AGENDA
The City of Rolla
Planning & Zoning Commission
Rolla City Council Chambers, 901 North Elm Street
Tuesday, February 15, 2022 at 5:30 PM

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

I. OTHER BUSINESS:
   1. Election of Chairperson, Vice-Chairperson, and Secretary
   2. Announcement: Steven Shields term expired, did not seek re-appointment

II. APPROVE MINUTES: Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, December 15, 2021.

III. REPORT ON RECENT CITY COUNCIL ACTIONS:
   1. CUP21-02, Collective Solutions, LLC: Conditional Use Permit (CUP) to allow a Wireless Communications Facility not permitted by Section 42-400 or 42-401. Denied by City Council at Dec 20, 2021 meeting.
   2. ZON21-12, 602 N Cedar/ 407 E 6th St/603 N Walnut: Rezoning from the C-2, General Retail District to the C-1, Neighborhood Commercial district, and rezoning from the R-3, Multi-family district to the C-1, Neighborhood Commercial district. Approved by City Council at Jan 3, 2022 meeting.
   3. ZON21-13, 4120 State Route V/4122 State Route V: Rezoning from the R-2, Two-family district to the M-2, Heavy Manufacturing district. Approved by City Council at Jan 3, 2022 meeting.
   4. SUB21-08, Subway Subdivision #2: A Minor Subdivision Final Plat to relocate a property line between two commercial lots. Approved by City Council at Jan 3, 2022 meeting – plat recorded.

IV. OLD BUSINESS: NONE

V. PUBLIC HEARING:
   1. SUB21-07, Ridgeview Christian Church Plat 1: A Minor Subdivision Final Plat to combine several lots into one lot and vacate the rights-of-way of Walker Ave and Ridgeview Rd adjacent to the property.

VI. NEW BUSINESS:
   1. SUB22-01, Davis Addition: A Minor Subdivision Final Plat to combine 3 commercial lots into one lot.

VII. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE, OR STAFF:
   1. Presentation on 2020/2021 activity and planned 2022 Community Development Department goals

VIII. CITIZEN COMMENTS:

NEXT MEETING DATE: Tuesday, March 15, 2022
MINUTES
ROLLA PLANNING AND ZONING COMMISSION MEETING
ROLLA CITY HALL COUNCIL CHAMBERS
TUESDAY, DECEMBER 14, 2021

Presiding: Don Brown, Chairperson
Commission Members Present: Walter Bowe, Lister Florence Jr., Janece Martin, Russell Schmidt, Robert Anderson, Steven Shields, Kevin Crider
Commission Members Absent: Monte Shields
City Officials in Attendance: Tom Coots, City Planner, Sarah West, Administrative Assistant

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

II. REPORT ON RECENT CITY COUNCIL ACTIONS:
1. ZON21-10, 305 S Oak St/304 S Olive St: Rezoning from the C-1, Neighborhood Commercial district to the C-2, General Retail district. Approved at the December 6th City Council meeting.
2. ZON21-11, 306 N Walnut St: Rezoning from the R-1, Single-family district to the R-3, Multi-family district. Approved at the December 6th City Council meeting.

III. OLD BUSINESS: NONE

IV. PUBLIC HEARING:
1. ZON21-12, 602 N Cedar/ 407 E 6th St/603 N Walnut: Rezoning from the C-2, General Retail district to the C-1, Neighborhood Commercial district, and rezoning from the R-3, Multi-family district to the C-1, Neighborhood Commercial district.

Tom Coots presents the staff report. Don Brown asks for clarification about the location of the sidewalks. He also comments that the center building on 602 N Cedar cannot be used as a residence under the current zoning.

Brown opens the public hearing.

Bill Moorkamp resides at 13401 Co Rd 8492. He states the building previously mentioned on 602 N Cedar is not a residence, but simply a storage building. He also confirms there are sidewalks on three sides of the properties.
Brown asks if he is keeping any buildings. Moorkamp states that he is demolishing both buildings on 602 N Cedar, but 603 N Walnut and 407 E 6th Street are planned to stay as rentals, but could be demolished depending on the area needed for the new building.

