AGENDA
The City of Rolla
Planning & Zoning Commission
Rolla City Council Chambers, 901 North Elm Street
May 11, 2021

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

I. APPROVE MINUTES: Review of the Minutes from the Planning and Zoning Commission meeting held on April 13th, 2021

II. REPORT ON RECENT CITY COUNCIL ACTIONS:

ZON21-01: Rezoning for a property located at 512 East 18th Street from M-2, Heavy Manufacturing to C-3, Highway Commercial. This request was approved by City Council on May 3rd, 2021

SUB20-01, Drury Development Addition: Final Plat for Minor Subdivision to subdivide property located at 2004/2006 N Bishop into two commercial lots. This request was approved by City Council on May 3rd, 2021

SUB21-01, DCM Holdings: A minor subdivision to reorganize portions of two platted subdivisions into two commercial lots located at 608 W. 6th Street and 625 W. 7th Street. This request was approved by City Council on May 3rd, 2021

III. OLD BUSINESS: NONE

IV. PUBLIC HEARING: NONE

V. NEW BUSINESS:

1. SUB21-02, Deer Crossing East V: A request for a minor subdivision to create two lots located at 511 Christy Drive.

2. SUB21-03: Jared+Jared Designs Plat No. 1: A request for a minor subdivision to create two lots located at 810 Soest Road.

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

Discussion and Presentation: Schuman/Ber Juan Neighborhood Plan (No action)

VII. CITIZEN COMMENTS: NONE

NEXT MEETING DATE: June 8th, 2021
MINUTES
ROLLA PLANNING AND ZONING COMMISSION MEETING
ROLLA CITY HALL COUNCIL CHAMBERS
TUESDAY, APRIL 13th, 2021

Presiding: Don Brown, Chairperson
Commission Members Present: Russell Schmidt, Walte Bowe, Jody Eberly, Kevin Crider, Steven Shields
Commission Members Absent: Robert Anderson, Janece Martin, Monte Shields
City Officials in Attendance: Tom Coots, City Planner, Madelyn Brown, Administrative Assistant

I. APPROVE MINUTES: Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, March 9th, 2021. Chairperson Don Brown approved the minutes as printed and distributed.

II. REPORT ON RECENT CITY COUNCIL ACTIONS:

1. SUB21-01 DCM Holdings: A minor subdivision to reorganize portions of two platted subdivisions into two commercial lots located at 608 West 6th Street and 623 West 7th Street. The first ordinance reading was conducted by City Council on April 5th, 2021. The second reading is being postponed until revised plat is received.

2. Major Thoroughfare Plan Resolution: Resolution for an amendment to the Major Thoroughfare Plan for the University Avenue realignment. This request was approved by City Council on March 15th, 2021.

III. OLD BUSINESS: NONE

IV. PUBLIC HEARING:

1. ZON21-01 Batting Cages and Baseball Training Facility: Rezoning for a property located at 512 East 18th Street from M-2, Heavy Manufacturing to C-3, Highway Commercial.

Tom Coots introduces the case explaining that the applicant’s plan is to rezone this property from M-2, Heavy Manufacturing, to C-3, Highway Commercial in order to house an indoor Batting Cages and Baseball Training Facility. Although the areas to the West and the South are residential zones, the surrounding area is mostly zoned M-2, with nearby locations zoned C-3. According to the Comprehensive Plan, it is recommended that this region be zoned commercial. Initially, the area was an industrial area that was separated from the main part of town because 18th Street did not cross the railroad tracks, but now Rolla is more developed there are nearby neighborhoods as well as businesses.
In the Schuman/Ber Juan Neighborhood Plan, which has not yet been adopted, it was recommended that this area be rezoned for commercial uses.

Russ Schmidt asked if the driveway for the property is a public street. Coots says that as of now, it is hard to say who owns the driveway. It may be owned by the railroad. Schmidt asked if the road were to be owned by the railroad, if it would be an issue. Brown asks if it would be possible to get an egress off of Walnut Street. Coots explains that the lot does not have frontage on Walnut Street, and it would more than likely not be a problem if the road were to be owned by the railroad since it has been shared for many years. Schmidt asks if the levels of potential traffic raise any concern considering that it would be located next to a railroad. Coots says that he did not receive any concern from the Public Works Department. It is an existing driveway, and is across the street from another road. When rezoning from Industrial to Commercial, it is not likely to make much of a difference in traffic. Schmidt expresses more concern with traffic levels. Brown agrees that there may be increased levels of traffic due to the railroad and the amount of roads that intersect at weird angles.

