

AGENDA

The City of Rolla
Planning & Zoning Commission
Rolla City Hall, Council Chambers
901 N. Elm Street
Tuesday, July 13th, 2021

Commission Members: Chairperson Don Brown, Russell Schmidt, Walter Bowe, Robert Anderson, Lister Florence Jr., Kevin Crider, Janece Martin, Monte Shields, Steven Shields

- I. APPROVE MINUTES:** Review of the Minutes from the Planning and Zoning Commission meeting held on **June 15th, 2021**
- II. REPORT ON RECENT CITY COUNCIL ACTIONS:**
- 1. ZON21-02 City of Rolla:** Rezoning property addressed as 2141 Old Saint James Rd and 2301 McCutchen Dr from the M-1, Light Manufacturing district and M-2, Heavy Manufacturing district to the GI, Government and Institutional district
Approved by City Council at the July 6, 2021 meeting.
 - 2. Schuman/Ber Juan Neighborhood Plan:** Resolution to adopt the plan as an element of the Comprehensive Plan and recommend adoption by City Council
Approved by City Council at the July 6, 2021 meeting.
- III. OLD BUSINESS:** **NONE**
- IV. PUBLIC HEARING** **NONE**
- 1. ANX21-01:** Annexation of a portion of properties addressed as 1815-1829 Sandstone Street into the corporate limits of the City of Rolla and assigning a zoning of R-1, Single-family Residential and GI, Governmental and Institutional
 - 2. ZON21-03:** Rezoning property addressed as 1520 Bridge School Rd from the C-3, Highway Commercial district to the R-3, Multi-family district
- V. NEW BUSINESS**
- 1. MST Electric Utility Project:** Review of proposed route and design of the electric utility to serve the MST campus for compliance with Section 42-9 of the Planning and Zoning Code
 - 2. SUB21-04: Rolla Aldi Plat I,** a Minor Subdivision Final Plat to reorganize into two commercial lots and vacate a utility easement
- VI. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE, OR STAFF:** **NONE**
- VII. CITIZEN COMMENTS:** **NONE**

NEXT MEETING DATE:

Tuesday, August 10th, 2021

MINUTES
ROLLA PLANNING AND ZONING COMMISSION MEETING
ROLLA CITY HALL COUNCIL CHAMBERS
TUESDAY, June 15th, 2021

Presiding: Don Brown, Chairperson

Commission Members Present: Russell Schmidt, Lister Florence Jr., Janece Martin, Kevin Crider, Monte Shields

Commission Members Absent: Robert Anderson, Steven Shields, Walter Bowe

City Officials in Attendance: Tom Coots, *City Planner*, Madelyn Brown, *Administrative Assistant*, Jody Eberly, *City Council*

I. APPROVE MINUTES: Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, May 11th, 2021. **Chairperson Don Brown approved the minutes as printed and distributed.**

II. REPORT ON RECENT CITY COUNCIL ACTIONS:

1. SUB21-02, Deer Crossing East V: A request for a minor subdivision to create two lots located at 511 Christy Drive. **This request was approved by City Council on June 7th, 2021.**

2. SUB21-03, Jared + Jared Designs, Plat No. 1: A request for a minor subdivision to create two lots located at 810 Soest Road. **This request was approved by City Council on May 17th, 2021.**

III. PUBLIC HEARING:

1. ZON21-02, City of Rolla: Rezoning property addressed as 2141 Old St. James Road and 2301 McCutchen Drive from the M-1, Light Manufacturing District, and M-2, Heavy Manufacturing District, to the G-I Government and Institutional District.

Coots explained that the Rolla Public Works Department plans to build a building located at 2301 McCutchen, which is zoned M-2 with the fleet maintenance building already existing. 2141 Old Saint James Rd is zoned M-1 and it houses the recycling center. The other property is a community garden. It is a good policy for the city to rezone properties owned by the city to the GI district.

Lister Florence Jr. asks if **Coots** has had any feedback from neighbors and residents surrounding the property. **Coots** confirmed that he had not. **Brown** opens the public hearing. Since no one wishes to speak the issue, **Brown** closes the public hearing.

A motion was made by Russell Schmidt seconded by Monte Shields to recommend approval to rezone the property addressed as 2141 Old St. James Road and 2301 McCutchen Drive from the M-1, Light Manufacturing District, and M-2, Heavy Manufacturing District, to the G-I Government and Institutional District. A roll call vote on the motion showed the following: Ayes: Crider, Florence Jr., Martin, Schmidt, Monte Shields, Steven Shields. Nays: None. Absent: Anderson, Bowe. The motion passes.

2. Schuman/Ber Juan Neighborhood Plan: Resolution to adopt the plan as an element of the Comprehensive Plan and recommended adoption by City Council.

Chairperson Don Brown calls for a motion to hold the election of a temporary secretary since Secretary Bob Anderson was absent and the alternate secretary, Walter Bowe was absent. Janece Martin volunteered to fill in for them as a temporary secretary. A motion was made by Martin, seconded by Steven Shields. A voice vote was held with no Nays. The motion was approved.

Coots goes over details in the Schuman/Ber Juan Neighborhood Plan. He explains some of the changes that have occurred since the kickoff in 2019 and how COVID-19 pandemic has stunted some of the face to face meetings that were planned with the community and members of the neighborhood, however, he has found ways to spread and receive information about the plan virtually and has been able to communicate that way. Some feedback was received and has been incorporated into the plan when possible.

Schmidt highlights the park area where 4 story apartments would be allowed. He expresses his concern for parking issues and asks Coots how he will address that issue. Coots explains that the parking is a big issue that may require a lot more discussion to fully address. The plan discusses some options such as parking lots and alley parking. A big part of the problem appears to be students who do not live in the area parking on the streets to avoid buying permits from the university. There may be a need to re-evaluate the parking requirements in this area to not require parking if there is less need for parking due to close proximity to the campus, options for biking or using ride sharing, and the potential for a bus system. In the future, it may not be necessary for there to be any parking requirements.

Schmidt said that it sounds like we are just booting the problem down the road and further creating another problem in the future. He is concerned about the quality of life declining in this area due to more extensive housing and less parking spaces available. Coots explains that the goal is to improve the quality of life. The plan outlines many changes that would impact how the area is designed, especially in the areas west of the railroad tracks. Ideally, the area will be transformed into something that is much more walkable and liveable. The result will be a lot more urban, but would still preserve landscaping along the streets. Schmidt was uncomfortable with some provisions and ideas, but would not oppose the approval of the plan.

A motion was made by Russell Schmidt seconded by Janece Martin to recommend approval for the resolution to adopt the plan as an element of the Comprehensive Plan and recommend adoption by City Council. Nays: None. Absent: Anderson, Bowe. The motion passes.

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|------|---|------|
| IV. | NEW BUSINESS: | NONE |
| V. | OLD BUSINESS: | NONE |
| VII. | OTHER BUSINESS / REPORTS FROM COMMITTEE OR STAFF: | NONE |
| VII. | CITIZEN COMMENTS: | NONE |

Meeting adjourned: 6:15 p.m.

Minutes prepared by: Madelyn Brown

NEXT MEETING:

July 13th, 2021



Report to:

**Planning and Zoning
Commission**

Case No.: ANX21-01

Meeting Date: July 13, 2021

Subject: Annexation: A portion of properties addressed as 1815-1829 Sandstone Street into the corporate limits of the City of Rolla and assigning a zoning of R-1, Single-family Residential and GI, Government and Institutional

Background: Stone Ridge Estates was platted in 1988 and is within the city limits. Stone Ridge Estates Plat No 2 was platted in 1996. This plat consists of lots adjacent to the lots in the 1988 plat, however, the lots are between 8 and 13 feet wide and not within the city limits. The lots in the 1988 plat and the adjacent lots in the 1996 plat are owned by the same property owners, resulting in properties that are mostly inside the city limits and partially outside the city limits. The lots outside the city limits are completely encumbered by a utility easement.

