

AGENDA

**The City of Rolla
Planning & Zoning Commission
Rolla City Council Chambers, 901 North Elm Street
Tuesday, April 12, 2022 at 5:30 PM**

Commission Members:

Chairperson Don Brown, Vice-Chairperson Russell Schmidt, Secretary-Treasurer Robert Anderson, Lister Florence, Jr., Kevin Crider, Janece Martin, Monte Shields, Vacant, Vacant

- I. **APPROVE MINUTES:** Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, March 15, 2022.
- II. **REPORT ON RECENT CITY COUNCIL ACTIONS:** NONE
- III. **OLD BUSINESS:**
 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. **Applicant has requested to be tabled to the May 10, 2022 meeting.**
- IV. **PUBLIC HEARING:**
 1. **SUB22-03, Bradley Addition:** A Minor Subdivision Final Plat to combine several lots into 3 lots; dedicate rights-of-way for 13th Street and Tim Bradley Way; and vacate portions of the rights-of-way of Spring Avenue, 13th Street, and an alley between Poole Ave, Spring Ave, 13th Street, and University Dr.
 2. **ZON22-01, Collective Solutions:** A rezoning (map amendment) from the C-3, Highway Commercial district to the M-1, Light Manufacturing district at 1898 Old Saint James Rd.
- V. **NEW BUSINESS:**
 1. **SUB22-04, Replat of Lots 2 and 3 Happy Jack's:** A Minor Subdivision Final Plat to reorganize 2 residential lots.
- VI. **OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE, OR STAFF:** NONE
- VII. **CITIZEN COMMENTS:**

NEXT MEETING DATE:

Tuesday, May 10, 2022

MINUTES
 ROLLA PLANNING AND ZONING COMMISSION MEETING
 ROLLA CITY HALL COUNCIL CHAMBERS
 TUESDAY, MARCH 15, 2022

- Presiding:** Don Brown, Chairperson
- Commission Members Present:** Walter Bowe, Lister Florence Jr., Janece Martin, Russell Schmidt, Kevin Crider
- Commission Members Absent:** Robert Anderson, Monte Shields
- City Officials in Attendance:** Tom Coots, *City Planner*, Sarah West, *Administrative Assistant*, Steve Flowers, *Community Development Director*
- I. APPROVE MINUTES:** Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, February 15, 2022. **Chairperson Don Brown approved the minutes as printed and distributed.**
- II. REPORT ON RECENT CITY COUNCIL ACTIONS:**
1. **SUB22-01, Davis Addition:** A minor subdivision Final Plat to combine 3 commercial lots into one lot. *Approved by City Council at March 7, 2022 meeting.*
- III. OLD BUSINESS:**
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. **Applicant has requested to be tabled to the April 12, 2022 meeting.**

A motion was made by Walter Bowe, seconded by Janece Martin, to grant the applicant's request to table the case to the April 12, 2022 meeting. A voice vote showed all in favor. The motion passes unanimously.
- IV. PUBLIC HEARING:**
1. **SUB22-03, Bradley Addition:** A Minor Subdivision Final Plat to combine several lots into 3 lots; dedicate rights-of-way for 13th Street and Tim Bradley Way; and vacate portions of the rights-of-way of Spring Avenue, 13th Street, and an alley between Poole Ave, Spring Ave, 13th Street, and University Dr. **Applicant has requested to be postponed to the April 12, 2022 meeting.**

A motion was made by Janece Martin, seconded by Walter Bowe, to grant the applicant's request to postpone the case to the April 12, 2022 meeting. A voice vote showed all in favor. The motion passes unanimously.

V. NEW BUSINESS:

- 1. SUB22-02, Jordan Subdivision #2:** A Minor Subdivision Final Plat to reorganize 3 commercial lots into 2 lots.

Tom Coots presents the staff report.

Don Brown asks about egress and ingress. **Coots** states that currently lot 1 has frontage on both Hartville Road and Highway 63, and the applicant is proposing a private access easement across lot 2 located near the current driveway. Lot 2 also has frontage on Highway 63 and Hartville Road.

Russell Schmidt asks about a lot line being in close proximity to an existing building. **Coots** states this is the current lot line, and the proposed lot line will be in a different location. **Schmidt** asks about property ownership. **Coots** states the proposed lot 1 on the plat is owned by 3 Springs Holding LLC and the proposed lot 2 is owned by JC Land Investments LLC.

A motion is made by Russell Schmidt, seconded by Janece Martin, to recommend approval to City Council to reorganize 3 commercial lots into 2 lots. A roll call vote on the motion showed the following: Ayes: Bowe, Florence, Martin, Schmidt, and Crider. Nays: None. The motion passes unanimously.

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

VII. CITIZEN COMMENTS: NONE

Meeting adjourned: 5:46 p.m.

Minutes prepared by: Sarah West

NEXT MEETING:

Tuesday, April 12, 2022



Report to:

**Planning and Zoning
Commission**

Case No.: SUB 22-03

Meeting Date: April 12, 2022

Subject: Bradley Addition: a Minor Subdivision Final Plat to combine several lots into three lots; vacate portions of the rights-of-way of Spring Ave, 13th Street, and an alley between Spring Ave, 13th St, 14th St, and Poole Ave; and dedicate the right-of-way for Tim Bradley Way.

Background: The City of Rolla, Move Rolla Transportation Development District, and Missouri S&T have partnered to construct a new road to replace University Drive as the entry to the university area from I-44. The new road is currently under construction. The Planning and Zoning Commission did review the planned route.

The plat will reorganize the entire area. The properties were acquired for the road project or by the university. The plat will dedicate needed easements to support the project. Additional vacation of rights-of-way and closures of roads in the area are likely to occur in the future.

The plat also formally names the new roadway 'Tim Bradley Way.' Tim Bradley is a major donor for the project for the university. This action is the first approval involving that name change. University Drive will cease to exist at the conclusion of the project, both in name and physically, as the former road location is planned to be vacated and turned over to the university.

Application and Notice:

Applicant/Owner - City of Rolla and Missouri S&T
Public Notice - <https://www.rollacity.org/agenda.shtml>
City Council Date - April 18, 2022

Property Details:

Current zoning - R-1, Single-family; R-2, Two-family; C-2, General Retail; and GI, Government and Institutional
Current use - Vacant/University
Land area - Lot 1 (0.77 acres); Lot 2 (3.51 acres); Lot 3 (2.19 acres)

Public Facilities/Improvements:

Streets - The subject property has frontage on Bishop Ave (Hwy 63), a Primary Arterial road; the new Tim Bradley Way is to be a Major Arterial road; 12th St, 13th St, Poole Ave, and Spring Ave are all local streets.
Sidewalks - Sidewalks are located or proposed to be constructed along the frontage of all road frontages.
Utilities - The subject property should have access to all needed utilities, however, some relocations or construction could be needed depending on how the lots are developed.

Comprehensive Plan: The Comprehensive Plan designates the subject property as being appropriate for low/medium density residential and community commercial uses. The plan did not contemplate the relocation of University Drive or the university expansions into the area.

Discussion: The proposed plat appears to meet all zoning and subdivision requirements. The vacated streets are no longer needed, and have already been removed. All needed easements have been reserved.

Findings:

1. The proposed minor subdivision would reorganize several lots into three large lots, to be owned by the university.
2. Portions of 13th Street, Spring Street, and an alley are proposed to be vacated. The streets/alley are not needed and have already been removed.
3. All needed easements are to be reserved with the plat.
4. University Drive is to be relocated. The plat would name the new roadway 'Tim Bradley Way.'
5. 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, Plat



Project Information:

Case No: SUB22-03
 Location: Various Properties
 Applicant: Curators of University of Missouri and City of Rolla

Request:
 Vacation of portions of ROW of Spring Ave, 13th Street, alleys, and easements

Public Hearings:

Planning Commission
April 12, 2022
5:30 PM
 City Hall: 1st Floor

City Council
April 18, 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.