Brown, seeing no more questions from the audience or commissioners, closes the public hearing and entertains a motion for a roll call vote.

_A motion was made by Steven Shields, seconded by Walter Bowe, to recommend approval to the City Council to rezone the subject properties from C-2, General Retail district and R-3, Multi-family district to C-1, Neighborhood Commercial district. A roll call vote on the motion showed the following: Ayes: Anderson, Bowe, Florence, Martin, Schmidt, Steven Shields, and Crider. Nays: None. The motion passes unanimously._

2. **ZON21-13, 4120 State Route V/4122 State Route V:** Rezoning from the R-2, Two-family district to the M-2, Heavy Manufacturing district.

Coots presents the staff report.

Brown opens the public hearing.

Matt Williams, residing at 15435 Co Rd 7230, is the president of the Rolla Community Development Corporation. He comments that the property is only usable to them if it is rezoned.

Brown comments that Robert Anderson works with the realtor representing the seller of this property, but he has no financial interest in the sale.

Brown, seeing no more questions from the audience or commissioners, closes the public hearing and entertains a motion for a roll call vote.

_A motion was made by Janece Martin, seconded by Steven Shields, to recommend approval to the City Council to rezone the subject property from R-2, Two-family district to M-2, Heavy Manufacturing district. A roll call vote on the motion showed the following: Ayes: Anderson, Bowe, Florence, Martin, Schmidt, Steven Shields, and Crider. Nays: None. The motion passes unanimously._

**V: NEW BUSINESS:**

1. **SUB21-08, Subway Subdivision #2:** A Minor Subdivision Final Plat to relocate a property line between two commercial lots.

Coots presents the staff report.

Brown asks if moving up the lot line will keep Subway in compliance with the required amount of parking spaces. Coots confirms this will not affect parking.
Florence asks if the entryway will be located on the second lot. Coots confirms this to be true.

Brown asks about the plan for the usage of the second lot. Coots states the applicant has not prepared a development plan for the property yet.

Brown, seeing no more questions from commissioners, entertains a motion for a roll call vote.

**A motion was made by Russell Schmidt, seconded by Janece Martin, to recommend approval to the City Council to relocate the property line between the subject properties. A roll call vote on the motion showed the following: Ayes: Anderson, Bowe, Florence, Martin, Schmidt, Steven Shields, and Crider. Nays: None. The motion passes unanimously.**

VI. OTHER BUSINESS/REPORTS FROM CHAIRPERSON, COMMITTEE OR STAFF: NONE

VII. CITIZEN COMMENTS: NONE

Meeting adjourned: 5:50 PM
Minutes prepared by: Sarah West

NEXT MEETING: Tuesday, January 11, 2022
Report to:
Planning and Zoning
Commission
Case No.: SUB 21-07

Meeting Date: February 15, 2022

Subject: Ridgeview Christian Church Plat 1: a Minor Subdivision Final Plat to combine several lots into one lot and vacate the rights-of-way of Walker Ave and Ridgeview Rd adjacent to the property.

Background: The applicant, Ridgeview Christian Church, is planning for additions, new buildings, and additional parking for their property. The property is currently bisected by Walker Ave, with the buildings on the east side and parking on the west side. The property consists of several lots and parts of lots, and former rights-of-way of an alley and some no longer existing streets.

The applicant is also seeking approval of a vacation of the portions of Walker Ave and Ridgeview Rd which are adjacent to their property. This would allow for the entire church property to be combined into one large lot. Due to relocating the access for the neighborhood to Hwy 72 from Walker Ave to Adrian Ave, the vehicle traffic on Ridgeview Rd and Walker Ave has decreased.

The church, however, at this time has not completed their plans for the development of the property. The streets to be vacated are currently used for fire access and utilities. Since there is no plan for provision of alternate fire access and utilities, the proposed plat would replace the rights-of-way with a utility easement and public access easement. Essentially, nothing would visibly change from current conditions. The city would still provide some basic maintenance for the street to preserve public access.