The result of the properties being located partially within and outside the city limits is that the property owners receive two tax bills and are technically located in two service areas for utilities and emergency response. These are likely fairly trivial issues since the strip outside the city is not buildable. However, one property owner asked if the area could be annexed into the city. The owner has worked with staff to acquire permission from most impacted property owners for a voluntary annexation. The city agreed to waive any fees for application and advertising to allow the situation to be resolved.

Most affected property owners did agree to the voluntary annexation. One owner did opt to not be included. Two owners have not returned the application forms as of the date of this report. If the applications are not returned prior to the ordinance being adopted by City Council, those properties will be removed and not annexed at this time. The other six property owners have submitted the application for voluntary annexation.

Application and Notice:

Applicant/owner - City of Rolla, Johnny and Patricia Yates, Derek Ymker, Paul Tate, Vera Chapman, Sammatha Wilcox, John and Linda Ottaway, Mathew and Ashley McCarter, and Andy Hong and Lili Eng
Public Notice - Letters mailed to property owners within 300 feet; Legal ad in the Phelps County Focus; <https://www.rollacity.org/agenda.shtml>
City Council Date - July 19, 2020

Property Details:

Current zoning - Adjacent to R-1, Single-family and GI, Government and Institutional
Land area - About 10,500 sq. ft. in total

Comprehensive Plan: The Comprehensive Plan designates the subject property as being appropriate for Rural Residential uses. The Comprehensive Plan also designates that area as being with the Urban Growth Area of the city. The Urban Growth Area is areas which should be appropriate for annexation as the city grows.

Discussion: The proposed annexation should not impact city budgets or services. The additional strip is not buildable and does not require additional services. The additional area is currently subject to a slightly lower property tax. The affected property owners might incur additional property taxes of up to \$5-10/year, but should no longer receive separate bills for their property.

Zoning should be applied to properties whenever they are annexed. R-1, Single-family zoning is suggested for the area adjacent to the residential lots and additional ROW of Coventry Lane. GI, Government and Institutional zoning is suggested for the area adjacent to the property owned by the City of Rolla. The city property is a part of Coventry Park.

The proposal was reviewed at the Development Review Meeting and no objections to the annexation were made.

Findings:

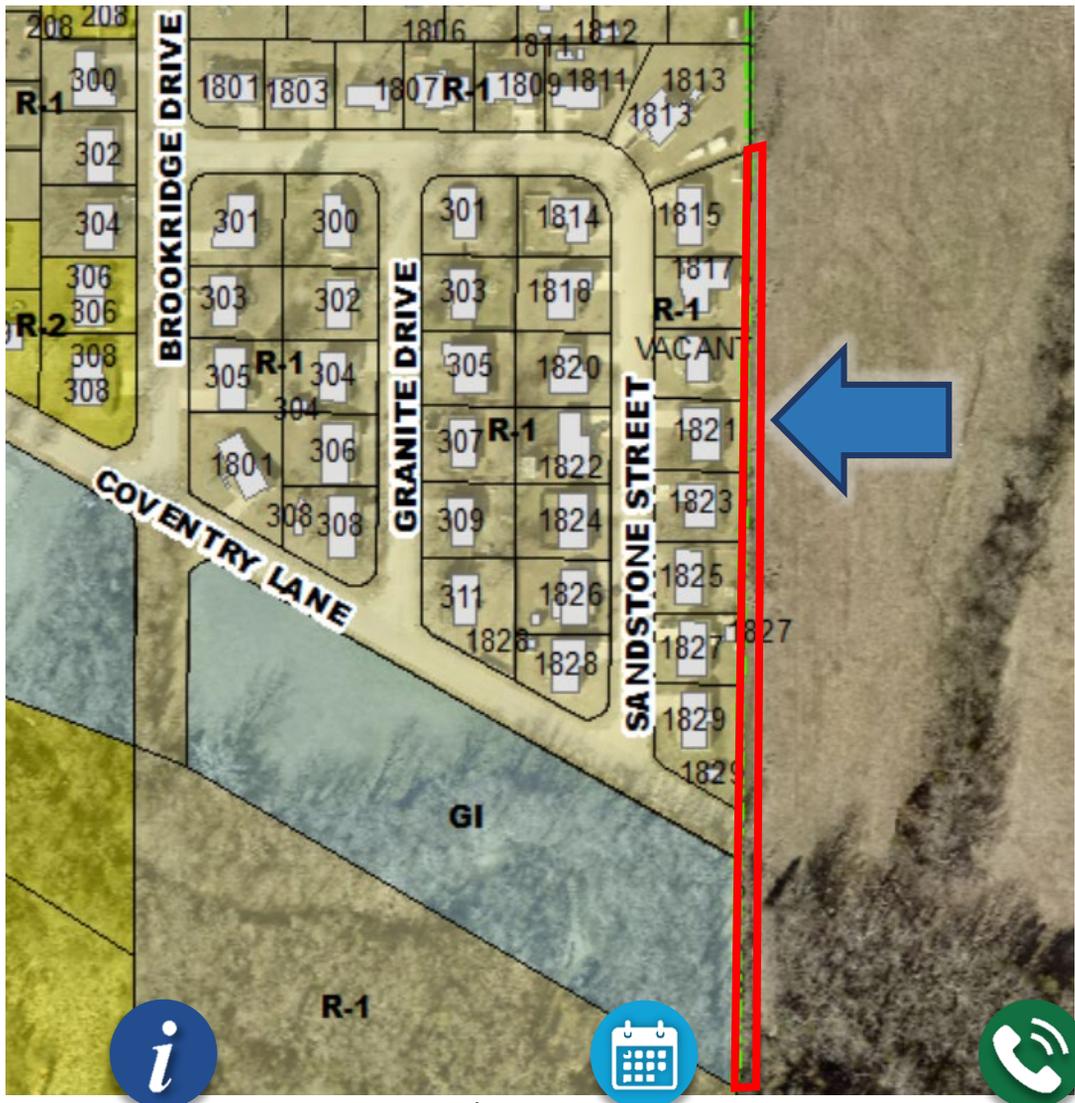
1. The applicants have submitted applications for voluntary annexation into the corporate limits of the city.
2. A portion of the properties on Sandstone Street are located outside the city limits.
3. The situation does create a few minor/potential issues such as two tax bills and being in two jurisdictions. Annexation should solve those minor issues.
4. No additional expenses or services would be required for the annexed areas.
5. The property owners may be subject to slightly increased property tax bills for the annexed areas.
6. R-1, Single-family and GI, Government and Institutional zoning is suggested for the annexed areas.

Alternatives:

1. Find the annexation is appropriate and/or necessary and recommend the City Council approve the request and recommend R-1, Single-family and GI, Government and Institutional zoning for the annexed areas.
2. Find that the proposed annexation is not appropriate and/or necessary 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: ANX21-01
 Location: 1815-1829 Sandstone Street
 Applicant: City of Rolla and all affected property owners
 Request:
 Annexation into the city limits of the City of Rolla and assigning a zoning of R-1, Single-family and GI, Governmental and Institutional

Public Hearings:

Planning and Zoning Commission
July 13, 2021
5:30 PM
 City Hall: 1st Floor

 City Council
July 19, 2021
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 an Annexation?

