

AGENDA
DEVELOPMENT REVIEW COMMITTEE

EVENT: Development Review Committee Meeting
LOCATION: Rolla City Hall – 901 North Elm Street Rolla, MO 65401
ROOM: City Council Chambers
DAY: Tuesday, July 20, 2021
TIME: 1:30 PM

NEW BUSINESS:

1. **VAR21-02: Missouri Baptist Convention:** Variance to allow a reduction of sign side and front setbacks in the R-3, Multi-family district at 610 W 10th Street (sign is on 11th Street)
2. **VAR21-03: QuikTrip:** Variance to allow a sign in excess of the maximum sign height in the C-3, Highway Commercial district at 3551 Hy Point Industrial Park Dr (re-application due to former variance expiring)
3. **ZON21-04: 101 N Rucker:** Rezoning from C-1 to C-2, General Retail
4. **ZON21-05: 2180-2184 Farrar Dr:** Rezoning from R-3 to C-3, Highway Commercial

NEXT MEETING DATE:

DATE: August 3, 2021



Project Information:

Case No: ZV21-02
 Location: 610 W 10th Street
 Applicant: Missouri Baptist
 Convention
 Request:
 Variance to allow a reduction of
 the front and side setbacks for a
 proposed monument sign in the
 R-3, Multi-family district



Public Hearing:

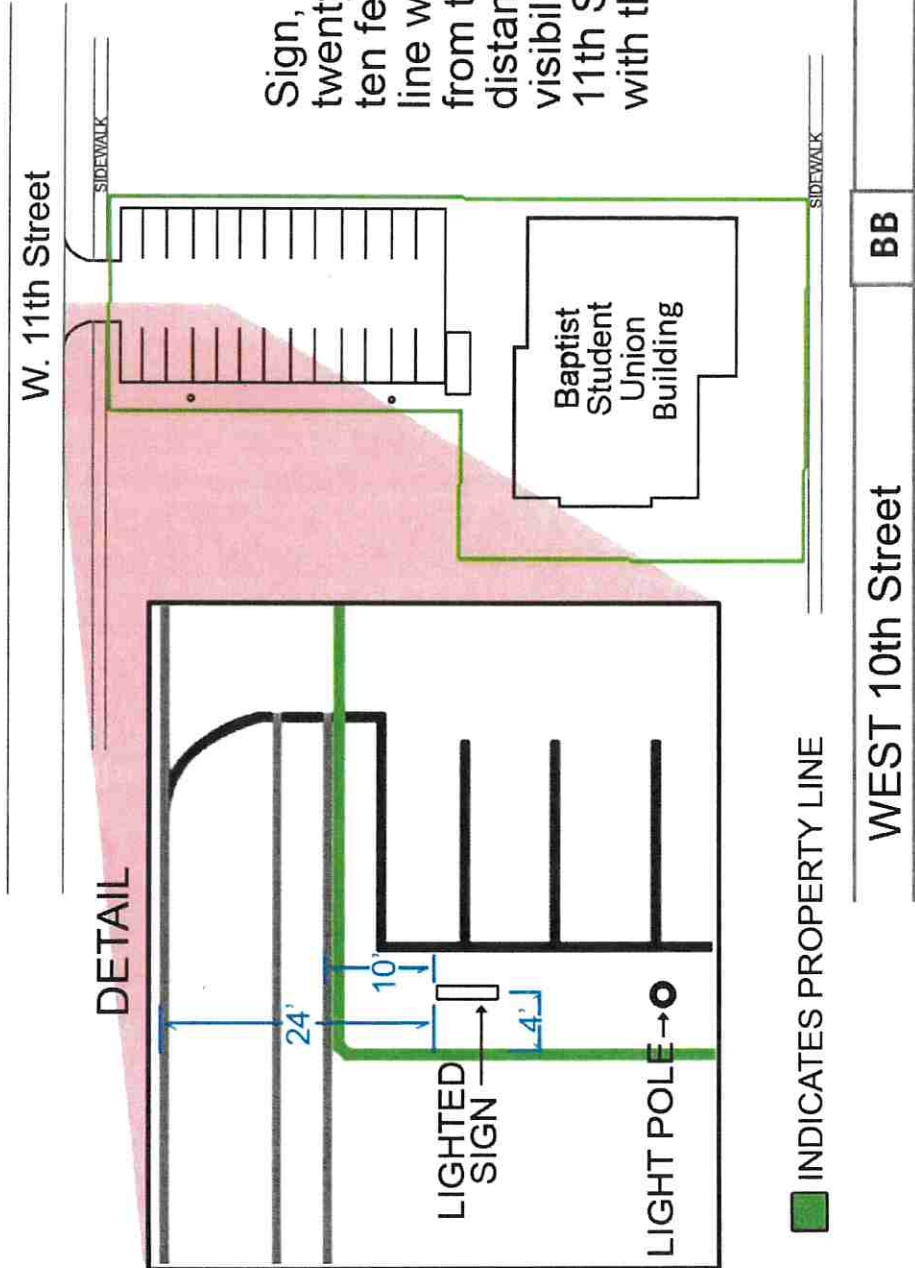
Board of Adjustment
August 5th, 2021
5:30 PM
 City Hall: 1st Floor



