary use	C	X	X	X	X	C	P	C	P