An annexation is the changing of the city limits to include additional areas. Once within the corporate limits of the City of Rolla, a property is subject to the laws of the City of Rolla and is eligible for services provided by the City of Rolla.

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 Commission.

What if I Have More Questions?

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

LEGAL DESCRIPTION

Stone Ridge Estates Plat Number 2, Lots 8 – 15 and 38 and that portion of right-of-way for Coventry Lane dedicated with said plat.





Report to:

**Planning and Zoning
Commission**

Case No.: ZON21-03

Meeting Date: July 13, 2021

Subject: Map Amendment (rezoning): 1520 Bridge School Rd from the C-3, Highway Commercial district to the R-3, Multi-family district

Background: The property owner acquired the subject property and several other lots in the areas through foreclosure in 2014. The subject property has been for sale for several years.

The applicant seeks to locate a tax credit eligible senior housing project at the property. The applicant sought such tax credit from the Missouri Housing Development Commission last year, but the application was not approved. The applicant intends to apply for the credits again this year. Having zoning which would allow for the project in place before applying for the credits may help their application to be approved.

The proposed Silverstone Apartments would serve senior citizens over 55 years of age. A three story apartment building with 41 two bedroom units is proposed. Additional land is available to locate a potential assisted-living and/or nursing care facility in the future.

Application and Notice:

Applicant - Greg Spence of Riley-Spence Management Company, LLC
Owner - Aaron Espinoza of Citizens Bank of Newburg
Public Notice - Letters mailed to property owners within 300 feet; Legal ad in the Phelps County Focus; signage posted on the property; <https://www.rollacity.org/agenda.shtml>
City Council Date - July 19, 2020

Property Details:

Current zoning - C-3, Highway Commercial to R-3, Multi-family
Current use - Vacant/Undeveloped
Proposed use - Multi-family residential
Land area - 11.8 acres

Public Facilities/Improvements:

Streets - The subject property has frontage on Bridge School Rd and Blues Lake Parkway, both collector streets.
Sidewalks - Sidewalks are not located adjacent to the subject property. Sidewalks will be required at the time of development. There is also potential to begin planning for a trail that would connect to Blues Lake through the subject property.
Utilities - The subject property should have access to all needed public utilities.

Comprehensive Plan: The Rolla West Master Plan, an element of the Comprehensive Plan, designates the subject property as being appropriate for "Entertainment" uses. Entertainment uses include museums, theaters, fun activities, restaurants, and bars. Multi-family uses are not listed.

Discussion: On the surface the request for multi-family zoning does appear to be in conflict with the adopted plans for the area. However, the Rolla West Master Plan was adopted in 2009, with relatively little development in recent years. Additional multi-family development could support existing development and could reenergize the area for additional development. The particular property has a minimum frontage on the streets and is mostly behind existing development, with little value for many commercial uses.

Rezoning Approval Criteria:

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

1. Consistency with the intent of the adopted Comprehensive Plan;
2. Changed or changing conditions in the neighborhood;
3. Compatibility with the uses permitted in the immediate vicinity;
4. Adequacy or availability of utility service and facilities;
5. Impacts on vehicular and pedestrian traffic safety;
6. Correction of an error in the application of this Article;
7. Viability of economic uses of the subject property if the proposed rezoning is denied; and
8. Relevant information submitted at the public hearing.

Findings:

1. The rezoning may support existing development and encourage additional development.
2. The adopted Rolla West Master Plan does designate the subject property as being appropriate for Entertainment uses.
3. Rezoning may assist in application for tax credits from MHDC for a 41 unit senior-living apartment project.

Alternatives:

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, Application, Site Plan, Letter of Request

City of ROLLA



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

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

LAND USE APPLICATION

Contact Information:

Property Owner:

Citizens Bank of Newburg / Aaron Espinoza

Name(s)

P.O. Box H

Mailing Address

Newburg, MO 65550-0000

City, State, Zip

573-368-2076

Phone

aaron@cbmw.bank

Email

Agent/Applicant (If Different Than Property Owner):

Riley-Spence Management Company, LLC / Greg Spence

Name

1749 Gilsinn Lane

Mailing Address

Fenton, MO 63023

City, State, Zip

636-349-2311

Phone

gspence@rileyspence.com

Email

Property/Request Information:

Request: Rezoning
 Planned Unit Development
 Conditional Use Permit
 Annexation
 Text Amendment

1512 Bridge School Road, Rolla, MO

Property Address/Location

current: C-3; proposed: R-3

Property Zoning (Current and Proposed)

Multi-family Housing for Seniors 55+ (41, 2-bedroom units)

Proposed Development/Project/Amendment

APPLICATION CHECKLIST:

Applicant Checks Boxes

- Completed Application Form**
- Agent Letter (If Applicable)**
- Filing Fee - \$375 (Rezoning/CUP); \$475 (PUD); \$300 (CUP/PUD Amendment); \$62.50 (Annexation for advertisement)**
- Legal Description (Unplatted and Irregular Lots Only)**
- Site Plan (If Applicable)**
- Letter of Request/Project Report (If Applicable)**

City Staff Verifies

OFFICE USE ONLY:

Case No:

DRC Meeting Date:

PC Hearing Date:

Submission Date:

Advertise By:

CC Hearing Date:



Project Information:

Case No: ZON21-03
 Location: 1520 Bridge School Rd
 Applicant: Citizens Bank of Newburg
 c/o Greg Spence of Riley-Spence Management Company
 (Silverstone Independent Living)

Request:

Rezoning from the C-3, Highway Commercial district to the R-3, Multi-family district

Public Hearings:

Planning and Zoning Commission
 July 13, 2021
 5:30 PM
 City Hall: 1st Floor

City Council
 July 19, 2021
 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
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 8:00 – 5:00 P.M.
 Monday - Friday



Senior Living Communities

June 2, 2021

City of Rolla
Community Development Department
901 N Elm Street
Rolla, MO 65401

Re: Rezoning Application 1512 Bridge School Road

Dear Community Development Department,

Please find attached the request to rezone the parcel located at 1512 Bridge School Road. We are proposing that the site use be changed to allow for Multi-Family Residential.

The proposed Silverstone Apartments will provide 41, 2-bedroom affordable senior apartment units in a three-story building with full elevator access. All 41 units include adaptable kitchens & bathrooms, dining and living space with grab bars installed in all units. All units will be 100% ADA convertible with the required 5% of units meeting the ADA requirements upon project completion an additional 2% of units being designed for persons with sensory impairments. The building's common space includes a lounge and library with a dedicated computer work area, community room with coffee bar and community kitchen space, and a small on-site salon. Common laundry facilities, trash and recycling areas are easily accessed from each floor. In addition to the above building amenities, tenants will have access to a variety of campus wide amenities including a raised garden beds, senior TV & access to the internet.

The development is being undertaken by The Riley Spence Management Co and the experienced team of ND Consulting Group.

Additional Project Details:

- Silverstone Apartments entails new construction of 41 two bedroom apartment units
- The new building will be a 3 story elevator structure.
- The apartments will serve seniors over 55 years old.
- The Design has been carefully design by Rosemann Architects in conjunction with EM Harris to be sure it is cost effective and utilizes the site conditions.
- An extensive Service Plan providing seniors with access to food pantry, nutrition and cooking classes, resident meetings, exercise programs or equipment, computer access on site activities & programing. The development next to Silverstone Place owned by the same owner/developer will ensure the services will be available during the 15 year compliance period and hopefully longer.