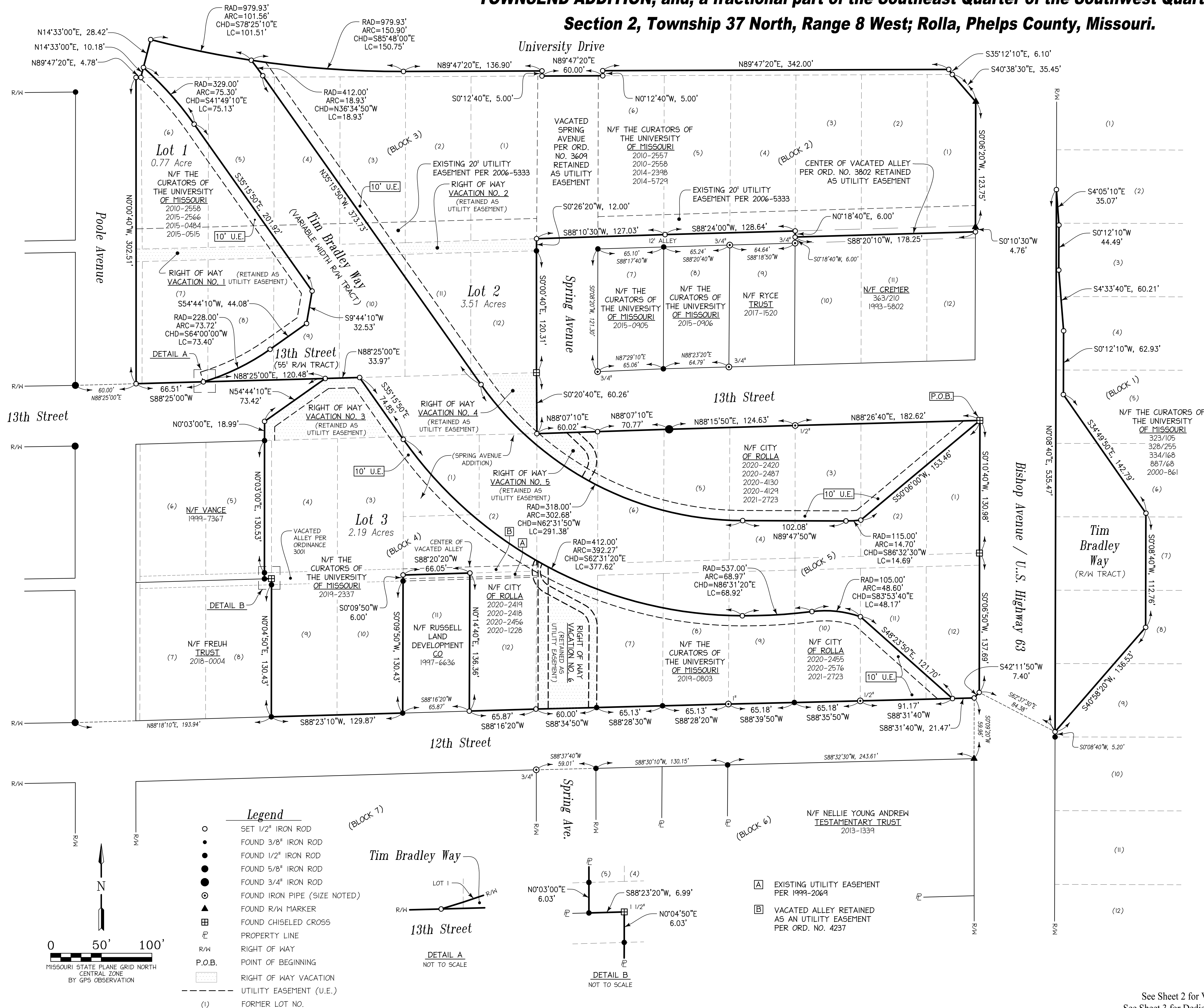
LEGAL DESCRIPTION

Portions of the right-of-way of Spring Avenue between 12th Street and 13th Street; and portions of the right-of-way of 13th Street between Poole Avenue and 13th Street; and portions of the right-of-way of an alley between 13th Street, University Drive, Poole Avenue, and Spring Ave; and certain easements between 12th Street, Poole Avenue, University Drive, and Bishop Avenue.



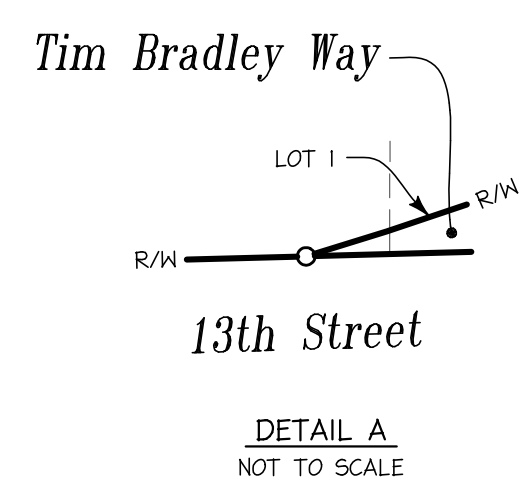
Final Plat of BRADLEY ADDITION

A Major Subdivision, being a resubdivision of all of SPRING AVENUE ADDITION; and, all of Block 3 and all of Block 5 of TOWNSEND ADDITION; and, a fractional part of Blocks 1, 2 and 4 of TOWNSEND ADDITION; and, a fractional part of the Southeast Quarter of the Southwest Quarter of Section 2, Township 37 North, Range 8 West; Rolla, Phelps County, Missouri.



- NOTES:
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts which an accurate and current title search may disclose.
 - I declare that to the best of my professional knowledge and belief, this plat and survey meets the current "Missouri Standards for Property Boundary Surveys" (20 CSR 2030-16).
 - Tract is classified Urban (20 CSR 2030-16.040).
 - Date of field work: March and April, 2021
 - The lands surveyed herein include all or parts of lands conveyed to the City of Rolla at 2020-1228, 2020-2418, 2020-2419, 2020-2420, 2020-2455, 2020-2487, 2020-2455, 2020-2456, 2020-2576, 2020-2723, 2020-4129, 2020-4130, and 2021-2723, along with all or part of lands conveyed to the Curators of the University of Missouri at 323/105, 328/255, 334/168, 887/68, 2000-861, 2010-2557, 2010-2558, 2014-2398, 2014-5729, 2015-0484, 2015-0515, 2015-2566, 2019-0803, and 2019-2337.
 - Dimensions shown are measured. For record dimensions, see document(s) noted.
 - Only the record documents noted herein were provided to or discovered by surveyor. No abstract, current title commitment nor other record title documentation was provided surveyor.
 - There may be structures and improvements located on these tracts which are not shown hereon. At the date of this plat (8/30/2021), demolition and construction work was underway within the limits of the new lots and rights-of-way platted hereon.
 - Right-of-Way Tracts as shown hereon are the lands to be dedicated as public right-of-way.
 - The Right of Way Vacation tracts described hereon are to be retained by the City of Rolla as utility easements.

- Legend**
- SET 1/2" IRON ROD
 - FOUND 3/8" IRON ROD
 - FOUND 1/2" IRON ROD
 - FOUND 5/8" IRON ROD
 - FOUND 3/4" IRON ROD
 - FOUND IRON PIPE (SIZE NOTED)
 - ▲ FOUND R/W MARKER
 - FOUND CHISELED CROSS
 - ▬ PROPERTY LINE
 - R/W RIGHT OF WAY
 - P.O.B. POINT OF BEGINNING
 - ▭ RIGHT OF WAY VACATION
 - UTILITY EASEMENT (U.E.)
 - (1) FORMER LOT NO.