Brown opens the Public Hearing and asks that anyone who wish to speak. Seeing none, Brown closes the Public Hearing.

Brown asks if there are additional comments from commissioners. Jody Eberly explains that she has no concern rezoning this property to C-3, but asks Coots if it would make more sense with the Neighborhood Plan to rezone to C-2 instead. Coots explains that it could be a good idea to rezone to C-2. The C-3 zoning does fit better with the current adjacent uses, but C-2 would encourage less intense uses.

No additional comments were made. Brown entertained a motion.

A motion was made by Russ Schmidt, seconded by Steven Shields to recommend approval of the request to rezone a property located at 512 East 18th Street from M-2, Heavy Manufacturing, to C-3, Highway Commercial. A roll call vote on the motion showed the following: Ayes: Bowe, Eberly, Schmidt, Steven Shields, Crider. Nays: None. Absent: Anderson, Martin, Monte Shields. The motion passes unanimously.

2. SUB2020-01, Drury Development Addition: Final Plat for Minor Subdivision to subdivide property located at 2004/2006 North Bishop into two commercial lots.

Coots explains that this case was applied for at the beginning of last year, but it was put on hold until they could come to an agreement with a potential buyer. The Drury Development Addition is located on the corner of I-44 and Bishop, also known as the area with Steak-n-Shake and the Pear Tree Inn. There are existing cell towers and billboards on the lot. Part of the lot is zoned C-2, while the other is zoned M-2, with the zoning cutting through the hotel. The subdivision would allow for the buildings to be sold separately. Commercial lots can be served by easements and do not need frontage.
Eberly asked if it is okay to have a lot with two different zonings. Coots says that it can happen. In this case, they will likely need to rezone if the property is re-developed. Schmidt asks how the back lot is accessed. Coots explains that it is through a private access easement. There is an existing drive.

Brown asks for any additional comments from the audience or commissioners. Seeing none, Brown entertains a motion.

A motion was made by Steven Shields, seconded by Jody Eberly to recommend approval of the final plat for a Minor Subdivision to subdivide a property located at 2004/2006 North Bishop Avenue. A roll call vote on the motion showed the following: Ayes: Bowe, Crider, Eberly, Steven Shields and Schmidt. Nays: None. Absent: Anderson, Martin, Monte Shields. The motion passes unanimously.

V. NEW BUSINESS:

Brown announces that the Annual Election of Officers is coming up in May. He hopes that Eberly stays on as the City Council rep, as she has done an outstanding job working with the Planning and Zoning Commission.

Coots reminds commissioners that the draft of the Schuman/Ber Juan Neighborhood Plan has been added to the City website and that if they have time, to please review plan, as the Schuman Ber Juan Neighborhood Plan may be discussed at the next meeting.

VII. OTHER BUSINESS / REPORTS FROM COMMITTEE OR STAFF:

VII. CITIZEN COMMENTS: NONE

Meeting adjourned: 5:57 p.m.
Minutes prepared by: Madelyn Brown

NEXT MEETING: May 11th, 2021
Meeting Date: May 11, 2021

Subject: Deer Crossing East V: a minor subdivision to subdivide one lot into two platted residential lots located at 511 Christy Drive.

Background: The subject property consists of large lot with over 40 acres. The lot is proposed to be subdivided into two lots. The existing house would be located on one lot. The remainder is planned to be sold to the property owner to the south.

Application and Notice:
Applicant/Owner - John Renick
Public Notice - Information available on city website
City Council Date - May 17, 2021

Property Details:
Current zoning - R-1, Single-family
Current use - Residential
Proposed use - Residential
Land area - Lot 18: 3.45 acres; Lot 19: 40.32 acres

Public Facilities/Improvements:
Streets - The subject property has frontage Southview Drive, a collector street. Lot 19 is accessed from Christy Drive, a local street.

Sidewalks - Sidewalks are not located adjacent to the properties. Sidewalks will be required if/when Lot 19 is subdivided or developed. Sidewalks will be required adjacent to Lot 18 at this time.

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

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

Comprehensive Plan: The Comprehensive Plan designates the subject property as being appropriate for Low-density Residential uses.

Discussion: The proposed plat appears to meet all zoning and subdivision requirements. Sidewalk will be required to be constructed or a bond provided prior to recording the plat. Some stormwater fees will be due prior to recording the plat. The parks dedication was satisfied with the previous platting.