Where Concerned Professionals Make the Difference

RSP

Senior Living Communities

- This is NOT a phased development.
- Accessible parking and building access to be directly adjacent to the building entry.
- Additional site amenities are to include raised garden bed, walking path and outdoor gathering area.
- Landscaping at the building perimeter and rear yard is included with a variety of trees and native species.
- Building interiors are to be fully sprinkled with painted drywall finishes, wood and vinyl trim and luxury vinyl tile flooring throughout all common areas.
- Unit interiors are to include both luxury vinyl flooring and carpet in bedroom spaces.
- LED light fixtures and central hot water system are to be utilized throughout the building.
- Units will feature in-unit washer and dryer hookups.

The site's current owner, Citizen's Bank of Newburg, is in full support of the project and the requested Change of Use. They are also signing this letter and the application.

The development budget includes tax credit equity, construction and permanent loan from MHDC Fund Balance and a MHDC HOME loan.

Proposed site plan, building plan & unit layouts are included in this packet for your use and review.

Sincerely,

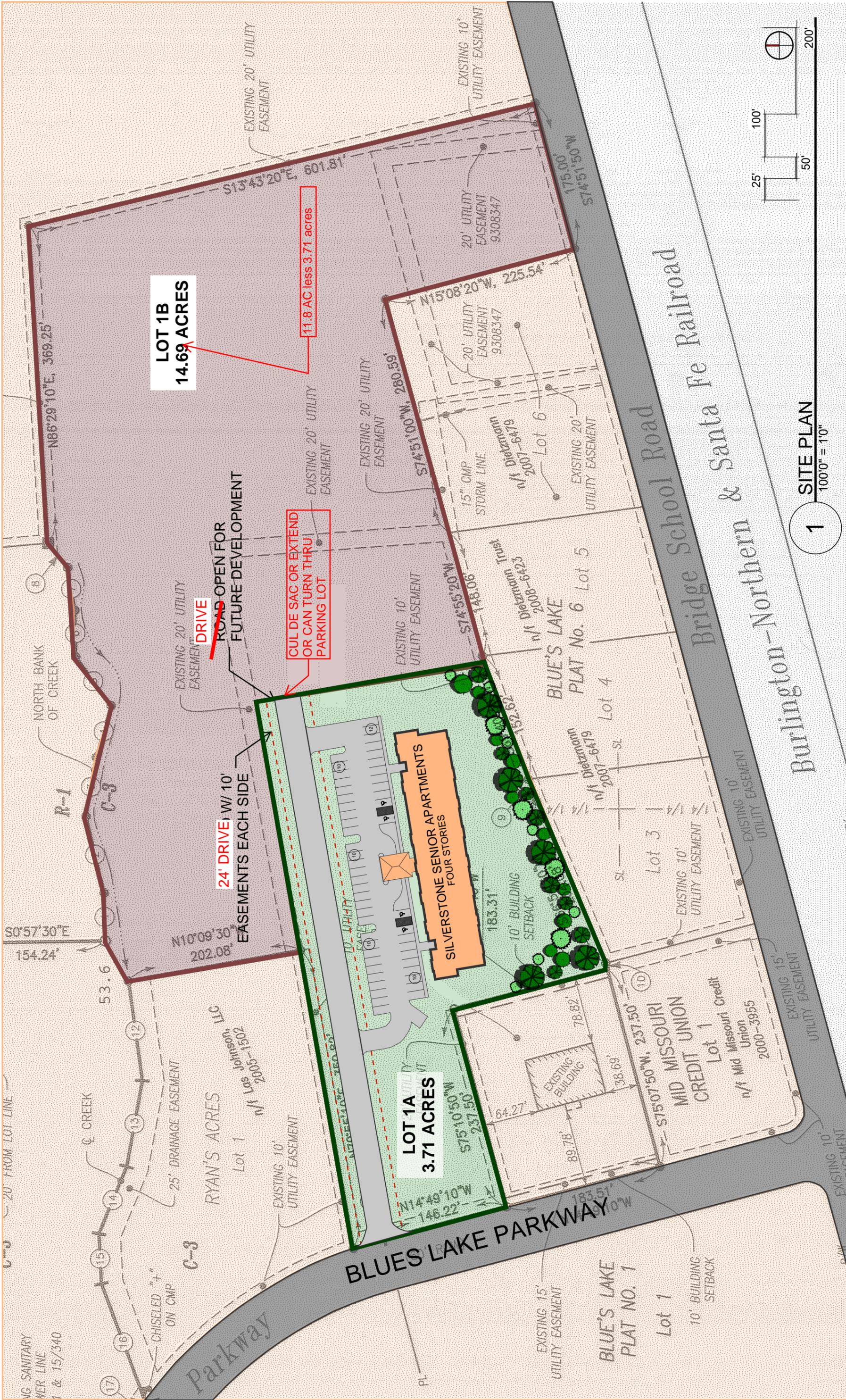


Greg Spence
Riley Spence Management Company



Aaron Espinoza

Citizens Bank of Newbury



**LOT 1B
14.69 ACRES**

11.8 AC less 3.71 acres

24' DRIVE, W/ 10' EASEMENTS EACH SIDE
ROAD OPEN FOR FUTURE DEVELOPMENT

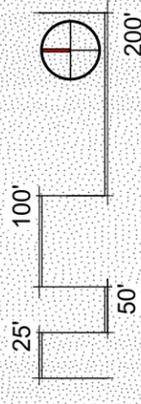
CUL DE SAC OR EXTEND OR CAN TURN THRU PARKING LOT

**LOT 1A UTILITY
3.71 ACRES**

**SILVERSTONE SENIOR APARTMENTS
FOUR STORIES**

1

**SITE PLAN
100' = 1"0"**





1

FRONT ELEVATION

EXTERIOR ELEVATIONS

SILVERSTONE INDEPENDENT LIVING
BLUES LAKE PARKWAY - ROLLA, MISSOURI

A4



Report to:

**Planning and Zoning
Commission**

Meeting Date: July 13, 2021

Subject: MST Electric Utility Project: Review of proposed route and design of the electric utility to serve the MST campus for compliance with Section 42-9 of the Zoning Code

Background: The Missouri S&T campus formerly generated most of their own electricity by an on-site generation facility. The generation facility has been off-line for several years. The campus is currently served by RMU at a substation adjacent to the former generation facility. Both the generation facility and the substation are planned to be demolished as part of the new campus entry from the proposed roundabout on Bishop Ave at the proposed intersection with the relocated University Avenue.

In order to serve the campus, the university plans to construct two private substations on property owned by the university on Olive Street, just south of the 10th Street viaduct. The substations would receive electricity from RMU. RMU intends to construct the necessary facilities to provide power from two directions for redundancy. The university proposes to construct an underground duct bank along two routes within the rights-of-way of several city streets to the campus to also provide for redundancy. Manholes or access openings would be the only visible sign of the facility.

The university has attempted to locate the substations on a site that is as close as possible to the campus, yet not in the way for any future improvements, yet as close as possible to the RMU services. The site was chosen because it is already owned by the university, is not adjacent to anything that would not be compatible with the substation, and is very close to the RMU substations which would be used to serve the site.

The project is considered to be a major utility project that may require review by the Planning and Zoning Commission. Section 89.380 of the State Statutes and Section 42-9 of the Zoning Code requires that the Commission review projects including privately owned utilities for compliance with the Comprehensive Plan. The adopted Comprehensive Plan does not provide much guidance on the provision of electric utilities.

Comprehensive Plan: The Comprehensive Plan does not discuss the possibility for a private electric transmission line. The plan does state that RMU will extend electric services as needed within the city and in developing areas.