- [A] EXISTING UTILITY EASEMENT PER 1999-2069
- [B] VACATED ALLEY RETAINED AS AN UTILITY EASEMENT PER ORD. NO. 4237

Sheet 1 of 3

CM Archer Group, P.C. dba:
ARCHER-ELGIN
engineering • surveying • architecture

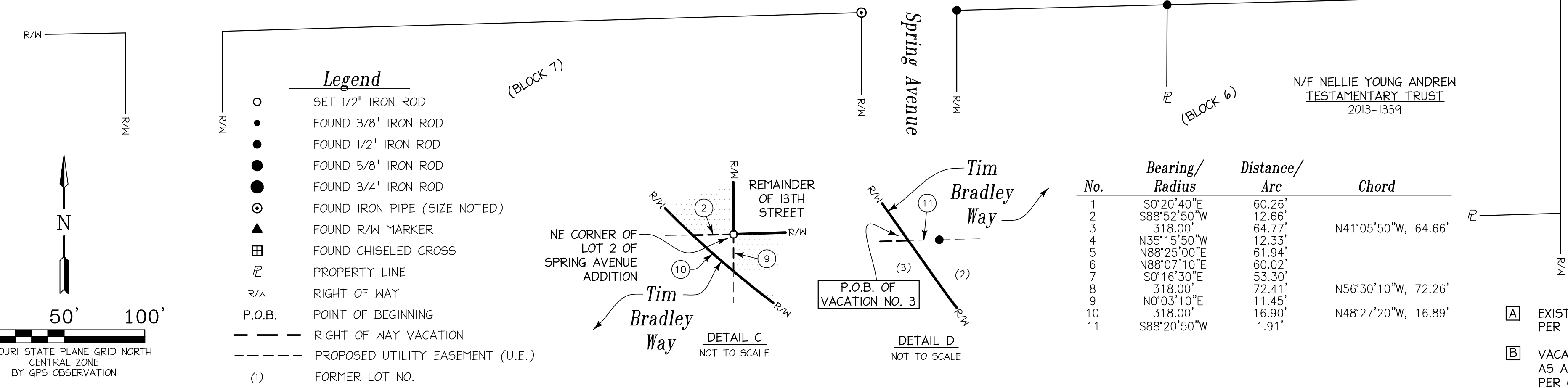
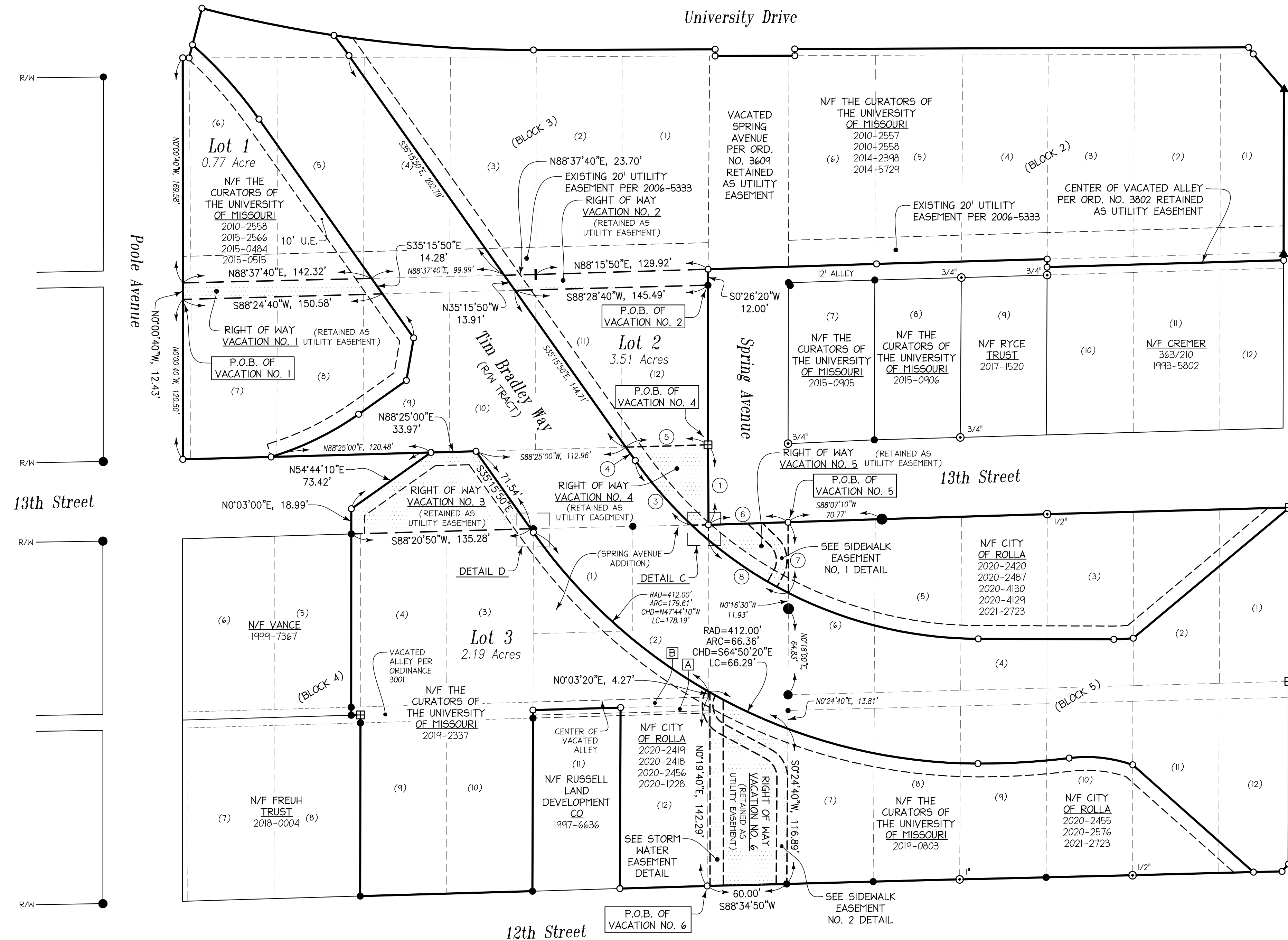
310 East 6th Street
Rolla, Missouri 65401
Phone: 573-364-6362
Fax: 573-364-4782
www.archer-elgin.com

REVISIONS		Final Plat of BRADLEY ADDITION Rolla, Phelps County, Missouri City of Rolla 901 North Elm Street, Rolla, Missouri 65401	
		DRAWN BY	MEP
		SCALE	1"=40'
		CHECKED	SFF
		DATE	April 6, 2022
		SURVEY NO.	J3605

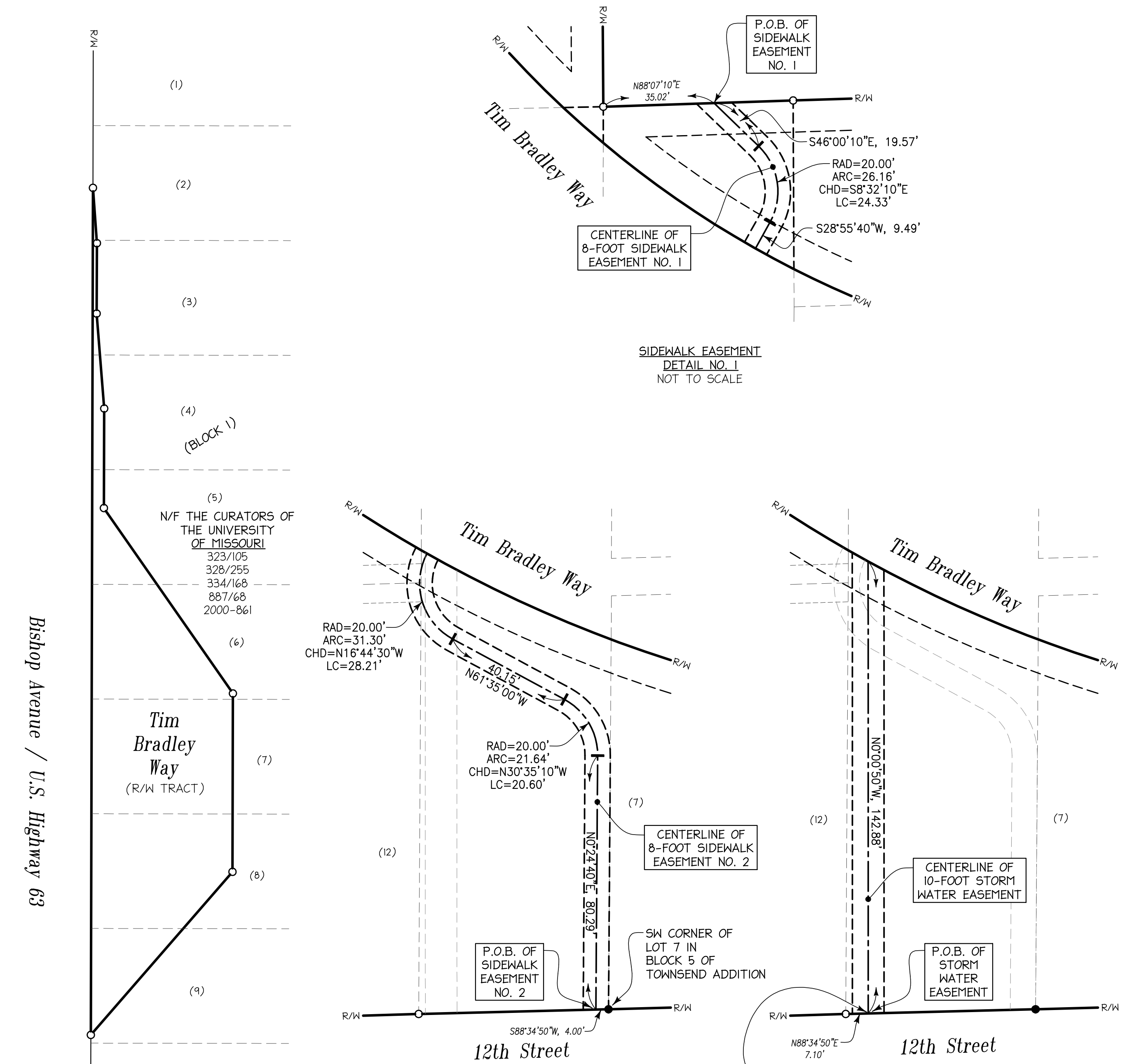
See Sheet 2 for Vacation & Easement Details
See Sheet 3 for Dedications, Descriptions & Approvals

Final Plat of BRADLEY ADDITION

A Major Subdivision, being a resubdivision of all of SPRING AVENUE ADDITION; and, all of Block 3 and all of Block 5 of TOWNSEND ADDITION; and, a fractional part of Blocks 1, 2 and 4 of TOWNSEND ADDITION; and, a fractional part of the Southeast Quarter of the Southwest Quarter of Section 2, Township 37 North, Range 8 West; Rolla, Phelps County, Missouri.



No.	Bearing/Radius	Distance/Arc	Chord
1	S0°20'40"E	60.26'	
2	S88°52'50"W	12.66'	
3	318.00'	64.77'	N41°05'50"W, 64.66'
4	N35°15'50"W	12.33'	
5	N88°25'00"E	61.94'	
6	N88°07'10"E	60.02'	
7	S0°16'30"E	53.30'	
8	318.00'	72.41'	N56°30'10"W, 72.26'
9	N0°03'10"E	11.45'	
10	318.00'	16.90'	N48°27'20"W, 16.89'
11	S88°20'50"W	1.91'	



Sheet 2 of 3

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Final Plat of
BRADLEY ADDITION
Rolla, Phelps County, Missouri
City of Rolla
901 North Elm Street; Rolla, Missouri 65401

DRAWN BY: MEP SCALE: 1"=40' SURVEY NO.:
CHECKED: SFF DATE: April 6, 2022 **J3605**

310 East 6th Street
Rolla, Missouri 65401
Phone: 573-364-6362
Fax: 573-364-4782
www.archer-elgin.com

See Sheet 1 for Boundary & Rights-of-way
See Sheet 3 for Dedications & Approvals

Final Plat of
BRADLEY ADDITION

A Major Subdivision, being a resubdivision of all of SPRING AVENUE ADDITION; and, all of Block 3 and all of Block 5 of TOWNSEND ADDITION; and, a fractional part of Blocks 1, 2 and 4 of TOWNSEND ADDITION; and, a fractional part of the Southeast Quarter of the Southwest Quarter of Section 2, Township 37 North, Range 8 West; Rolla, Phelps County, Missouri.