For More Information Contact:

Tom Coats, City Planner
 tcoats@rollacity.org

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



Sign, as shown, should be about twenty-four feet from the street, ten feet from the sidewalk and (in-line with the light poles) four feet from the west property line. At this distance, the sign will have good visibility from both directions on 11th Street while not interfering with the sidewalk or area aesthetics.

The Baptist Student Union at Missouri S&T

Bruce Wade, Campus Missionary/Minister of Students
610 W. Tenth Street • P.O. Box 1066 • Rolla, Missouri 65402-1066 • 573-364-3354 • bsu@msu.edu

June 21, 2021

Board of Adjustment
Community Development Department
901 North Elm Street
Rolla, MO 65401

Board,

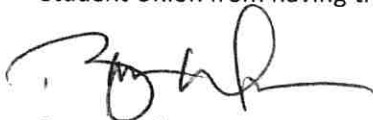
When the current Baptist Student Union was built in 1985, students from "the Quad" (dorms) could find us easily with our front door and signage on 10th Street. With the Quad gone, our "front door" now faces the majority of the campus and 11th Street. We need good signage easily visible from 11th Street to identify our facility which sets back from that street. Others on our block have lawns facing the street, but our limited parking space doesn't allow us to surrender even one spot to place a sign. There is green space between our lot and Jimmy John's property line, but we would need a variance to place it there. Since we are a ministry, it is difficult to specify economic hardship. Without property signage toward the street, however, students will continue to have to search for our building (or wonder if it is "a dentist's office").

As stated in the previous paragraph, the need for this variance was created when the University removed the Quad and campus visibility swung to the north of our building. I don't believe that granting this variance will enhance the value of the property or increase the return or income therefrom. It will allow us to enhance our visibility to students who are looking for a Christian family while at S&T.

The sign we are hoping to place is a modest, internally lighted sign. It will fit in nicely with Jimmy John's next door and the Student Diversity Initiatives' Diversity House on the other side. As always, we seek to be good neighbors. Since the sign would be closest to Jimmy John's, I spoke with the owner about it and he was very favorable.

As I mentioned, we need this variance for the best use of our property but our limited parking lot prevents us from placing the sign at a spot within normal code. The requested spot is as close to meeting that norm as possible. This variance will not alter the essential character of the neighborhood.

If Rolla Planning and Zoning Code is enforced literally and applied strictly, it will prevent the Baptist Student Union from having the visibility and accessibility those very codes would hope to enhance.