Discussion: The Planning and Zoning Commission is asked to review the proposed facility and route. RMU is working with the university to provide service to the substation site. The university does require a very large electric facility compared to standard users. The university also desires a level of redundancy beyond the standard user to ensure service is not interrupted. The request is unusual, as the electric transmission lines are

essentially a private service line, however, they are proposed to be located within the street rights-of-way for much of their approximately 5,000 foot length (almost 1 mile).

The Commission may vote to determine the facility is compliant with the Comprehensive Plan and city codes. The City Council is not required to reaffirm. The City Council will review the request if the Commission finds that the facility is not in compliance.

Findings:

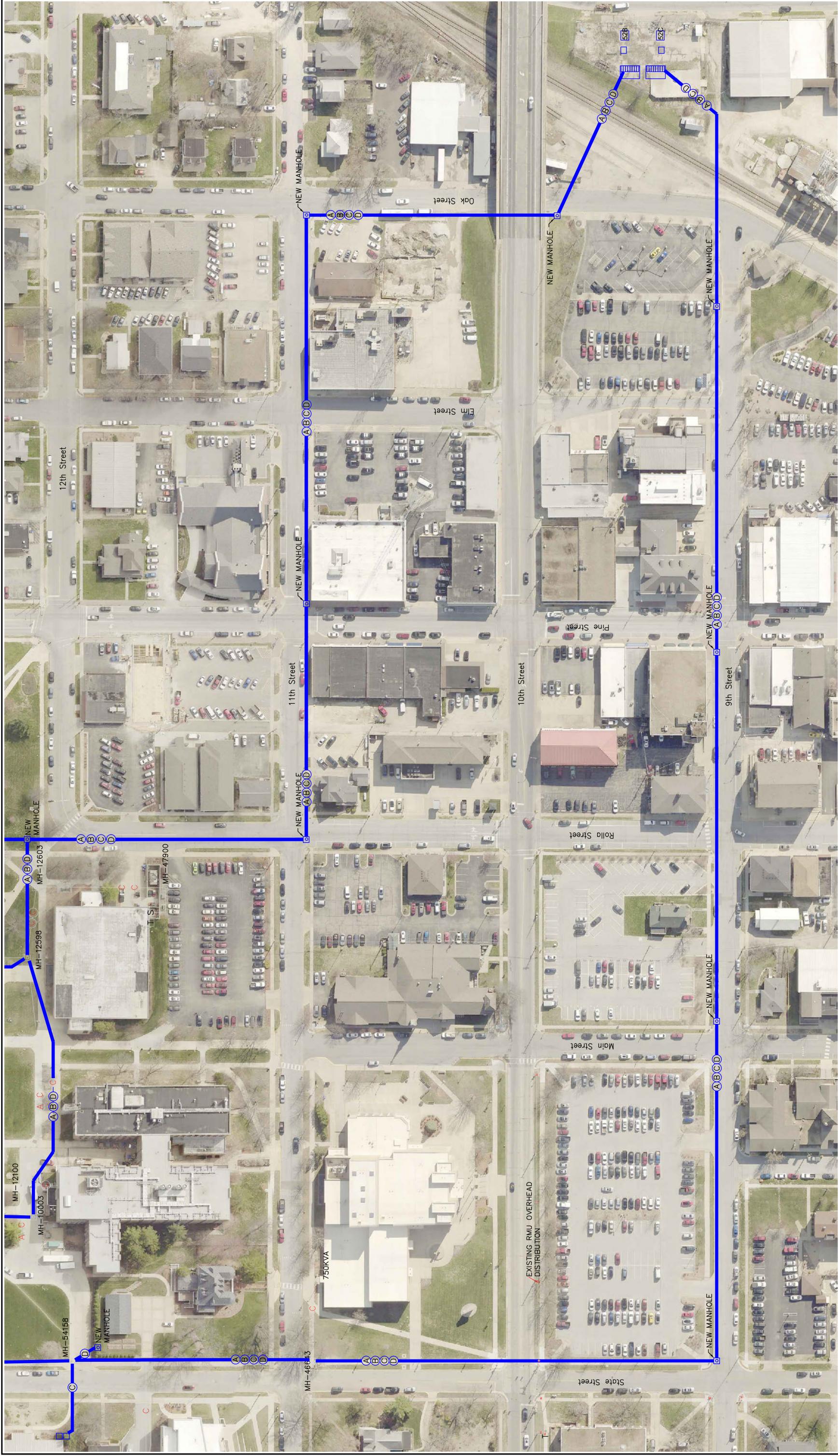
1. The proposed electric transmission facility is needed to serve the MST campus
2. The electric facility is proposed to be privately constructed and maintained, but located mostly on city street rights-of-way.
3. The proposed electric facility is proposed to consist of an underground duct bank.

Alternatives:

1. Find the facility is in compliance with the Comprehensive Plan and city codes.
2. Find that the facility is not in compliance with the Comprehensive Plan and city codes. The City Council will then review the request and may override the Commission's decision.
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 Route Exhibit



<p><input checked="" type="checkbox"/> - PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION</p> <p><input type="checkbox"/> - THIS IS A REDUCED COPY, NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.</p> <p>DESIGNED/DRAWN BY: _____ DATE: 06/03/21</p>	<p>No. _____</p> <p>DATE _____</p> <p>BY _____</p>	<p>REVISION BLOCK</p>	<p>PRELIMINARY DRAWING FOR REVIEW AND APPROVAL PURPOSES ONLY. FINAL PLANS WILL BE SIGNED, SEALED & ISSUED UPON RECEIPT OF ALL PLAN REVIEW COMMENTS AND APPROVALS FROM LOCAL AUTHORITY REGULATORY AGENCIES.</p>	<p style="text-align: center;"> </p>	<p style="text-align: center;"> ARCHER-ELGIN engineering surveying architecture CM Archer Group, P.C. dba: Archer-Elgin Surveying & Engineering, LLC 310 East 6th Street, Rolla, Missouri 65401 Phone: 573-364-6363 Fax: 573-364-4782 www.archer-eglin.com </p>	<p style="text-align: center;"> Campus Substation Relocation Temporary 35kV Cable Installation Missouri University of Science & Technology Rolla, Missouri Underground Electric Route Plan </p>	<p>PROJECT NO. 20993405</p> <p>S & T PROJECT # RC000187</p> <p>DRAWING NO. CU-100</p>
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Report to:

**Planning and Zoning
Commission**

Case No.: SUB 21-04

Meeting Date: July 13, 2021

Subject: Rolla Aldi Plat I: a Minor Subdivision Final Plat to reorganize into two commercial lots and vacate a utility easement

Background: The applicant has submitted for a building permit to demolish the existing vacant building on the subject property in order to construct a grocery store. The redevelopment would have excess property that is proposed to be subdivided to be able to be sold separately. The property consists of four platted lots and an unplatted area which is proposed to be reorganized into two commercial lots.

The Aldi's developer has not yet purchased the property, however, the plat is not intended to be recorded until after the property has been purchased.

Application and Notice:

Applicant - Austin Craddock of 109 Rucker, LLC
Owner - Lahontan, LLC
Public Notice - <https://www.rollacity.org/agenda.shtml>
City Council Date - July 19, 2021

Property Details:

Current zoning - C-2, General Retail
Current use - Vacant
Proposed use - Grocery store
Land area - Lot 1: 2.53 acres Lot 2: 1.20 acres

Public Facilities/Improvements:

Streets - The subject property has frontage on Hwy 72, an arterial road; and Rucker Street and Black Street, both local streets.
Sidewalks - Sidewalks are located on Hwy 72. Sidewalks will be required when Lot 2 is developed. A fee-in-lieu of construction of the sidewalk is proposed for Lot 1 to receive the building permit for the grocery store.
Utilities - The subject property should have access to all needed utilities.