RIGHT OF WAY VACATION NO. 1
(To Be Retained as a Utility Easement)

A fractional part of an east-west alley in Block 3 of TOWNSEND ADDITION, Rolla, Missouri more particularly described as follows: Commencing at the intersection of the North right of way of 13th Street and the East right of way of Poole Avenue; thence North 0°00'40" West, 120.50 feet along said East right of way of Poole Avenue to its intersection with the extension of the South line of the aforesaid east-west alley, the true point of beginning of the hereinafter described tract: Thence continuing North 0°00'40" West, 12.43 feet along said East right of way of Poole Avenue to its intersection with the extension of the North line of the aforesaid east-west alley, thence North 88°37'40" East, 142.32 feet along the North line of said east-west alley and its extension; thence South 35°15'50" East, 14.28 feet to the aforesaid South line of the east-west alley, thence South 88°24'40" West, 150.58 feet along said South line and its extension to the true point of beginning. Per plat of survey J-3605, dated April 6, 2022, by CM Archer Group, P.C.

RIGHT OF WAY VACATION NO. 2
(To Be Retained as a Utility Easement)

A fractional part of an east-west alley in Block 3 of TOWNSEND ADDITION, Rolla, Missouri more particularly described as follows: Beginning at the Northeast Corner of Lot 12, Block 3 of said TOWNSEND ADDITION, thence South 88°28'40" West, 145.49 feet along the South line of the aforesaid east-west alley, thence North 35°15'50" West, 13.91 feet to the North line of said east-west alley, thence North 88°37'40" East, 23.70 feet, and, North 88°15'50" East, 129.92 feet along said North line, thence South 0°26'20" West, 12.00 feet to the true point of beginning. Per plat of survey J-3605, dated April 6, 2022, by CM Archer Group, P.C.

RIGHT OF WAY VACATION NO. 3
(To Be Retained as a Utility Easement)

A fractional part of 13th Street lying between Block 3 and Block 4 of TOWNSEND ADDITION, Rolla, Missouri more particularly described as follows: Commencing at the Northeast Corner of Lot 3, Block 4 of said TOWNSEND ADDITION, thence South 88°20'50" West, 1.91 feet along the North line of said Block 4 to the true point of beginning of the hereinafter described tract: Thence continuing South 88°20'50" West, 61.94 feet along the North line of said Lot 12, thence South 35°15'50" East, 18.99 feet, thence North 54°44'10" East, 73.42 feet to the South line of the aforesaid Block 3 of TOWNSEND ADDITION, thence North 88°25'00" East, 33.97 feet along said South line, thence South 35°15'50" East, 71.54 feet to the true point of beginning. Per plat of survey J-3605, dated April 6, 2022, by CM Archer Group, P.C.

RIGHT OF WAY VACATION NO. 4
(To Be Retained as a Utility Easement)

A fractional part of 13th Street lying between SPRING AVENUE ADDITION, Rolla, Missouri and Block 3 of TOWNSEND ADDITION, Rolla, Missouri more particularly described as follows: Beginning at the Southeast Corner of Lot 12, Block 3 of said TOWNSEND ADDITION, thence South 88°25'00" West, 61.94 feet along the South line of said Lot 12, thence South 35°15'50" East, 12.33 feet, thence southeasterly, 64.77 feet along the arc of a curve, concave northeasterly with a radius of 318.00 feet, the chord of which is South 41°05'50" East, 64.66 feet to the North line of Lot 2 of the aforesaid SPRING AVENUE ADDITION; thence North 88°52'50" East, 12.66 feet along said North line to the northeast corner of said Lot 2, thence North 0°20'40" West, 60.26 feet to the true point of beginning. Per plat of survey J-3605, dated April 6, 2022, by CM Archer Group, P.C.

RIGHT OF WAY VACATION NO. 5
(To Be Retained as a Utility Easement)

A fractional part of Spring Avenue lying between SPRING AVENUE ADDITION, Rolla, Missouri and Block 5 of TOWNSEND ADDITION, Rolla, Missouri more particularly described as follows: Beginning at the Northwest Corner of Lot 6, Block 5 of said TOWNSEND ADDITION, thence South 0°16'30" East, 53.30 feet along the West line of said Lot 6, thence northwesterly, 72.41 feet along the arc of a curve, concave northeasterly with a radius of 318.00 feet, the chord of which is North 56°30'10" West, 72.26 feet to the East line of Lot 2 of the aforesaid SPRING AVENUE ADDITION; thence North 0°03'10" East, 11.45 feet along said East line to the northeast corner of said Lot 2, thence North 88°07'10" East, 60.02 feet to the true point of beginning. Per plat of survey J-3605, dated April 6, 2022, by CM Archer Group, P.C.

RIGHT OF WAY VACATION NO. 6
(To Be Retained as a Utility Easement)

A fractional part of Spring Avenue lying between SPRING AVENUE ADDITION, Rolla, Missouri and Block 4 of TOWNSEND ADDITION, Rolla, Missouri and Block 5 of TOWNSEND ADDITION, Rolla, Missouri more particularly described as follows: Beginning at the Southeast Corner of Lot 12, Block 4 of said TOWNSEND ADDITION, thence North 0°19'40" East, 142.29 feet, and, North 0°03'20" East, 4.27 feet, all along the East line of said Lot 12 and along the East line of Lot 2 of the aforesaid SPRING AVENUE ADDITION, thence southeasterly, 66.36 feet along the arc of a curve, concave northeasterly with a radius of 412.00 feet, the chord of which is South 64°50'20" East, 66.29 feet to the West line of Lot 7, Block 5 of the aforesaid TOWNSEND ADDITION, thence South 0°24'40" West, 116.89 feet along said West line to the southwest corner of said Lot 7, thence South 88°34'50" West, 60.00 feet to the true point of beginning. Per plat of survey J-3605, dated April 6, 2022, by CM Archer Group, P.C.

SIDEWALK EASEMENT NO. 1

An 8.0 foot wide sidewalk easement being a fractional part of Spring Avenue lying between SPRING AVENUE ADDITION, Rolla, Missouri and Block 5 of TOWNSEND ADDITION, Rolla, Missouri, lying 4.0 feet on each side of the following described line: Commencing at the Northeast Corner of Lot 2 of said SPRING AVENUE ADDITION, thence North 88°07'10" East, 35.02 feet to the point of beginning of the hereinafter described centerline of easement: Thence South 46°00'10" East, 19.57 feet, thence southerly, 25.18 feet along the arc of a curve, concave westerly with a radius of 20.00 feet, the chord of which is South 8°32'10" East, 24.33 feet, thence South 28°56'40" West, 9.49 feet to the ending point of said centerline of easement. Per plat of survey J-3605, dated April 6, 2022, by CM Archer Group, P.C.

SIDEWALK EASEMENT NO. 2

An 8.0 foot wide sidewalk easement being a fractional part of Spring Avenue lying between SPRING AVENUE ADDITION, Rolla, Missouri and Block 4 of TOWNSEND ADDITION, Rolla, Missouri and Block 5 of TOWNSEND ADDITION, Rolla, Missouri, lying 4.0 feet on each side of the following described line: Commencing at the Southwest Corner of Lot 7, Block 5 of said TOWNSEND ADDITION, thence South 88°34'50" West, 4.00 feet to the point of beginning of the hereinafter described centerline of easement: Thence North 0°24'40" East, 80.29 feet, thence northwesterly, 21.64 feet along the arc of a curve, concave southwesterly with a radius of 20.00 feet, the chord of which is North 30°35'10" West, 20.60 feet, thence North 61°35'00" West, 40.15 feet, thence northerly, 31.30 feet along the arc of a curve, concave easterly with a radius of 20.00 feet, the chord of which is North 18°44'30" West, 28.21 feet to the ending point of said centerline of easement. Per plat of survey J-3605, dated April 6, 2022, by CM Archer Group, P.C.

STORM WATER EASEMENT

A 10.0 foot wide storm water easement being a fractional part of Spring Avenue lying between SPRING AVENUE ADDITION, Rolla, Missouri and Block 4 of TOWNSEND ADDITION, Rolla, Missouri and Block 5 of TOWNSEND ADDITION, Rolla, Missouri, lying 5.0 feet on each side of the following described line: Commencing at the Southeast Corner of Lot 12, Block 4 of said TOWNSEND ADDITION, thence North 88°34'50" East, 7.10 feet along the North right of way of 12th Street to the point of beginning of the hereinafter described centerline of easement: Thence North 0°00'50" West, 142.88 feet to the ending point of said centerline of easement. Per plat of survey J-3605, dated April 6, 2022, by CM Archer Group, P.C.