Bruce Wade
Baptist Campus Missionary/Minister of Students
Representing the Missouri Baptist Convention





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To whom it concerns,

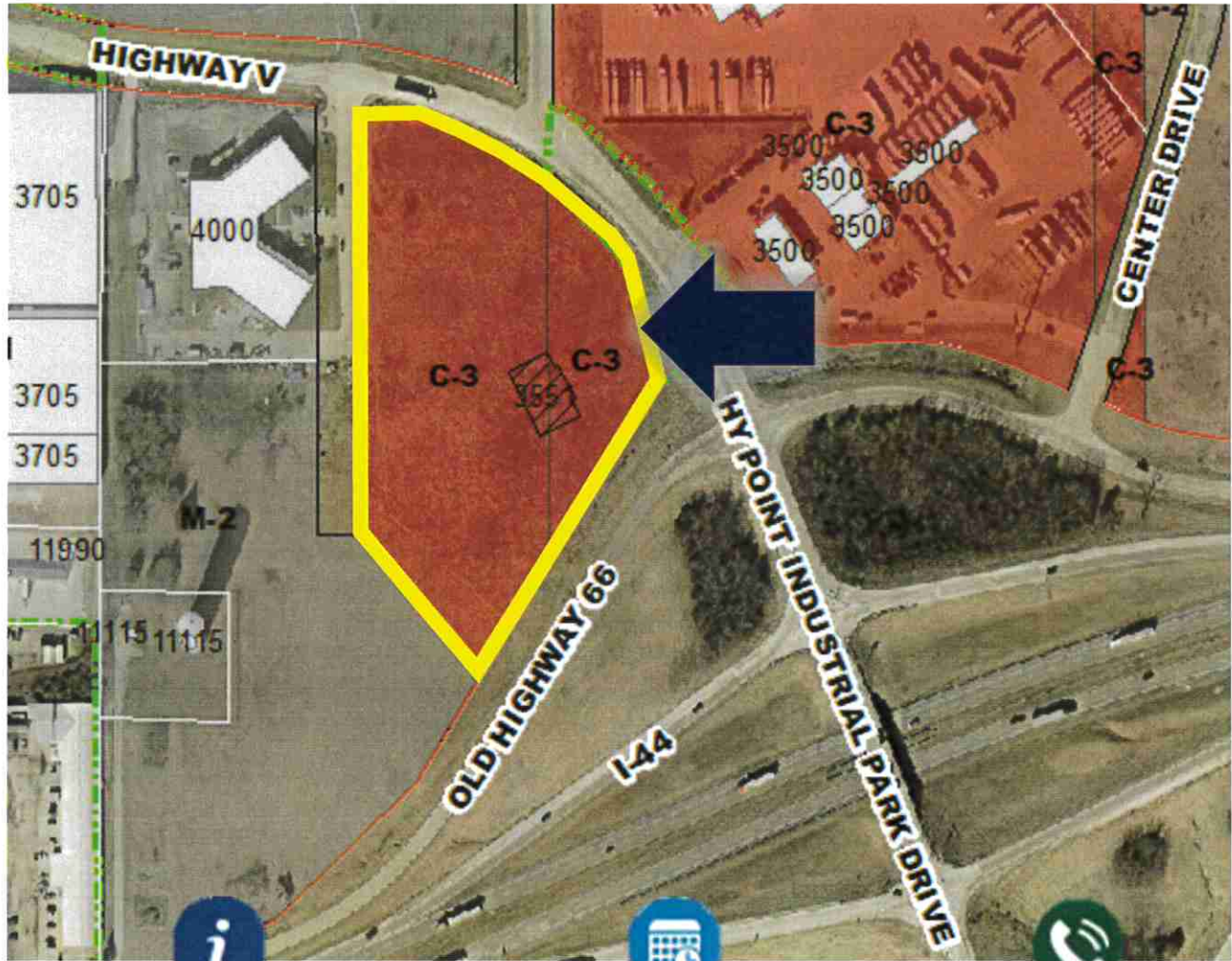
Let this letter serve as approval to give Bruce Wade representative authority to sign and/or to make decisions as a "local agent" for the Missouri Baptist Convention, in regards to the BSU sign project at our BSU property at 610 W. 10th Street in Rolla, MO.

Thank you,



Brooks Crawford,

Properties Management Specialist
Business Services & Properties Management
o: 573.636.0400 x354
c: 573.645.6135
w: mobaptist.org



Project Information:

Case No: ZV21-03
 Location: 3551 Hy Point
 Industrial Park Drive
 Applicant: QuikTrip Corporation
 Request:
 Variance to allow a sign in excess
 of the maximum sign height in the
 C-3, Highway Commercial district

Public Hearing:

Board of Adjustment
August 5th, 2020
5:30 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

To: City of Rolla
Board of Adjustment

FROM: QuikTrip Corporation

RE: QuikTrip Store #667 – Variance Request

Description of Project: QuikTrip is looking to build a convenience store with an auto fuel canopy and a diesel canopy for tractor trailers at I-44 Outer road and Hypoint Industrial Drive.