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

Discussion: The proposed plat appears to meet all zoning and subdivision requirements. The proposed lots have access to all utilities. A vacation of a small utility easement is also requested. The easement served the former lots on the Black Street cul-de-sac. The houses the easement served have been demolished and the utilities have already been removed.

Findings:

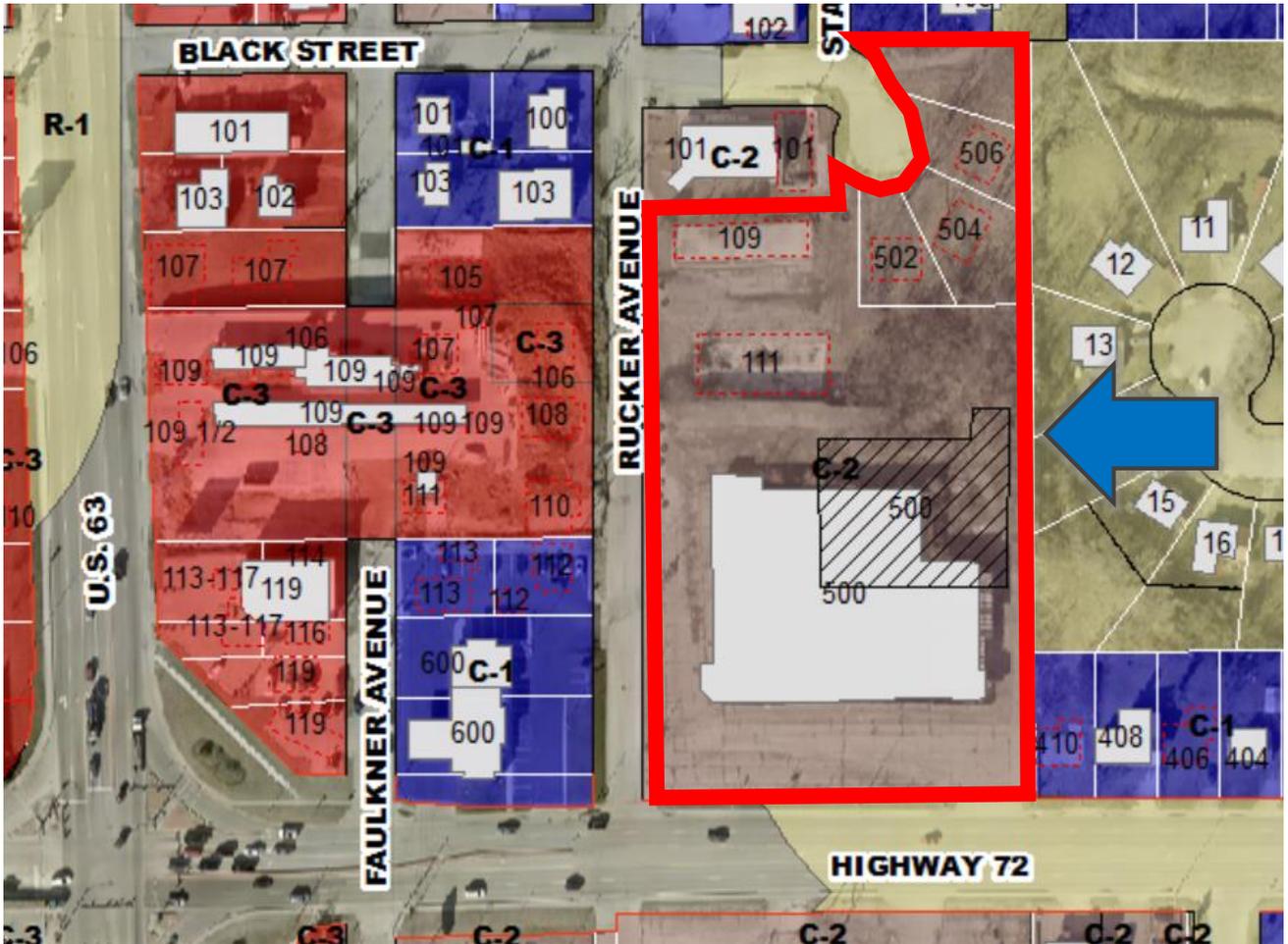
1. The proposed minor subdivision would reconfigure the property into two commercial lots.
2. The plat appears to be in compliance with all applicable zoning, subdivision, and other requirements.
3. The easement proposed to be vacated is no longer needed.

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, Easement Exhibit



Project Information:

Case No: SUB21-04
 Location: 500 Hwy 72 West
 Applicant: 109 Rucker, LLC
 Request:
 Minor Subdivision to reorganize into two commercial lots



For More Information Contact:

Tom Coots, City Planner
tcoots@rollacity.org

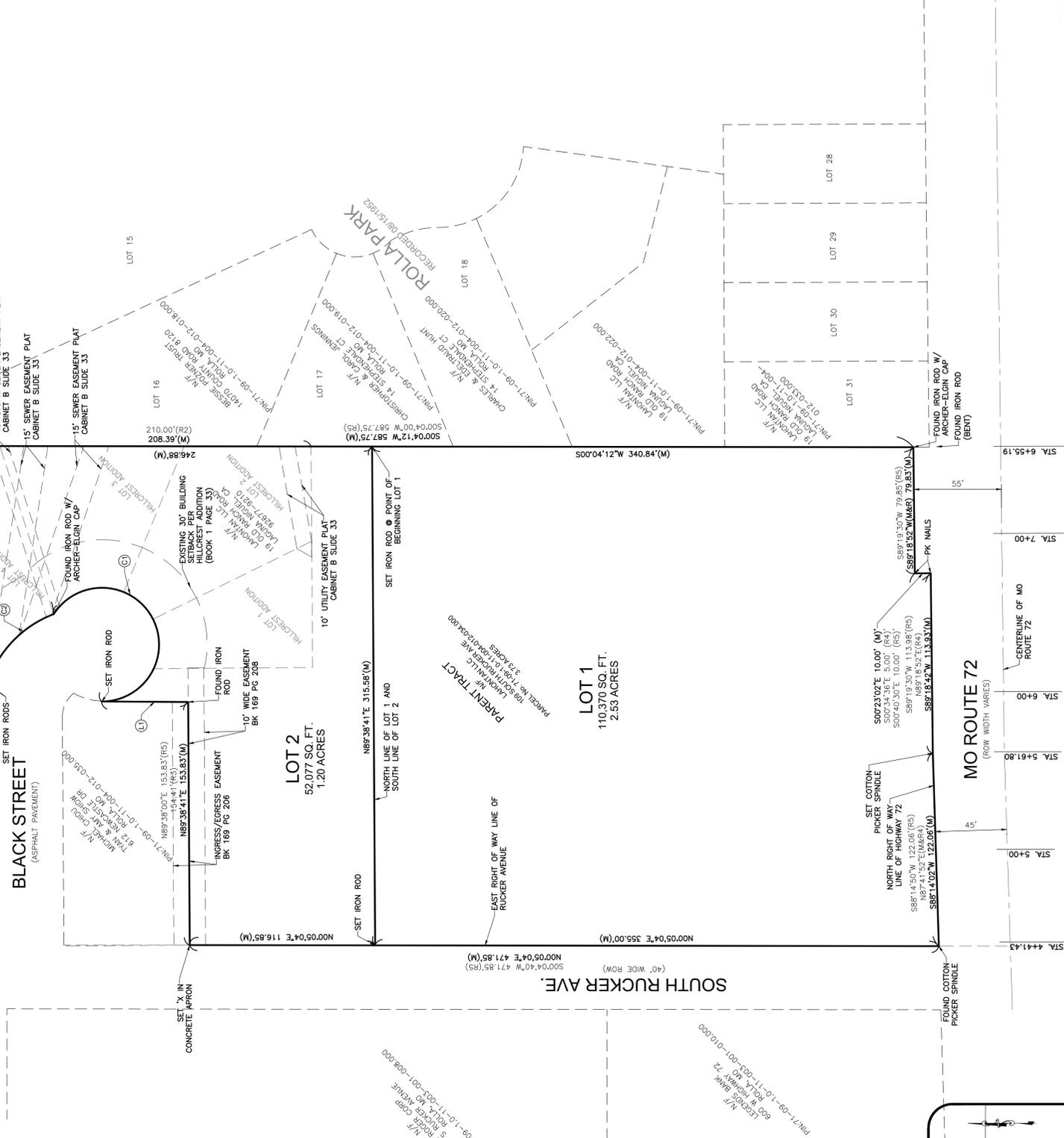
(573) 426-6974
 901 North Elm Street
 City Hall: 2nd Floor
 8:00 – 5:00 P.M.
 Monday - Friday