DESCRIPTION

All of SPRING AVENUE ADDITION, Rolla, Missouri, AND, all of Blocks 3 and 5, and, a fractional part of Blocks 2 and 4 of TOWNSEND ADDITION, Rolla, Missouri, AND, a fractional part of the Southeast Quarter of the Southwest Quarter of Section 2, Township 37 North, Range 8 West of the 5th P.M. described as follows: Beginning at the Northeast Corner of Lot 1, Block 5 of said TOWNSEND ADDITION, thence South 0°10'40" West, 130.98 feet, and, South 0°06'50" West, 137.69 feet, and, South 42°11'50" West, 7.40 feet, all along the West right of way of Bishop Avenue - U.S. Highway 63 to its intersection with the North right of way of 12th Street, thence South 88°31'40" West, 112.64 feet, and, South 88°35'50" West, 65.18 feet, and, South 88°39'50" West, 65.18 feet, and, South 88°28'20" West, 65.13 feet, and, South 88°28'30" West, 65.13 feet, and, South 88°34'50" West, 60.00 feet, and, South 88°16'20" West, 65.67 feet, all along said North right of way to the southeast corner of Lot 11 of the aforesaid Block 4 of TOWNSEND ADDITION; thence North 0°14'40" East, 136.36 feet along the East line of said Lot 11 and its extension to the centerline of a vacated alley, thence South 88°20'20" West, 66.05 feet along said centerline to the West line of the aforesaid Lot 11 extended, thence South 0°09'50" West, 136.43 feet along said Lot 11 and its extension to the aforesaid North right of way of 12th Street, thence South 88°23'10" West, 129.87 feet along said North right of way to the southeast corner of Lot 8 of the aforesaid Block 4 of TOWNSEND ADDITION; thence North 0°04'50" East, 136.46 feet along the East line of said Lot 8 and its extension to the centerline of a vacated alley, thence South 88°23'20" West, 6.99 feet along said centerline to the East line of a parcel described in Phelps County Deed Records at Document No. 1999-7367, thence North 0°03'00" East, 130.53 feet along said East line to a point on the South right of way of 13th Street, thence North 0°03'00" East, 18.99 feet; thence North 54°44'10" East, 73.42 feet to the North right of way of the aforesaid 13th Street; thence North 88°25'00" East, 189.99 feet along said North right of way to its intersection with the East right of way of Poole Avenue; thence North 0°00'40" West, 302.51 feet along said East right of way to its intersection with the South right of way of University Drive, thence North 89°47'20" East, 4.78 feet, and, North 14°33'00" East, 38.60 feet, and, easterly, 101.56 feet along the arc of a curve, concave northerly with a radius of 979.93 feet, the chord of which is South 78°25'10" East, 101.51 feet, and, continuing easterly, 150.90 feet along the arc of said curve, the chord of which is South 85°48'00" East, 150.75 feet, and, North 89°47'20" East, 136.90 feet, and, South 0°12'40" East, 5.00 feet, and, North 89°47'20" East, 60.00 feet, and, North 0°12'40" West, 5.00 feet, and, North 89°47'20" East, 342.00 feet, all along said South right of way to its intersection with the aforesaid West right of way of Bishop Avenue - U.S. Highway 63, thence South 35°12'10" East, 6.10 feet, and, South 40°38'30" East, 35.45 feet, and, South 0°06'20" West, 123.75 feet, and, South 0°10'30" West, 4.76 feet, all along said West right of way to the centerline of a vacated alley, thence South 88°20'10" West, 178.25 feet along said centerline, thence North 0°16'40" East, 6.00 feet to the North line of a 12-foot alley, thence South 88°24'00" West, 128.64 feet, and, South 88°10'30" West, 127.03 feet, all along said North line to the West right of way of Spring Avenue, thence South 0°26'20" West, 12.00 feet, and, South 0°00'40" East, 120.31 feet, and, South 0°20'40" East, 60.26 feet, all along said West right of way to its intersection with the aforesaid South right of way of 13th Street, thence North 88°07'10" East, 130.79 feet, and, North 88°15'50" East, 124.63 feet, and, North 88°26'40" East, 182.62 feet, all along said South right of way to the point of beginning. AND ALSO a fractional part of Block 1 of TOWNSEND ADDITION, Rolla, Missouri more particularly described as follows: Commencing at the Northeast Corner of the Lot 1, Block 5 of said TOWNSEND ADDITION, thence South 0°10'40" West, 130.98 feet, and, South 0°06'50" West, 137.69 feet, all along the West right of way of Bishop Avenue - U.S. Highway 63, thence South 62°37'30" East, 84.38 feet to the East right of way of said Bishop Avenue - U.S. Highway 63, the true point of beginning of the hereinafter described tract: Thence North 0°08'40" East, 535.47 feet along said East right of way, thence South 4°05'10" East, 35.07 feet, thence South 0°12'10" West, 44.49 feet, thence South 4°33'40" East, 60.21 feet, thence South 0°12'10" West, 62.93 feet, thence South 34°49'50" East, 142.79 feet, thence South 0°08'40" West, 112.76 feet, thence South 40°58'20" West, 136.53 feet to the true point of beginning. Per plat of survey J-3605, dated September 3, 2021, by CM Archer Group, P.C.

SPECIAL PLAT RESTRICTION AND RESTRICTIVE COVENANT AS TO THE INSTALLATION OF UTILITIES WITHIN EASEMENTS CREATED HEREON

The undersigned owners of the tract of land herein platted do hereby impose upon said property and do hereby make the following restrictive covenant: From the date this plat is recorded and goes into effect, any new utilities which are installed within the utility easements adjacent to Tim Bradley Way, and, which are created by virtue of this plat, are to be installed below grade. The City of Rolla reserves the right to permit variances from this restriction at their discretion.

SPECIAL PLAT RESTRICTION AND RESTRICTIVE COVENANT AS TO THE ISSUANCE OF BUILDING OR CONSTRUCTION PERMITS

The undersigned owners of the tract of land herein platted do hereby impose upon said property and do hereby make the following restrictive covenant: No construction may be commenced upon the above described property until all necessary building and construction permits have been issued by the City of Rolla, Missouri and that it is understood by the undersigned that no such permits shall be issued for any lots herein platted until the completion of all public improvements appertaining to such lots or until a cash bond equal to the reasonable costs of completing such public improvements has been received and approved by the City of Rolla, Missouri. The above mentioned public improvements shall be completed pursuant to the agreement between the undersigned and the City of Rolla, Missouri for the completion of such improvements as required by this article of the City Code of Rolla, Missouri.

IMPROVEMENT ACCEPTANCE

Approved subject to construction of improvements in accordance with development plans on file with the City of Rolla. This plat meets current subdivision codes of the City of Rolla.

Table with 2 columns: Name/Title, Date. Includes Steve Hargis, PE, Rodney Bourne, PE, and Floyd Jemigan.

PLANNING & ZONING APPROVAL

Approved this ___ day of _____, 2021.

Table with 2 columns: Name/Title, Date. Includes Don Brown, Chairman and Steve Flowers.

ACKNOWLEDGMENT OF APPROVAL BY CITY COUNCIL

This is to acknowledge that the City Council of the City of Rolla, Missouri has, by ordinance duly adopted, approved this plat and has authorized the same to be filed for record in the Office of the Recorder of Deeds, Phelps County, Missouri.

Table with 2 columns: Name/Title, Date. Includes Louis J. Magdits IV, Mayor, City of Rolla.

COUNTY & CITY TAX RELEASE

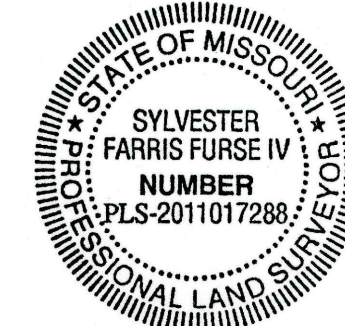
I hereby certify that all property taxes levied by the County of Phelps and the City of Rolla against the real estate described on this plat have been paid in full for 2020 and all prior years.

Table with 2 columns: Name/Title, Date. Includes Faith Ann Barnes, Collector of Revenue.

RECORDER'S CERTIFICATE

This plat was filed for record in my office on this ___ day of _____, 2021. Plat filed at Cabinet _____, Number _____.

Table with 2 columns: Name/Title, Date. Includes Robin Kordes, Recorder of Deeds.



CERTIFICATE OF OWNERSHIP AND DEDICATION

The City of Rolla hereby certifies that it is the owner of the property described and shown hereon, which property is located within the subdivision jurisdiction of the City of Rolla, that they have caused this property to be platted as shown hereon and that said property shall be known and designated as "BRADLEY ADDITION." The City of Rolla hereby freely adopts this plan of subdivision and dedicates to public use forever all streets, right of ways and easements shown upon this plat. Dedicator does further grant to all political subdivisions and public and franchised utility companies providing utility services to the land described on this plat the right to install and maintain electrical, water, telephone, cable television, sanitary sewer, storm sewer, gas and fiber optic lines within and along those places which are designated as utility easements and which are designated as streets on this plat.