Findings:
1. The proposed minor subdivision would subdivide one lot into two residential lots.
2. Sidewalks will be required along the frontage of Lot 18; stormwater fees will be due for Lot 18 prior to recording the plat. Lot 19 may have requirements if developed or subdivided.
3. The plat appears to be in compliance with all applicable zoning, subdivision, and other requirements.
Alternatives:
1. Find the request meets all applicable requirements and recommend the City Council approve the request.
2. Find that the request does not meet all applicable requirements and recommend that the City Council deny the request.
3. Find that the request could meet all applicable requirements with the imposition of reasonable conditions and recommend that the City Council conditionally approve the request.
4. Find that additional information and discussion is needed prior to making a recommendation and table the request to a certain date.

Prepared by: Tom Coots, City Planner
Attachments: Application, Area Map, Plat
# City of Rolla

## Community Development Department

901 North Elm St
Rolla, MO 65401
P.O. Box 979

**Contact Information:**

<table>
<thead>
<tr>
<th>Property Owner:</th>
<th>John Renick</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name(s):</td>
<td>511 CHRISTY DRIVE</td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>Rolla, MO 65401</td>
</tr>
<tr>
<td>City, State, Zip:</td>
<td>573-368-1854</td>
</tr>
<tr>
<td>Phone:</td>
<td><a href="mailto:johnrenick@aol.com">johnrenick@aol.com</a></td>
</tr>
<tr>
<td>Email:</td>
<td></td>
</tr>
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</table>

**Agent/Applicant (If Different Than Property Owner):**

<table>
<thead>
<tr>
<th>Name:</th>
<th></th>
</tr>
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<tbody>
<tr>
<td>Mailing Address:</td>
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<tr>
<td>City, State, Zip:</td>
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<tr>
<td>Phone:</td>
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<td>Email:</td>
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## Property/Request Information:

<table>
<thead>
<tr>
<th>Request:</th>
<th>Sketch Plat</th>
<th>Major Subdivision</th>
<th>Minor Subdivision</th>
<th>Replat</th>
<th>Subdivision Variance</th>
<th>Vacation of ROW/easement</th>
</tr>
</thead>
</table>

511 Christy Drive
Property Address/Location
R-1 Residential
Property Zoning

Number of existing and new lots proposed
Deer Crossing East V
Name of Subdivision

## Application Checklist:

- Completed Application Form
- Agent Letter (If Applicable)
- Filing Fee - $300 (Major Subdivision); $100 (Minor Subdivision/Replat); $350 (Subdivision Variance) + Recording Fee ($44 or $69)
- Improvement Plans (Final Plats only; 1 paper copy and pdf version)
- Plat (5 paper copies and pdf version) or Vacation Exhibit
- Letter of Request (Subdivision Variance only)

## Office Use Only:

- Case No: 50821-02
- Submission Date: 4/7/21
- DRC Meeting Date: 4/30/21
- PC Hearing Date: 5/11/21
- CC Hearing Date: 6/7/21
(Optional) **Sketch Plats** must include the following information (Section 42-32.1):

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

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

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

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

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

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

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

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**Acknowledgement and Authorization:**

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

**Property Owner(s):**

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**Applicant/Agent (If Different From Owner):**

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Project Information:
Case No: SUB21-02
Location: 511 Christy Drive
Applicant: John Renick
Request: Minor Subdivision to subdivide a lot into two lots

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
Final Plat of Deer Crossing East V
A Minor Subdivision being a Resubdivision of Lot 17, Deer Crossing East IV
Rolla, Missouri

John Renick
Rolla, Missouri

CM Archer Group, P.C.
dba: Archer-Elgin Surveying & Engineering, LLC:
310 East 6th Street
Rolla, Missouri 65401
Phone: 573-364-6362
Fax: 573-364-4782
www.cmarcher.com
www.elginsurvey.com

Lot 18
3.45 acres

Lot 19
4.62 acres

Pete Avenue

DEER CROSSING EAST V

Deer Crossing East V
Final Plat of A Minor Subdivision being a Resubdivision of Lot 17, Deer Crossing East IV
Rolla, Missouri

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All rights reserved.
Meeting Date: May 11, 2021

Subject: Jordan + Jordan Designs Plat No. 1: a minor subdivision to subdivide one lot into two residential lots at 810 Soest Rd.

Background: The subject property contains a single-family house. The applicant seeks to subdivide the property so they may build another house. The proposed lot would have access to all needed utilities. Some modification will be needed to the sidewalk to provide for a passing zone when Lot 2 is developed.

Application and Notice:
Applicant/Owner- Jared Jordan of Jordan + Jordan Designs
Public Notice - Information available on city website
City Council Date - May 17, 2021

Property Details:
Current zoning - R-1, Single-family
Current use - Residential
Proposed use - Residential
Land area - Lot 1: 0.27 acres (11,700 sq. ft.); Lot 2: 0.31 acres (13,500 sq. ft.)