ROLLA ALDI PLAT I

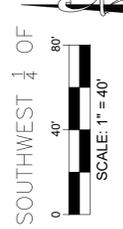
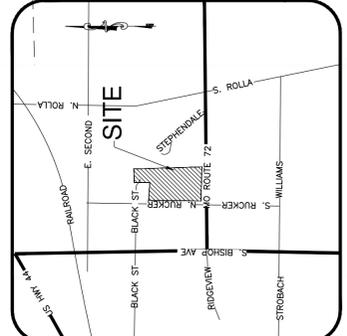
ALL OF LOTS 1-4 OF HILLCREST ADDITION, PART OF NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 8 WEST, ROLLA, PHELPS COUNTY, MISSOURI

CURVE DATA	
C1	RAD.=36.00'(M&R2.65) ARC.=149.50'(M) ARC.=149.51'(R) C.B.=N81°19'56"E(M) C.B.=N81°21'00"E(RS) CHD.=62.98'(M) CHD.=62.99'(RS)
C2	RAD.=70.00'(M&R2.65) ARC.=61.96'(M) ARC.=62.01'(R) C.B.=N46°13'12"W(M) C.B.=N46°11'40"W(RS) CHD.=59.96'(M) CHD.=60.00'(RS)

LINE DATA	
L1	N00°20'30"E 54.46'(RS) S54.57'(R2) N00°19'08"E 54.46'(M)
L2	N00°08'55"E 3.77'(M) S4.80'(R2) N00°11'40"E 3.75'(RS)



LEGEND	EXISTING
DESCRIPTION	---
EASEMENT	---
SETBACK	---
PROPERTY LINE	---



OWNERS CERTIFICATE:
As the owner, I hereby certify that I have caused the land described on this plat to be surveyed, divided and mapped as shown herein.
This subdivision shall hereafter be known as "Rolla ALDI Plat I".
This Plat does not vacate existing easements. This Plat does not reduce lot areas below the minimum size requirements of the City of Rolla, Missouri, Zoning Ordinance.

IN WITNESS WHEREOF, said _____ has caused these presents to be signed this _____ day of _____, 2021.
Owner, _____

CERTIFICATE OF TAXES PAID:
As the owner, I hereby certify that there are no unpaid taxes due and payable at the time of plat approval and no unpaid special assessments, whether or not sure and payable at the time of plat approval on any of the lands included in this plat, and all outstanding taxes and special assessments have been paid on all property dedicated to public use.

IN WITNESS WHEREOF, said _____ has caused these presents to be signed this _____ day of _____, 2021.
Owner, _____

**STATE OF MISSOURI)
COUNTY OF PHELPS) SS**

This is to certify to 109 Rucker LLC, that during the month of June, 2021, we executed a Subdivision Plat on all of Lots 1-4 of "Hilcrest Addition" recorded in Book 01, Page 33, being part of the northwest quarter of the southwest quarter Section 11, Township 37 North, Range 8 West, of the 5th P.M., Phelps County, Missouri. To the best of my knowledge and belief, this map is a true and correct representation of the land as shown and described in the plat and the survey on which it is based were made in accordance with the current "Missouri Standards for Property Surveys" as published by the Missouri Board of Professional Land Surveyors, and meets the accuracy requirement of an Urban Survey as defined therein.

NOTES:
1. Underground facilities, structures, and utilities have been plotted from available surveys and records. Therefore, their location must be considered approximate only. There may be others, the existence of which is presently not known.
2. Backsight referenced to Grid North of the Missouri Coordinate System 1983, Central Zone per GPS observations utilizing the MadoT VRS RTK Network.
3. Field work was completed on this site by BFA, Inc. on September 08, 2020.
4. (M) Denotes measured survey information gathered by BFA, Inc.
(RT) Denotes recorded boundary information shown on Hillcrest Addition Plat, recorded in the Phelps County Recorder's Office on August 15, 1952.
(R1) Denotes recorded boundary information shown on Hillcrest Addition Plat, prepared by John B Heegler Jr. LS 385, Recorded in the Phelps County Recorder's Office on July 11, 1963.
(R3) Denotes boundary information per Exhibit "A" in Commitment for Title, prepared by Old Republic national Title Insurance Company File No. 147635L.
(R4) Denotes Right of Way information from Missouri Department of Transportation State Route 72 Plans (Job No. JB0411) Archer-Eglin, Survey No. J14468
(R5) Denotes Boundary information per unsigned Survey of Julia Deam & Lahontan, LLC Lands Rolla, Missouri. Prepared by

5. This site scales within Zone "X", areas determined to be outside of the 0.2% annual chance floodplain as per Federal Emergency Management Agency Flood Insurance Rate Map, Panel No. 234 of 575, Map No. 2916(C02)340, effective date February 20, 2008.
6. No Zoning Report provided at time of survey, information taken from City of Rolla, MO Zoning Map and Code of Ordinances. This site is zoned "C-2" General Retail District, per the City of Rolla.
Building Setbacks as per the City of Rolla codes are:
Front Yard - 10'
Side Yard - 0'
Rear Yard - 10'

7. Missouri One Call ticket number 202411114.
8. Adjacent property information shown per Phelps County OS.

RECORD LEGAL DESCRIPTION:
All of the West half (W/2) of the following described tract or parcel of land located in Phelps County, Missouri, to wit: Commencing at the center of Section Eleven (11), Township Thirty-Seven (37), Range Eight (8) West, running thence East 956 links to the East side of main Street in the City of Rolla, thence South (variation 7 degrees 30 minutes) 1987 links; thence West 956 links to the Southeast Quarter of the Southeast Quarter of said Section 11; thence North to the Place of Beginning.
EXCEPTING THEREFROM: Northwest Quarter of the Southeast Quarter of said Section 11; thence North to the Place of Beginning.