DATED: _____, 2021 CITY OF ROLLA, MISSOURI
By: Louis J. Magdits IV, Mayor
Attest: Lorri Thurman, City Clerk
STATE OF MISSOURI)
COUNTY OF PHELPS)

On this _____ day of _____, 2021 before me appeared Louis J. Magdits IV, to me personally known, who, being by me duly sworn did say: That he is the Mayor of the City of Rolla and that said instrument was signed in their behalf, and acknowledged said instrument to be the free act and deed of said City of Rolla. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written. My Commission Expires: _____

NOTARY PUBLIC

CERTIFICATE OF OWNERSHIP AND DEDICATION

The Curators of the University of Missouri hereby certifies that it is the owner of the property described and shown hereon, which property is located within the subdivision jurisdiction of the City of Rolla, that they have caused this property to be platted as shown hereon and that said property shall be known and designated as "BRADLEY ADDITION." The Curators of the University of Missouri hereby freely adopts this plan of subdivision and dedicates to public use forever all streets, right of ways and easements shown upon this plat. Dedicator does further grant to all political subdivisions and public and franchised utility companies providing utility services to the land described on this plat the right to install and maintain electrical, water, telephone, cable television, sanitary sewer, storm sewer, gas and fiber optic lines within and along those places which are designated as utility easements and which are designated as streets on this plat.

DATED: _____, 2021 The Curators of the University of Missouri
By: (signature)
Attest: (name and title)
STATE OF MISSOURI)
COUNTY OF _____)

On this _____ day of _____, 2021 before me appeared _____, to me personally known, who, being by me duly sworn did say: That they are the _____ for the Curators of the University of Missouri and that said instrument was signed in their behalf, and acknowledged said instrument to be the free act and deed of said Curators of the University of Missouri. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written. My Commission Expires: _____

NOTARY PUBLIC

Architectural information including CM Archer Group, P.C. dba: ARCHER-ELGIN, engineering, surveying, architecture. Includes contact info: 310 East 6th Street, Rolla, Missouri 65401. Phone: 573-364-6362. Fax: 573-364-4782. www.archer-elgin.com. Also includes a table for REVISIONS and a table for DRAWN BY (MEP), CHECKED BY (SFF), SCALE (1"=40'), and DATE (April 6, 2022).

See Sheet 1 for Boundary & Rights-of-way
See Sheet 2 for Vacation & Easement Details



Report to:

**Planning and Zoning
Commission**

Case No.: ZON22-01

Meeting Date: April 12, 2022

Subject: Map Amendment (rezoning): 1898 Old Saint James Rd from the C-3, Highway Commercial district to the M-1, Light Manufacturing district.

Background: The subject property is the lease area for a proposed telecommunications tower on a larger property. The zoning is requested for the lease area only. A Conditional Use Permit was reviewed in 2021 to allow a telecommunications tower on the property. The CUP was denied by the City Council. One of the issues raised was the zoning of the property and the appropriateness of the tower and its height. The applicant is working to address the concerns for the tower in order to ultimately gain approval.

The subject property was rezoned from the M-1 district to the current C-3 district in 2009 to allow for the vehicle repair business on the remainder of the property.

Application and Notice:

Applicant - Russel Been of Collective Solutions, LLC
Owner - Barry Dunnigan of B Dunnigan Tours, LLC
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 - April 18, 2022

Property Details:

Current zoning - C-3, Highway Commercial to M-1, Light Manufacturing
Current use - Vacant
Proposed use - Telecommunications tower
Land area - ~10,000 sq. ft.

Public Facilities/Improvements:

Streets - The subject property has frontage on Old Saint James Rd, a Major Arterial road.
Sidewalks - Sidewalks are located adjacent to the property.
Utilities - The subject property should have access to all needed public utilities.

Comprehensive Plan: The Comprehensive Plan designates the property as being appropriate for Industrial uses.

Discussion: The property is adjacent to industrial and commercial zoned properties and uses. The Comprehensive Plan indicates the property is appropriate for industrial uses. The M-1 district does not have a height limit for buildings or structures. The height of a telecommunications tower should not be a concern in the M-1 district. Other issues are still to be resolved before any permits for the proposed telecommunications tower can be permitted.

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:

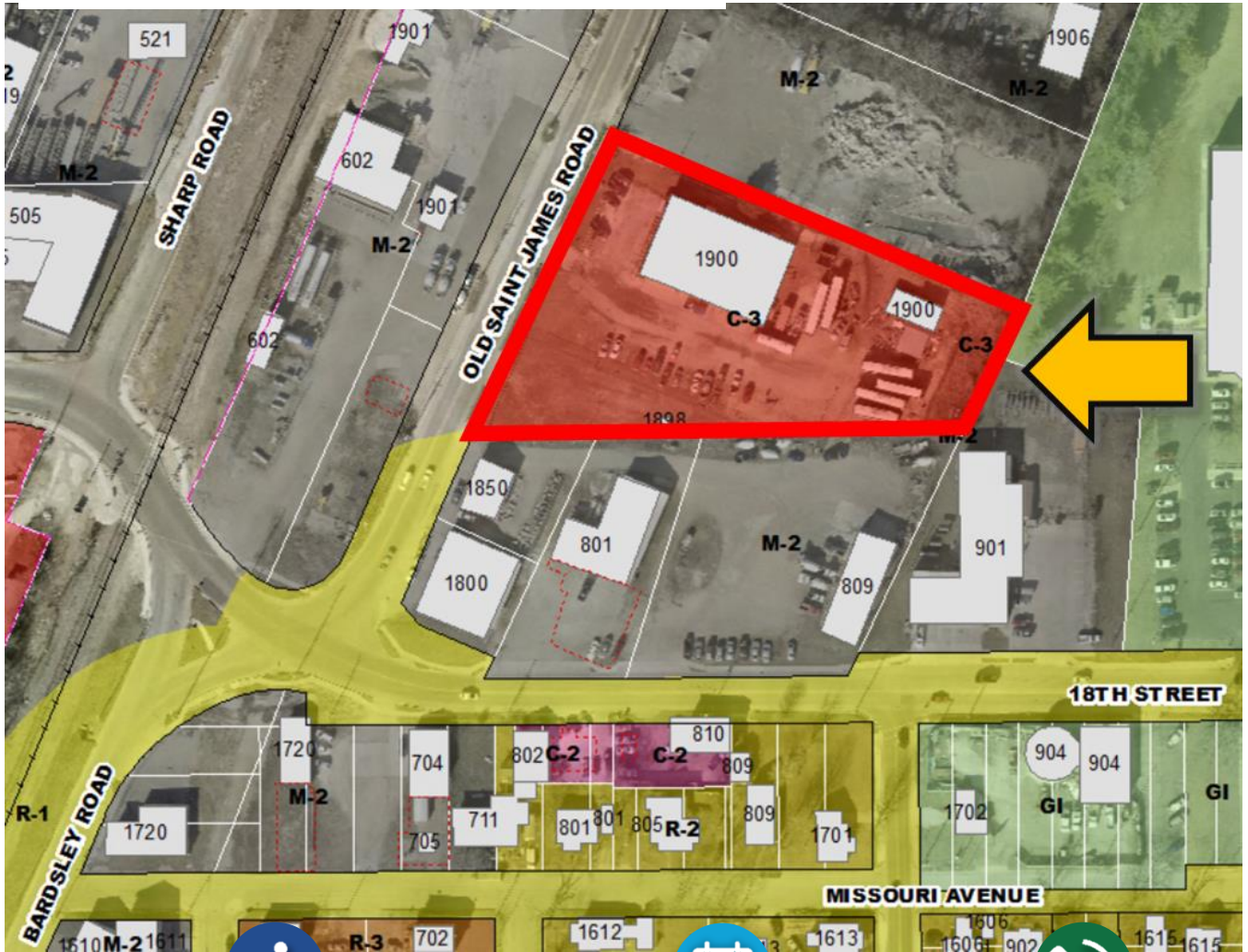
1. The Comprehensive Plan does designate the subject property as being appropriate for Industrial uses.
2. The property is adjacent to properties which are zoned M-1, Light Manufacturing.
3. The property was formerly zoned M-1.
4. The M-1 district does not have a height limit. The applicant intends to erect a telecommunications tower on the property.

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



Project Information:

Case No: ZON22-01
 Location: 1898 Old Saint James Rd
 Applicant: Collective Solutions, LLC
 Request:
 Rezoning from C-3, Highway Commercial to the M-1, Light Manufacturing district.



Public Hearings:

Planning and Zoning Commission
April 12, 2022
5:30 PM
 City Hall: 1st Floor

 City Council
April 18, 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



Who and What is the Planning and Zoning Commission?

The Planning and Zoning Commission is an appointed group of citizens from Rolla who are charged with hearing and deciding land use applications, such as zoning and subdivisions. The Commission takes testimony and makes a recommendation to the City Council.

What is a Rezoning (Map Amendment)?

A Rezoning is a request to change the zoning of a property from one zoning district to another. Usually a rezoning would allow for a property to be used differently than in the past, or may allow for development or redevelopment.

What is Zoning?

The City of Rolla has adopted zoning regulations that divide the city into separate areas that allow for specified uses of property. For example, generally only residential uses are allowed in residential zones; commercial uses in commercial zones; etc..

How Will This Impact My Property?

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

What If I Have Concerns About the Proposal?

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

You do have the right to gather signatures for a petition. If a petition is received by 30% of the land owners (by land area) within 185 feet of the subject property, such request would require approval of 2/3 of the City Councilors. Please contact the Community Development Office for a property owner list.

What If I Cannot Attend the Meeting?

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

What If I Have More Questions?