The church does intend to develop plans for the property that would include blocking the streets in the future. At that time, another vacation application would be needed to vacate the utility easement and/or access easement. The vacation and plat would allow for the development of additional parking lots on the west side of Walker Ave without the need for approvals from the Board of Adjustment.

Application and Notice:
Applicant/Owner - Ridgeview Christian Church
City Council Date - February 22, 2022

Property Details:
Current zoning - R-1, Single-family and C-O, Commercial-Office
Current use - Church
Land area - 3.57 acres

Public Facilities/Improvements:
Streets - The subject property has frontage on Hwy 72, a Major Arterial road; Walker Ave and Ridgeview Rd are local streets.
Sidewalks - Sidewalks are located along the frontage of the property on Hwy 72.
Utilities - The subject property should have access to all needed utilities. Utilities in the streets proposed to be vacated are proposed to remain in place at this time.
**Comprehensive Plan:** The Comprehensive Plan designates the subject property as being appropriate for semi-public/church and low/medium density residential uses.

**Discussion:** The proposed plat appears to meet all zoning and subdivision requirements. The vacating of the roadway at this time will not impact access to utilities or for the general public. In the future, the church may seek to vacate the access easement. Although this application would not allow for the streets to be closed, some discussion about whether or not it would be appropriate may be helpful so the church can make adjustments to their plans.

**Findings:**
1. The proposed minor subdivision would combine several residential lots into one large lot.
2. Walker Ave and Ridgeview Rd are proposed to be vacated adjacent to the subject property, but replaced with a utility and access easement to preserve access to utilities and for fire access.
3. Closing access to the street
4. 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 could meet all applicable requirements with the imposition of reasonable conditions and recommend that the City Council conditionally approve the request.
3. Find that the request does not meet all applicable requirements and recommend that the City Council deny the request.
4. Find that additional information and discussion is needed prior to making a recommendation and table the request to a certain date.

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

**Attachments:** Public Notice, Application, Letter of Request, Plat, Vacation Exhibit
Project Information:
Case No: SUB21-07
Location: 806 Ridgeview Rd
Applicant: Ridgeview Christian Church
Request: Vacation of a portion of the rights-of-way of Ridgeview Rd, and Walker Street adjacent to their property

Public Hearings:
Planning Commission
February 15, 2022
5:30 PM
City Hall: 1st Floor

City Council
February 22, 2022
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
What is a Vacation?

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

What is a Right-of-Way?

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

How Will This Impact My Property?

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

What If I Have Concerns About the Proposal?

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

What If I Cannot Attend the Meeting?

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

What If I Have More Questions?