Public Facilities/Improvements:
Streets - The subject property has frontage on Soest Rd, a collector street.
Sidewalks - Sidewalks are located Soest Rd. A passing lane will be needed when Lot 2 is developed, as the existing sidewalk does not meet current standards.
Utilities - The subject property should have access to all needed utilities.
Drainage - A stormwater fee will be due prior to recording the plat.

Comprehensive Plan: The Comprehensive Plan designates the subject property as being appropriate for Low-density Residential uses.

Discussion: The proposed plat appears to meet all zoning and subdivision requirements. The proposed lot has access to all utilities. A stormwater fee will be due prior to recording the plat. A parks fee-in-lieu of dedication will be due prior to recording the plat. The property has never been platted.

Findings:
1. The proposed minor subdivision would subdivide a lot into two residential lots.
2. A stormwater fee and parks fee will be due prior to recording the plat.
3. The plat appears to be in compliance with all applicable zoning, subdivision, and other requirements.
 Alternatives:
  1. Find the request meets all applicable requirements and recommend the City Council approve the request.
  2. Find that the request does not meet all applicable requirements and recommend that the City Council deny the request.
  3. Find that the request could meet all applicable requirements with the imposition of reasonable conditions and recommend that the City Council conditionally approve the request.
  4. Find that additional information and discussion is needed prior to making a recommendation and table the request to a certain date.

Prepared by: Tom Coots, City Planner

Attachments: Application, Area Map, Plat
SUBDIVISION APPLICATION

Contact Information:

Property Owner:
Jordan + Jordan Designs
Name(s)
10300 State Route BB
Mailing Address
Rolla, MO 65401
City, State, Zip
573-458-9850
Phone
jordanrealty573@outlook.com
Email

Agent/Applicant (If Different Than Property Owner):

Name

Mailing Address
City, State, Zip
Phone
Email

Property/Request Information:

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

810 SOEST RD, ROLLA
Property Address/Location
R-1 Residential
Property Zoning
Number of existing and new lots proposed
Jared + Jared Designs Plat No. 1
Name of Subdivision

APPLICATION CHECKLIST:

Completed Application Form
Agent Letter (If Applicable)
Filing Fee - $300 (Major Subdivision); $100 (Minor Subdivision/Replat); $350 (Subdivision Variance) + Recording Fee ($44 or $69)
Improvement Plans (Final Plats only; 1 paper copy and pdf version)
Plat (5 paper copies and pdf version) or Vacation Exhibit
Letter of Request (Subdivision Variance only)

OFFICE USE ONLY:

Case No: DRC Meeting Date: PC Hearing Date:
Submission Date: Advertise By: CC Hearing Date:
(Optional) **Sketch Plats** must include the following information (Section 42-32.1):
1. Proposed subdivision name, contact information for property owner, north arrow, scale, date.
2. Location map, general dimensions of property lines, existing easements, ROW’s, buildings, cemeteries, watercourses, flood areas, contours, etc.
3. Name, location, dimensions of existing streets; name, width, classification or proposed streets and alleys.
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5. Arrangement, location, dimensions of proposed lots with area, line bearings, angles, and setbacks.
6. Location, dimensions, and area of land to be dedicated or reserved for common ownership.
7. Contour lines, water courses, ravines, culverts, bridges, ponds, etc.
8. Proposed sewer lines, storm sewer lines, drainage facilities, bridges, etc. and easements.

**Final Plats** must include the following information (Section 42-32.3):
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2. Plat restrictions and restrictive covenants regarding building permits.
3. Dedication deeding for easements, streets, alleys, parkland, etc.
4. Access limitation and improvement acceptance notes.
5. Planning and Zoning Commission and City Council approval.
6. City and County tax release.
7. Surveyors and Recorders Certificate.

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

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

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

**Property Owner(s):**

**Applicant/Agent (If Different From Owner):**
Project Information:
Case No: SUB21-03
Location: 810 Soest Rd
Applicant: Jordan + Jordan Designs
Request: Minor Subdivision to subdivide one lot into two lots.