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

LEGAL DESCRIPTION

A LEASED PREMISES BEING PART OF SECTION 1 IN TOWNSHIP 37 NORTH, RANGE 8 WEST IN PHELPS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 8 WEST; THENCE SOUTH 78 DEGREES 54 MINUTES 10 SECONDS EAST, 902.63 FEET TO A POINT IN THE EAST RIGHT OF WAY LINE OF OLD ST. JAMES ROAD, SAID POINT BEING THE NORTHWEST CORNER OF SURVEY RECORD BOOK 12 PAGE 130; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 23 DEGREES 00 MINUTES 40 SECONDS EAST, 63.76 FEET TO THE SOUTHWEST CORNER OF THE PARENT PARCEL DESCRIBED IN DOC#2018-5993 12/31/2018; THENCE LEAVING SAID RIGHT OF WAY LINE, ALONG THE SOUTH LINE OF SAID PARENT PARCEL; NORTH 89 DEGREES 47 MINUTES 30 SECONDS EAST, 21.76 FEET TO THE POINT OF BEGINNING OF SAID LEASE PREMISES; THENCE NORTH 23 DEGREES 00 MINUTES 40 SECONDS EAST, 100.00 FEET TO A POINT; THENCE SOUTH 62 DEGREES 51 MINUTES 12 SECONDS EAST, 200.00 FEET TO THE SAID SOUTH LINE; THENCE SOUTH 89 DEGREES 47 MINUTES 30 SECONDS WEST, 217.06 FEET TO THE POINT OF BEGINNING. CONTAINING 9974 SQUARE FEET OR 0.23 ACRES, MORE OR LESS.





LAND USE APPLICATION

Contact Information:

Property Owner:
B. Dunnigan Tours, LLC

Name(s)
1900 Old St. James Road

Mailing Address
Rolla, MO 65401

City, State, Zip
(573) 202-3949

Phone

Email

Agent/Applicant (If Different Than Property Owner):

Russell Been, Collective Solutions, LLC

Name
340 Marshall Road

Mailing Address
Valley Park, MO 63088

City, State, Zip
(314) 989-9810

Phone
russ@collectivesolutions.com

Email

Property/Request Information:

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

1900 Old St. James Road, Rolla, MO 65401

Property Address/Location
C-3
C-2 to M-1

Property Zoning (Current and Proposed)

Proposed Development/Project/Amendment

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"/>		N/A
	<input checked="" type="checkbox"/>	Filing Fee - \$375 (Rezoning/CUP); \$475 (PUD); \$300 (CUP/PUD Amendment); \$62.50 (Annexation for advertisement)	<input type="checkbox"/>		CAU
	<input checked="" type="checkbox"/>	Legal Description (Unplatted and Irregular Lots Only)	<input type="checkbox"/>		b
	<input type="checkbox"/>	Site Plan (If Applicable)	<input type="checkbox"/>		N/A
	<input type="checkbox"/>	Letter of Request/Project Report (If Applicable)	<input type="checkbox"/>		N/A

OFFICE USE ONLY:

Case No: 20N02-01	DRC Meeting Date: 3.15.22	PC Hearing Date: 4.12.22
Submission Date: 3.16.22	Advertise By: 3.17.22	CC Hearing Date: 4.18.22 / 5.2.22

INFORMATION:

Rezoning (Map Amendments) are *reviewed* to meet the following criteria:

1. Consistency with the intent of the Rolla Comprehensive Plan.
2. Changed or changing conditions in the neighborhood.
3. Compatibility with other properties in the immediate vicinity.
4. Adequacy of utility service and facilities.
5. Impact on vehicular and pedestrian traffic safety.
6. Correction of an error in the application of the zoning regulations.
7. Viability of economic use of the subject property if rezoning is denied.
8. Relevant information received at the public hearing.

PUD's (Planned Unit Developments) are *reviewed* to meet the following goals:

1. Implementation of the Rolla Comprehensive Plan.
2. Efficient use of land to protect/preserve natural features of the land.
3. Harmonious and coherent site and building design to create a sense of place.
4. Direction of development to existing or proposed transportation and utility facilities.

CUP's (Conditional Use Permits) are *reviewed* to meet the following standards:

1. Compliance with zoning district regulations.
2. Impact to traffic or pedestrian safety and mitigation.
3. Not dominating the immediate neighborhood.
4. Provision of adequate parking facilities.
5. Adequacy of utilities and drainage facilities.
6. Compatibility with surrounding vicinity.

Annexation requests must include a *notarized* petition that includes the following statements:

1. That the all property owners or agents have signed the application.
2. That the property is not part of any incorporated municipality and is contiguous to the city of Rolla limits.
3. That the applicants request to be annexed as authorized by RSMo. Section 71.012.

Text Amendment requests must include a letter/report with includes the following:

1. Reasons for amending the codes and demonstrating that the request serves the general welfare and preserves the community interest.
2. Proposed modifications with proposed language in underline and language to be removed in ~~strikethrough~~.

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

Barry Dunnigan


Sign _____
Print

Russell S. Been

Sign _____
Print

Sign _____
Print



Report to:

**Planning and Zoning
Commission**

Case No.: SUB 22-04

Meeting Date: April 12, 2022

Subject: Replat of Lots 2 and 3 Happy Jack's: a Minor Subdivision Final Plat to reorganize two residential lots.

Background: Happy Jacks subdivision was approved in 2015 to add a portion of an unplatted lot to a lot in the Oak Knoll subdivision. The applicant has submitted this subdivision to essentially undo that change, so the lot lines will revert to how the lots were arranged before the Happy Jack's subdivision.

Application and Notice:

Applicant/Owner - Don Madison
Public Notice - <https://www.rollacity.org/agenda.shtml>
City Council Date - April 18, 2022

Property Details:

Current zoning - R-1, Single-family
Current use - Residential
Land area - Lot 1: 0.77 acres; Lot 2: 1.59 acres

Public Facilities/Improvements:

Streets - The subject property has frontage on Rolla Street, a Major Arterial road; and frontage on Lariat Lane, a local street.
Sidewalks - Sidewalks are located along Rolla Street, but not on Lariat Ln.
Utilities - The subject property should have access to all needed utilities.

Comprehensive Plan: The Comprehensive Plan designates the subject property as being appropriate for Low Density residential uses.

Discussion: The proposed plat appears to meet all zoning and subdivision requirements. Approval of the plat would essentially revert the lots to their former layout. Lot 3B is a flag lot, but is existing and does meet the requirements for a flag lot.

Findings:

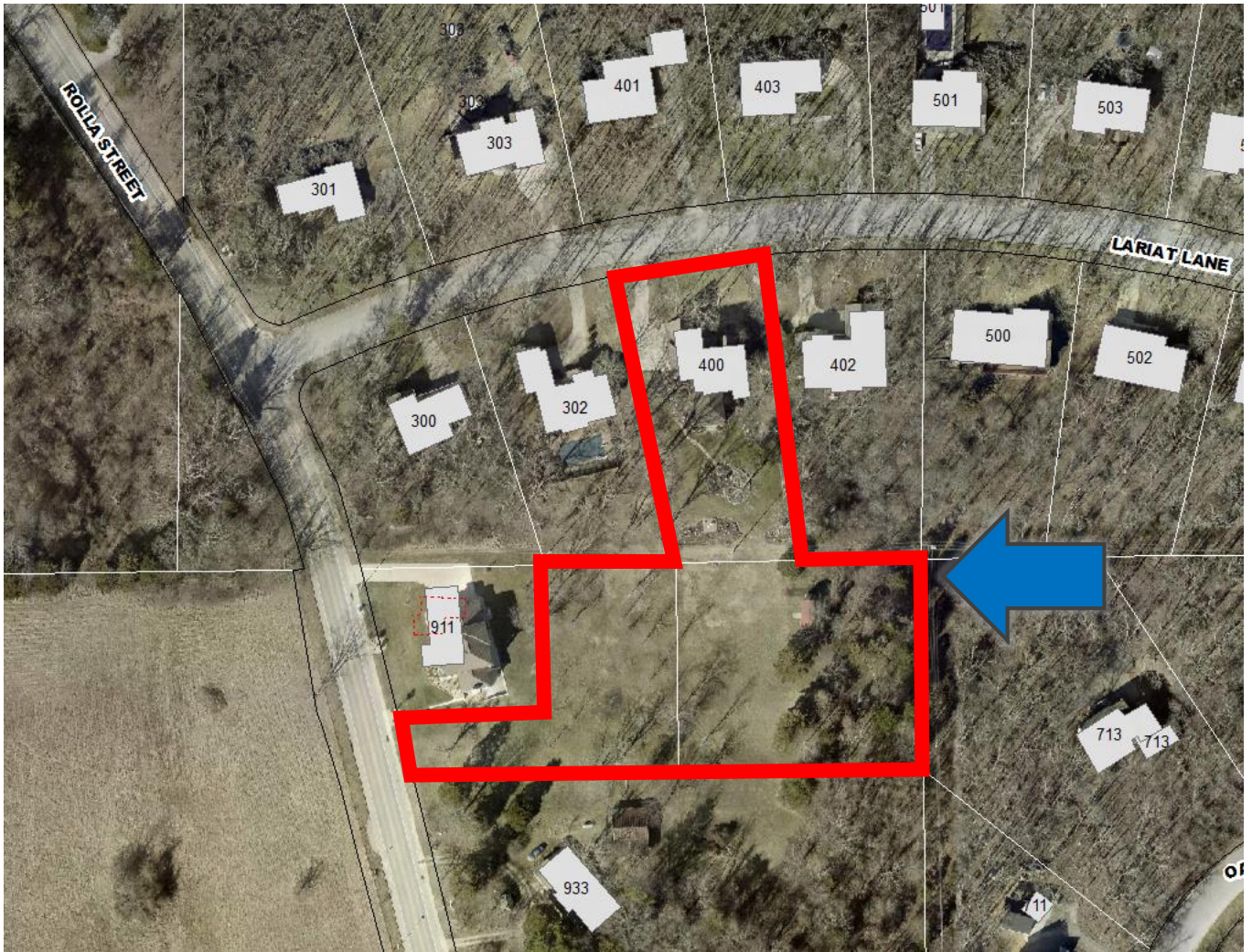
1. The proposed minor subdivision would reorganize two residential lots.
2. The plat appears to be in compliance with all applicable zoning, subdivision, and other requirements.