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

LEGAL DESCRIPTION

A PART OF THE RIGHT-OF-WAY OF RIDGEVIEW ROAD (BLAND STREET) AND WALKER AVENUE AS SHOWN BY THE PLAT OF COWAN’S ADDITION TO THE CITY OF ROLLA, RECORDED IN PLAT BOOK 1, PAGE 14, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 8 WEST, ROLLA, PHELPS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 3 OF RIDGEVIEW ADDITION TO ROLLA, RECORDED IN PLAT BOOK 1, PAGE 29 ON THE NORTH LINE OF RIDGEVIEW ROAD AND WEST LINE OF VACATED McRAE AVENUE; THENCE FROM THE POINT OF BEGINNING, ALONG THE NORTH LINE OF SAID RIDGEVIEW ROAD, N89°16’00”E, 225.64 FEET TO THE SOUTHEAST CORNER OF LOT 10 IN BLOCK 10 AND THE WEST RIGHT-OF-WAY LINE OF WALKER AVENUE, BOTH OF SAID COWAN’S ADDITION; THENCE LEAVING SAID NORTH LINE OF RIDGEVIEW ROAD AND WITH THE WEST LINE OF SAID WALKER AVENUE, N0°21’45”W, 266.73 FEET, THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE OF WALKER AVENUE, N89°57’30”E, 39.38 FEET TO THE NORTHWEST CORNER OF THE SOUTH EIGHTEEN (18) FEET OF SAID LOT 16 IN BLOCK 9 OF COWAN’S ADDITION ON THE EAST RIGHT-OF-WAY LINE OF SAID WALKER AVENUE; THENCE WITH SAID EAST RIGHT-OF-WAY LINE, S0°07’55”E, 266.25 FEET TO THE SOUTHWEST CORNER OF LOT 20 IN BLOCK 9 OF SAID COWAN’S ADDITION AND THE NORTHWEST CORNER OF THE VACATED RIDGEVIEW ROAD RIGHT-OF-WAY AS DESCRIBED BY ORDINANCE 4154, RECORDED AS DOCUMENT 2014-3674; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE OF WALKER AVENUE AND WITH THE WEST LINE OF SAID VACATED RIDGEVIEW, S0°11’40”E, 40.09 FEET TO THE NORTHWEST CORNER OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED AS DOCUMENT 2014-3990; THENCE WITH THE WEST LINE OF SAID TRACT, CONTINUING S0°11’40”E, 16.86 FEET; THENCE 38.72 FEET ALONG A 25.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S43°23’25”E, 34.97 FEET; THENCE LEAVING SAID WEST LINE, N89°46’10”W, 60.00 FEET; THENCE N89°53’40”W, 2.06 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WALKER AVENUE; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, N0°21’45”W, 39.54 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID RIDGEVIEW ROAD; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, S89°16’00”W, 225.92 FEET; THENCE N0°02’35”E, 40.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.52 ACRES.
SUBDIVISION APPLICATION

Property/Request Information:

Request:

- Sketch Plat
- Major Subdivision
- Minor Subdivision
- X Replat
- Subdivision Variance
- X Vacation of ROW/easement

806 Ridgeview Rd., Rolla, MO 65401

Property Address/Location

R-1 & C-O

Property Zoning

Number of existing and new lots proposed

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:  

Agent/Applicant (If Different Than Property Owner):

James R. Jeffries, PLS

Name

3312 Lemone Industrial Blvd.

Mailing Address

Columbia, MO 65201

City, State, Zip

573-875-8799

Phone

jeffries@allstateconsultants.net

Email

Property Owner:

Ridgeview Christian Church

Name(s)

PO Box 338

Mailing Address

Rolla MO 65401

City, State, Zip

573-364-1841

Phone

craig@stevens3.com or adam@ridgecc.com

Email

Agent/Owner:

City Staff Verifies

City of Rolla

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

COMMUNITY DEVELOPMENT DEPARTMENT
901 North Elm St
Rolla, MO 65401
P.O. Box 979
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, 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, etc.
3. Proposed streets with width, centerline, grade, length; dimensions of easements and alleys, etc.
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, 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):

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 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):

[Signatures]

Applicant/Agent (If Different From Owner)

[Signatures]
November 9, 2021

Mr. Tom Coots, City Planner  
City of Rolla, Community Development  
901 North Elm Street  
Rolla, MO 65401  
VIA Email: tcoots@rollacity.org

Re: Ridgeview Christian Church Lot Consolidation Replat

Dear Mr. Coots;

On behalf of Ridgeview Christian Church, we are submitting for your distribution and review the final plat of Ridgeview Christian Church, a replat of Lots in Blocks 9, 10, 11 and 12 in Cowan’s Addition. This is in response to some conversations we have had regarding combining the lots they own and have purchased over the last several years into one (1) lot. The intent of this replat is to consolidate all the church’s property, including proposed vacated right-of-way, into one (1) lot to accommodate future expansion of the church’s facilities. We are also requesting that, along with the replat, you consider vacating part of the rights-of-way for Walker Avenue, Ridgeview Road and Highway 72. We are providing digital copies of the final plat, an overall Display to show existing improvements, the Subdivision Application and the Property Description of the Rights-of-Way to be vacated, along with a display of the portion to be vacated. Craig Stevens will be bringing a check in the amount of $169 for the Subdivision Fee and Recording Fee.