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
Final Plat of JORDAN + JORDAN DESIGNS PLAT NO. 1
A Minor Subdivision in a Fractional Part of E1/2 NE1/4 SW1/4, Sec. 12, T37N, R8W; Rolla, Phelps County, Missouri

DESCRIPTION
A fractional part of the East half of the Northeast Quarter of the Southwest Quarter of Section 12, Township 37 North, Range 8 West of the 5th P.M. described as follows: Commencing at the Northwest Corner of the East half of Northeast Quarter of the Southwest Quarter of said Section 12, thence South 59°43’40” East, 20,00 feet to a point on the South right of way of Beed Road, also being the northwestern corner of Lot A of L. E. L. JORDAN SUBDIVISION, Rolla, Missouri; the true point of beginning of the herein described tract. Thence continuing South 3°22’54” East, 18.74 feet along the East line of said Lot 4 to the north corner of a parcel described in Phelps County Deed Records at Document No. 2014-1695; thence South 1°12’00” East, 84.97 feet along the east line of said Document No. 2014-1695 parcel; thence South 74°32’50” West, 134.64 feet; thence South 2°47’20” East, 127.95 feet; thence North 1°12’00” West, 73.10 feet to the aforementioned point where said right of way of Beed Road. Thence North 89°42’50” West, 139.06 feet along said South right of way to the true point of beginning as shown above.

DEDICATION
Jordan + Jordan Designs, LLC hereby certify that it is the owner of the property described and bound herein, which property is located within the subdivision regulations of the City of Rolla, that it has cause this property to be platted as shown herein and that said property shall be known and designated as "JORDAN + JORDAN DESIGNS, LLC." The owner hereby freely accepts this plat of subdivision.

DEDICATOR
Jordan + Jordan Designs, LLC

COUNTY OF PHELPS

On this ______ day of ______ 2021 before me appeared ______ Jordan on behalf of Jordan + Jordan Designs, LLC, the person described in and who executed the same as their free and voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, this ______ day of ______, 2021.

My Commission Expires ______

NOTARY PUBLIC

1. I hereby certify that all property taxes levied by the City of Phelps and the City of Rolla against the real estate described on this plat have been paid in full for 2020 and all prior years.

Faith Ann Barnes
Collector of Revenue
Phelps County, Missouri

2. This plat was recorded in record number ______ on the ______ day of ______, 2021.

Robin Hord
Recorder of Deeds
Phelps County, Missouri

3. This plat is approved by the City Council of the City of Rolla, Missouri, and is in conformance with the regulations and requirements of said City Council.

Mayor of Rolla

County & City Tax Release

NOTES:
1. I certify that the tax roll for the year 2020 has been certified as correct by the County Collector of Revenue.

Faith Ann Barnes
Collector of Revenue
Phelps County, Missouri

2. This plat is recorded in record number ______ on the ______ day of ______, 2021.

Robin Hord
Recorder of Deeds
Phelps County, Missouri

3. This plat represents a survey of all lands described at 2020-2021.

4. This plat is recorded in record number ______ on the ______ day of ______, 2021.

Robin Hord
Recorder of Deeds
Phelps County, Missouri

5. Dimensions shown are measured for record dimensions, see description.

6. Only the record documents noted herein were provided to or discovered by surveyor. No additional work committed by recorded title document was provided surveyor.

7. This plat is recorded in record number ______ on the ______ day of ______, 2021.

REVIEWED
JORDAN + JORDAN DESIGNS PLAT NO. 1
Rolla, Phelps County, Missouri

JORDAN + JORDAN DESIGNS
10300 State Route BB, Rolla, Missouri 65401

S:\Surveying\Ongoing Surveys\J3646 Jared Jordan\J3646 - Melanie Phelps

4/6/2021 1:48 PM
Meeting Date: May 11, 2021

Subject: Discussion and Presentation of the Schuman/Ber Juan Neighborhood Plan

Background: The Schuman/Ber Juan Neighborhood Plan project started in the fall of 2019. A neighborhood meeting was held in October 2019. A survey was opened to residents, owners, and interested parties through the end of 2019. Input from the neighborhood meeting, survey, and information gathered through other means was used to prepare the draft of the neighborhood plan.

Unfortunately, the COVID-19 pandemic prevented the ability to hold additional events or meetings. The draft document was made available on the city website for several weeks after providing notice to all property owners and interested parties. A few comments were received and were incorporated into revisions as appropriate.

A neighborhood planning effort is a more detailed project than the Comprehensive Plan by providing more specific goals and actions that mostly only impacts the neighborhood. The document serves as a guide for future actions. Accomplishing the actions should also cause the goals to be accomplished. The plan is intended to provide guidance for a period of ten or more years. If adopted, the plan will become an element of the Comprehensive Plan for the city.

Discussion: Public notice and a public hearing is required to be able to adopt the plan. The Planning and Zoning Commission is not asked to act on the plan at this time.

Prepared by: Tom Coots, City Planner
Attachments: Draft Schuman/Ber Juan Neighborhood Plan