Request: QuikTrip is requesting a variance for the high rise signage which is 110 feet tall and 464 square feet. This will put the signage at the same height as the competitor across the road.

Below are our responses to the Criteria for Approval. We have submitted a site plan, legal description, and elevation in support of our request.

1. The applicant must demonstrate that special circumstances or conditions applying to the land or buildings for which the variance is sought; which circumstances or conditions are peculiar to such land or building and do not apply generally to lands or buildings in the same zone or neighborhood; and that said circumstances or conditions are such that the strict application of the provisions of the regulation creates an unnecessary economic hardship by depriving the applicant of the reasonable use of sch land or building: THE PROPERTY IS LOCATED RIGHT ALONG THE INTERSTATE HIGHWAY. QUIKTRIP IS REQUESTING A HIGH RISE SIGN IN ORDER FOR TRAVELORS ALONG THE INTERSTATE TO BE ABLE TO LOCATE THE QUIKTRIP IN A TIMELY MANOR TO MAKE SAFE TRAFFIC DECISIONS TO GET OFF THE INTERSTATE SAFELY. THE HIGH RISE SIGN IS NEEDED IN ORDER THAT QUIKTRIP WOULD NOT BE PUT AT A COMPETATIVE DISADVANTAGE TO THE OTHER TRAVEL CENTERS ALONG THE INTERSTATE SPECIFICALLY THE BUSINESS LOCATED ACROSS THE STREET.
2. The alleged hardship was not created by any person currently having an interest in the property – CORRECT.
3. The purpose of the variance is not based exclusively on the desire to enhance the value of the property, or increase the return or income from the property – CORRECT.
4. The granting of such variance will not be detrimental to the public welfare or substantially or permanently injurious to the property or improvements in such zoning or neighborhood areas in which the property is located – CORRECT.
5. The granting of the variance is necessary for the reasonable use of the land or building and that the variance as granted by the Board is the minimum variance that would accomplish this purpose, and will not alter the essential character of the neighborhood – CORRECT.
6. The literal enforcement and strict application of the provisions of the Rolla Planning and Zoning Code will result in an unnecessary hardship inconsistent with the general provisions and intent of the regulations and that is granting such variance the spirit of the regulations will be preserved and substantial justice done – CORRECT.