A fractional part of the NW ¼ of the SE ¼ of Section 11, Township 37 North, Range 8 West, beginning at the NW corner of the SE ¼ of Section 11, Township 37 North, Range 8 West; thence South 130.0 feet, the Point of Beginning; thence East 154.41 feet, thence North 54.37 feet; thence NE 17.9 feet along an arc of 28° 30' with a radius of 36.0 feet, and radius point being 190.41 feet East and 75.43 feet North of the Point of Beginning; thence North 37.0 feet along an arc of 107° 49' 45" with a radius of 144.0 feet, the arc of 107° 49' 45" with a radius of 20.0 feet, and radius point being 144.0 feet East and 70.0 feet South of the Point of Beginning; thence North 37° North, Range 8 West; thence West 144.0 feet; thence South 80.0 feet to the Point of Beginning.

SUBDIVED LEGAL DESCRIPTION LOT 1:
A tract of land being part of the Northwest quarter of the Southeast quarter of Section 11, Township 37 North, Range 8 West of the 5th P.M., City of Rolla, Phelps County, Missouri, to wit: Commencing at a found iron rod at the Northeast Corner of Lot 4, of Hillcrest Addition recorded in Book 1 Page 33 of the Recorder of Deeds Office, also being the northwest corner of Lot 16 of Rolla Park recorded on August 15, 1952, thence along the east line of said Hillcrest Addition and the south projection thereof and the west line of said Rolla Park S00°-04'-12"W 246.88 ft. to a set iron rod at the point of projection, continue thence along said west line leaving said southerly projection S00°-04'-12"W 340.84 ft. to a found iron rod at the intersection of said west line and the north right of way line of Missouri Route 72; thence leaving said west line along said north right of way line S89°-18'-52"W 79.83 ft. to a found PK nail, thence S00°-23'-02"E 10.00 ft. to a found PK nail, thence S89°-18'-42"W 113.94 ft. to a set iron rod, thence North 10° 00' 00" E 10.00 ft. to a found station, poker spike at the right angle of said north right of way line and the east right of way line of said Missouri Route 72; thence along the north line of said Missouri Route 72, the arc of 130° with a radius of 20.0 feet, and radius point being 144.0 feet East and 70.0 feet South of the Point of Beginning; thence North 37° North, Range 8 West; thence West 144.0 feet; thence South 80.0 feet to the Point of Beginning, containing 2.53 acres.

SUBDIVED LEGAL DESCRIPTION LOT 2:
A tract of land being all of Lots 1-4 of Hillcrest Addition, and part of the Northwest quarter of the Southeast quarter of Section 11, Township 37 North, Range 8 West of the 5th/ P.M., City of Rolla, Phelps County, Missouri, to wit: Beginning at a found iron rod at the Northeast Corner of Lot 4, of Hillcrest Addition recorded in Book 1 Page 33 of the Phelps County Recorder of Deeds Office, also being the northwest corner of Lot 16 of Rolla Park recorded on August 15, 1952, thence along the east line of said Hillcrest Addition and the south projection thereof and the west line of said Rolla Park S00°-04'-12"W 246.88 ft. to a set iron rod; thence leaving said line S89°-38'-41"W 315.58 ft. to a set iron rod on the east right of way line of South Rucker Avenue; thence along the north right of way line of said South Rucker Avenue, the arc of 107° 49' 45" with a radius of 20.0 feet, and radius point being 144.0 feet East and 70.0 feet South of the Point of Beginning; thence along the east right of way line along a curve to the left having a radius of 36.00 ft., an arc length of 149.50 ft., a chord bearing of N00°-19'-08"E, 54.46 ft. to a set iron rod at the north line of Black Street; thence along the north line of Black Street, the arc of 107° 49' 45" with a radius of 20.0 feet, and radius point being 144.0 feet East and 70.0 feet South of the Point of Beginning; thence along a curve to the left having a radius of 36.00 ft., an arc length of 149.50 ft., a chord bearing of N61°-19'-56"E and a chord distance 62.98 ft. to a found iron rod, thence along a curve to the left with a radius of 70.00 ft., an arc length of 61.96 ft., a chord bearing of N46°-13'-12"W and a chord distance of 59.96 ft., to a set iron rod, thence N00°-08'-55"E 3.77 ft. to a set iron rod at the intersection of said north right of way line and the east right of way line of State Street, also being on the north line of said Lot 1; thence leaving said line along the north line of said Lot 4, N89°-34'-35"E 149.60 ft. to a found iron rod at the Point of Beginning, containing 1.20 acres.

103 ELM STREET
Engineering-Surveying
BFA
Rolla, MO 65402
Telephone: (636) 239-4751
bfaeng.com

109 SOUTH RUCKER AVE.
Phelps County
Rolla, MO 65402

ROLLA ALDI PLAT I
ALL OF LOTS 1-4 OF HILLCREST ADDITION,
PART OF NORTHWEST ¼ OF THE SOUTHWEST ¼ OF
SECTION 11, TOWNSHIP 37 NORTH, RANGE 8
WEST,
ROLLA, PHELPS COUNTY, MISSOURI

MINNARY
Date: _____
Mark R. Phelanberg, PLS #2365
State of Missouri, Registered
Independent Land Surveying
Corporation #000096

DRAWN
G.W.C.
CHECKED
M.R.F.
DATE
06/01/21
SCALE
1"=40'
JOB NO.
5989
SHEET NAME
ALTA/NSPS LAND TITLE
SURVEY
1 OF 1

City of ROLLA



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

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

SUBDIVISION APPLICATION

Contact Information:

Property Owner:
Lahontan, LLC
 Name(s)
477 N. Lindbergh Blvd Suite 300
 Mailing Address
St. Louis, MO 63141
 City, State, Zip

Phone _____
 Email _____

Agent/Applicant (If Different Than Property Owner):
109 Rucker, LLC
 Name
1508 Highland Valley Circle
 Mailing Address
Wildwood, MO 63005
 City, State, Zip
314-574-8048
 Phone
austinc@bandanasbbg.com
 Email

Property/Request Information:

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

109 Rucker Ave
 Property Address/Location

C-2
 Property Zoning

1/2
 Number of existing and new lots proposed

Aldi Development
 Name of Subdivision

APPLICATION CHECKLIST:

Applicant Checks Boxes	<input checked="" type="checkbox"/>	Completed Application Form	<input type="checkbox"/>	City Staff Verifies
	<input type="checkbox"/>	Agent Letter (If Applicable)	<input type="checkbox"/>	
	<input type="checkbox"/>	Filing Fee - \$300 (Major Subdivision); \$100 (Minor Subdivision/Replat); \$350 (Subdivision Variance) + Recording Fee (\$44 or <u>\$69</u>) <u>169</u>	<input type="checkbox"/>	
	<input type="checkbox"/>	Improvement Plans (Final Plats only; 1 paper copy and pdf version)	<input type="checkbox"/>	
	<input type="checkbox"/>	Plat (5 paper copies and pdf version) or Vacation Exhibit	<input type="checkbox"/>	
	<input type="checkbox"/>	Letter of Request (Subdivision Variance only)	<input type="checkbox"/>	

OFFICE USE ONLY:

Case No: SUB 21-04 DRC Meeting Date: 6.22.21 PC Hearing Date: 7.13.21
 Submission Date: 6/18/21 Advertise By: _____ CC Hearing Date: 8.19.21/8.2.21

INFORMATION:

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

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

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

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

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

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

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

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

Acknowledgement and Authorization:

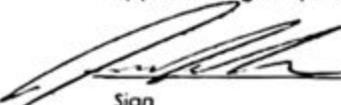
The owner(s) understand and agree that the application will be placed on hold until a complete application and all required items on the checklist are received. The owner(s) understand and agree to permitting employees of the City of Rolla to enter the subject property for purposes of posting a yard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

Property Owner(s):

Applicant/Agent (If Different From Owner)

Sign

Print



Sign

Austin Craddock

Print

Sign

Print

Sign

Print