This is the site of the current Ridgeview Christian Church with the existing building on the east side and some parking on the west side of Walker Avenue. All utilities are existing to the site so there are no construction plans being submitted for review. The subdivision is 3.77 Acres in size and is a replat of twelve (12) existing lots and proposed vacated right-of-way, combining them into one (1) lot. The final plat is providing an easement for the existing utilities within the Walker Avenue right-of-way and an easement for access and turnaround between Walker Avenue and the Alley in the northeast part of their property.

Please review this request, along with the items we have submitted, and let us know your comments at your earliest convenience. Thank you for your consideration in this matter. If you have any questions, or need additional information, please feel free to contact me at (573) 875-8799.

Sincerely,

Allstate Consultants LLC

James R. Jeffries, PLS

Enc.
DISPLAY TO SHOW PART OF RIDGEVIEW ROAD AND WALKER AVENUE TO BE VACATED

HIGHWAY 72
"RIGHT-OF-WAY TRACT A"
(R/W VARIES)

PREPARED BY
ALLSTATE CONSULTANTS
JANUARY 20, 2022

18090.01
Meeting Date: February 15, 2022
Subject: Davis Addition: a Minor Subdivision Final Plat to combine three commercial lots into one lot.

Background: The applicant intends to develop the subject property. The property was recently rezoned to allow for the planned development. To make development easier without having to consider interior lot lines, the applicant seeks to combine the three platted lots and a formerly vacated alleyway into one large commercial lot. Most of the entire property is within the designated floodplain. The applicant is aware of the floodplain development requirements, which could greatly impact the ability to develop the property.

Application and Notice:
Applicant/Owner - Jeff Davis of 24/7 Homes, LLC
City Council Date - February 22, 2022

Property Details:
Current zoning - C-2, General Retail
Current use - Residential/Undeveloped
Land area - 0.49 acres

Public Facilities/Improvements:
Streets - The subject property has frontage on Hwy 72, a Major Arterial road; and frontage on Olive Street, a collector street; and Oak Street, a local street.
Sidewalks - Sidewalks are located along the frontage of the property on all streets.
Utilities - The subject property should have access to all needed utilities.

Comprehensive Plan: The Comprehensive Plan designates the subject property as being appropriate for Neighborhood Commercial uses.

Discussion: The proposed plat appears to meet all zoning and subdivision requirements.

Findings:
1. The proposed minor subdivision would combine three commercial lots into one large lot.
2. The property is located almost entirely within the designated floodplain.
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 could meet all applicable requirements with the imposition of reasonable conditions and recommend that the City Council conditionally approve the request.
3. Find that the request does not meet all applicable requirements and recommend that the City Council deny the request.
4. Find that additional information and discussion is needed prior to making a recommendation and table the request to a certain date.

Prepared by: Tom Coots, City Planner
Attachments: Area Map, Application, Plat
Project Information:
Case No: SUB22-01
Location: 304 S Olive/305 S Oak
Applicant: 24/7 Homes, LLC
Request: Minor Subdivision to combine 3 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
SUBDIVISION APPLICATION

Contact Information:

Property Owner:

Jeff Davis

Name(s)

12049 Country Oaks Estates Dr.

Mailing Address

Rolla, MO 65401

City, State, Zip

573-308-0669

Phone

agentsname@gmail.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
- X Minor Subdivision
- Replat
- Subdivision Variance
- Vacation of ROW/easement

305 S. Oak - 304 S. Olive

Property Address/Location

Property Zoning

Description:

Number of existing and new lots proposed

Davis Edition

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: SUB22-01

Submission Date: 1/14/22

DRC Meeting Date: TBD

PC Hearing Date: TBD

Advertise By: 

CC Hearing Date: TBD
(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, etc.
3. Proposed streets with width, centerline, grade, length; dimensions of easements and alleys, etc.
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, 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):
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, 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)

Sign
Print

Sign
Print

Sign
Print