To: City of Rolla
Board of Adjustment

FROM: QuikTrip Corporation

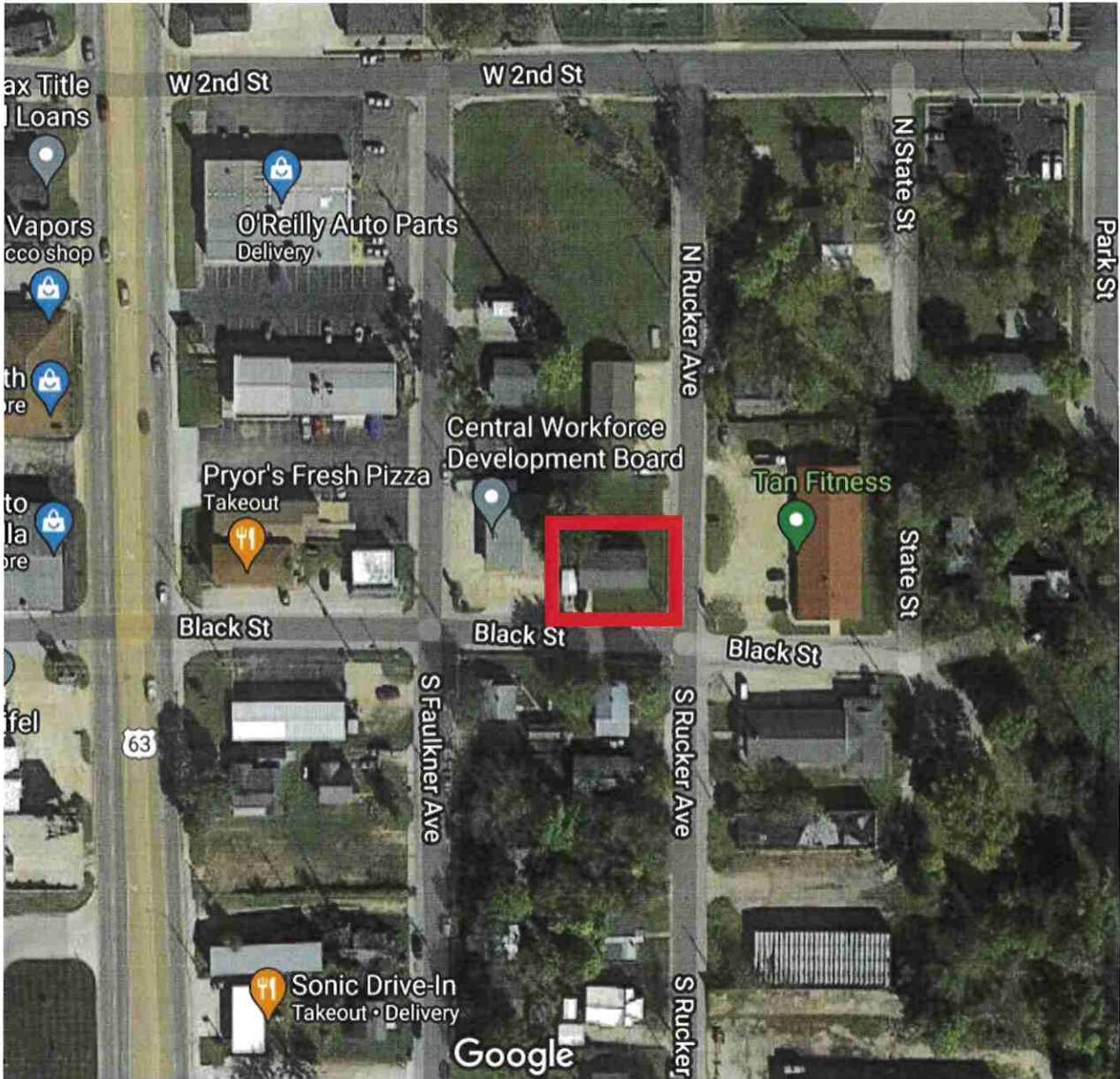
RE: QuikTrip Store #667 – Variance Request

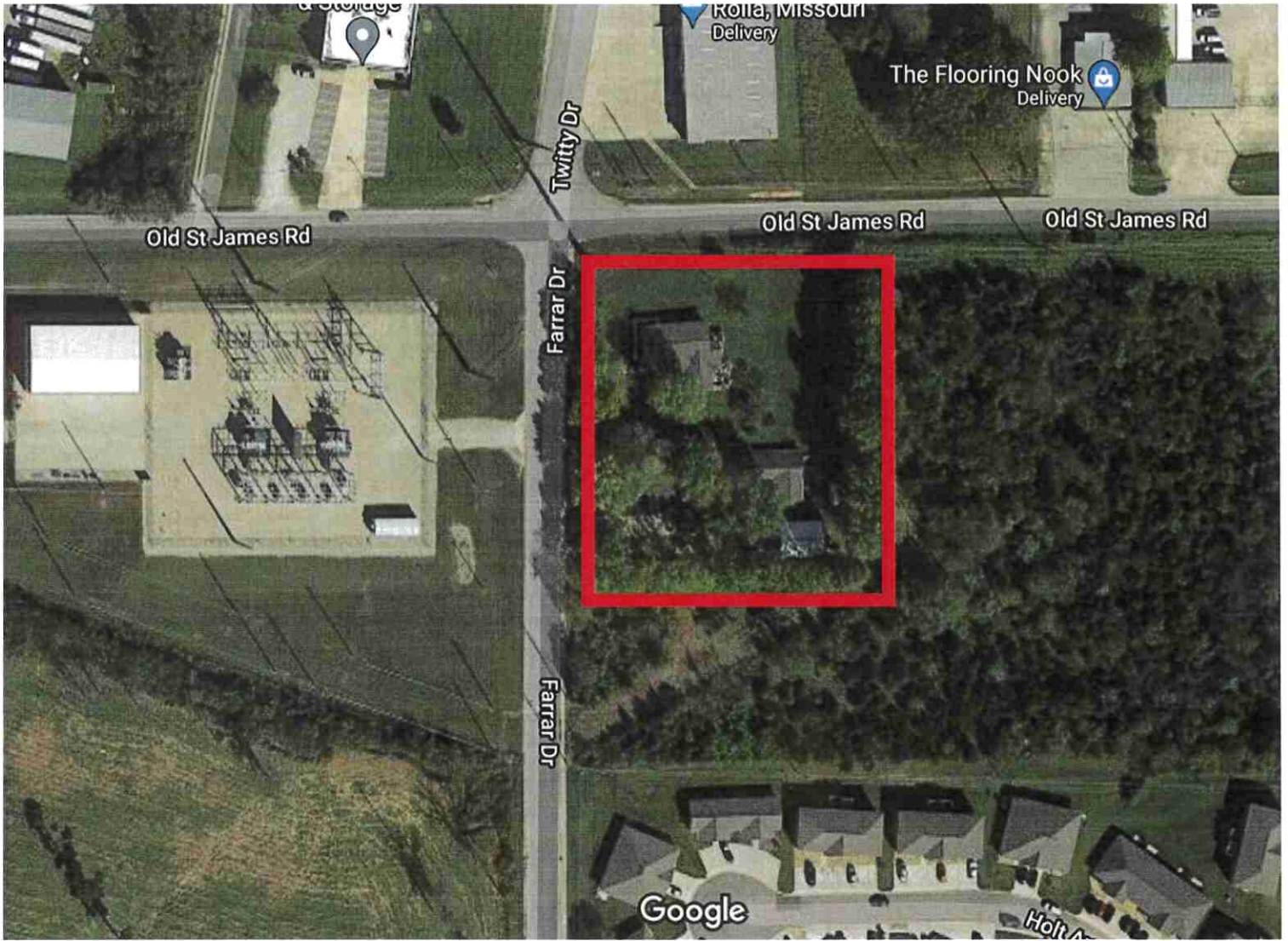
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Below are our responses to the Criteria for Approval. We have submitted a site plan, legal description and elevation in support of our request.

1. The property for this location is off the I-44 interstate where travelers drive at high speeds. For travelers to see the QuikTrip location in enough time to make safe traffic movements to get to the sight, they need a clear sign to show the location of the QuikTrip. The property sits high up off the highway and the property is a considerable distance back from the highway.
2. The hardship is that without a high rise sign QuikTrip will be put at a competitive disadvantage with the locations along I-44 especially with the location across the street from the property.
3. The high rise will not enhance the value of the property. Without it the property is not of value to QuikTrip as we would be put at a competitive disadvantage and not be able to maintain the business at the necessary volumes.
4. The granting of this variance will not be detrimental to the public welfare or injurious to either property as demonstrated by the same size sign by the business across the street. This is an industrial area.
5. This variance is necessary for the reasonable use of this land to accomplish the purpose of travelers along the I-44 corridor ability to locate the QuikTrip. The essential character of the neighborhood is industrial in nature and already has high rise signs across the street.
6. Without this variance it will be difficult for travelers along the I-44 corridor to locate the QuikTrip and it will put the QuikTrip at a competitive disadvantage to the location across the street. The success of the business depends upon the location and visibility to the location. Travelers will need to be able to clearly see the location in enough time to make safe traffic movements to get to the location.





To whom it may concern,

Location: 2184 Farrar Drive

Currently has a house, office building, and three storage buildings on it. I am purposing removing all existing buildings and building an office and a climate-controlled self-storage building. I currently own and operate Lone Pine Storage at 1983 Farrar Drive.

If there are any question in regard to this rezoning, please contact me.
573-578-1696

Joshua Ratliff