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: SUB22-04
Location: 400 Lariat Ln and 913 S Rolla St
Applicant: Don and Lina Madison
Request:
Minor Subdivision to reorganize two residential 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:

Don Madison

Name(s)

400 Lariat Lane

Mailing Address

Rolla, MO 65401

City, State, Zip

573-465-1995

Phone

madison@mst.edu

Email

Agent/Applicant (If Different Than Property Owner):

Name

Mailing Address

City, State, Zip

Phone

Email

Property/Request Information:

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

400 Lariat Lane / 913 S. Rolla St.

Property Address/Location

R-1

Property Zoning

2 2

Number of existing and new lots proposed

REPLAT OF HAPPY JACKS

Name of Subdivision

APPLICATION CHECKLIST:

Applicant Checks Boxes

- 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)

City Staff Verifies

OFFICE USE ONLY:

Case No: 5JB22-04

DRC Meeting Date: 4.5.22

PC Hearing Date: 4.12.22

Submission Date: 3.11.22

Advertise By: —

CC Hearing Date: 4.18.22 / 5.2.22

I N F O R M A T I O N :

(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)

Dor Madigan *Dor Madison*

Sign

Print

Sign

Print

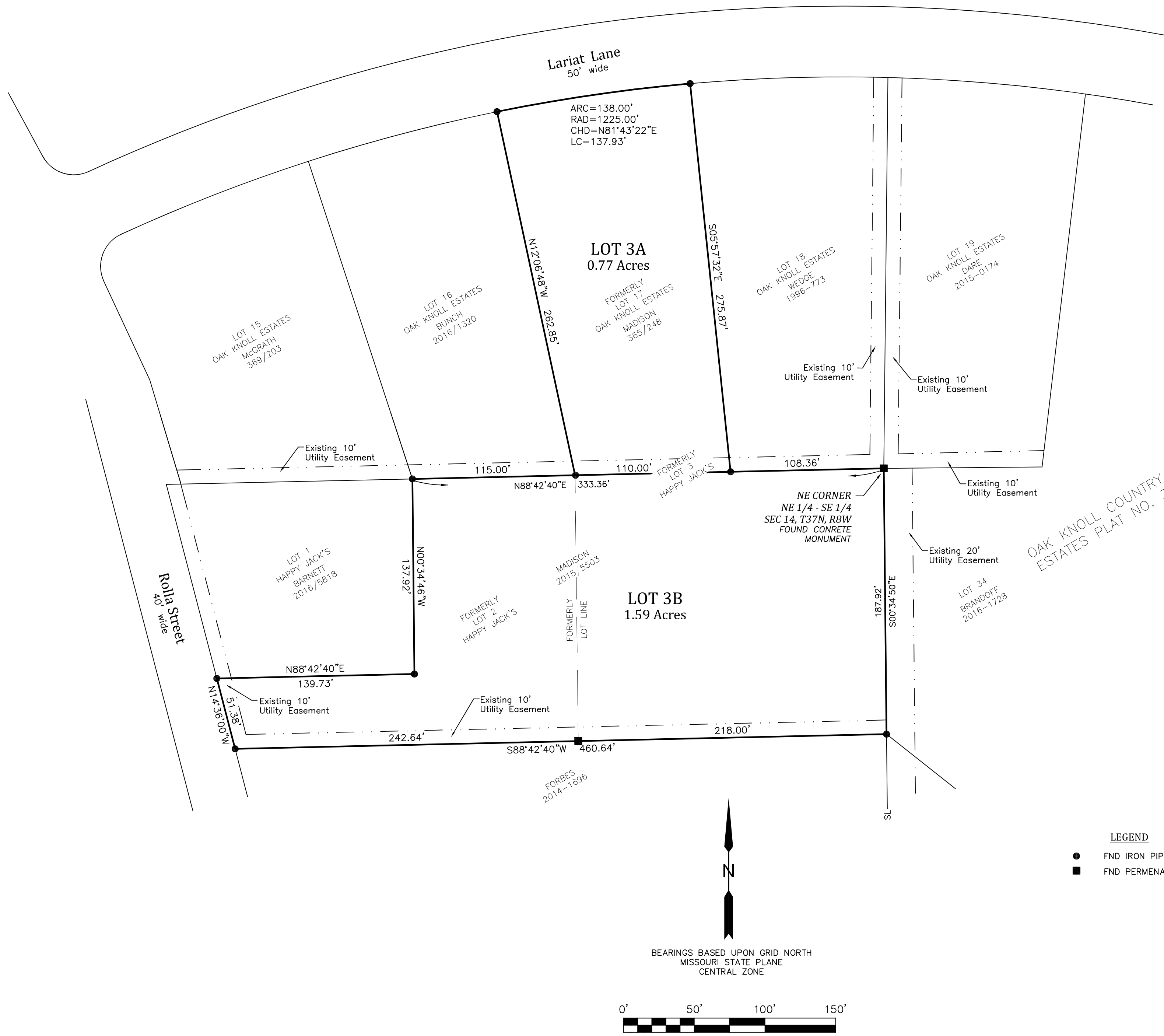
Sign

Print

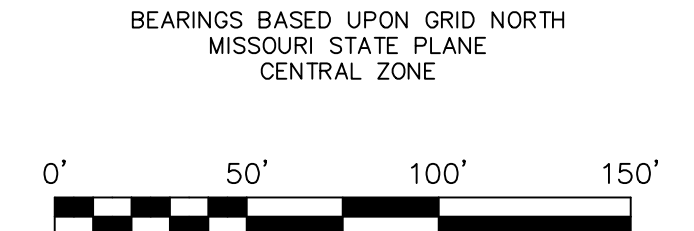
Sign

Print

**FINAL PLAT OF
REPLAT OF LOTS 2 AND 3 HAPPY JACK'S**
A SUBDIVISION TO ROLLA, PHELPS COUNTY, MISSOURI.



LEGEND
● FND IRON PIPE
■ FND PERMANENT MARKER



SPECIAL PLAT RESTRICTION AND RESTRICTIVE COVENANT AS TO THE ISSUANCE OF BUILDING OR CONSTRUCTION PERMITS

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED DO HEREBY IMPOSE UPON SAID PROPERTY AND DO HEREBY MAKE THE FOLLOWING RESTRICTIVE COVENANT: NO CONSTRUCTION MAY BE COMMENCED UPON THE ABOVE DESCRIBED PROPERTY UNTIL ALL NECESSARY BUILDING AND CONSTRUCTION PERMITS HAVE BEEN ISSUED BY THE CITY OF ROLLA, MISSOURI AND THAT IT IS UNDERSTOOD BY THE UNDERSIGNED THAT NO SUCH PERMITS SHALL BE ISSUED FOR ANY LOTS HEREIN PLATTED UNTIL THE COMPLETION OF ALL PUBLIC IMPROVEMENTS APPERTAINING TO SUCH LOTS OR UNTIL A CASH BOND EQUAL TO THE REASONABLE COSTS OF COMPLETING SUCH PUBLIC IMPROVEMENTS HAS BEEN RECEIVED AND APPROVED BY THE CITY OF ROLLA, MISSOURI. THE ABOVE MENTIONED PUBLIC IMPROVEMENTS SHALL BE COMPLETED PURSUANT TO THE AGREEMENT BETWEEN THE UNDERSIGNED AND THE CITY OF ROLLA, MISSOURI FOR THE COMPLETION OF SUCH IMPROVEMENTS AS REQUIRED BY ARTICLE II, CHAPTER 42 OF THE CITY CODE OF ROLLA, MISSOURI.

ZONING INFORMATION
ZONED R-1
FRONT: 25 FEET
SIDE: 5 FEET
REAR: 10 FEET

- NOTES**
1. TYPE URBAN ACCURACY STANDARDS.
 2. PARENT TITLE REFERENCE: BOOK 365, PAGE 248 AND BOOK 2015, PAGE 5503
 3. FIELD WORK PERFORMED IN MARCH 2022.
 4. A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THE LAND SURVEYOR BY THE CLIENT, AND NO INVESTIGATION HAS BEEN CONDUCTED AS TO THE PRESENT STATUS OF EASEMENTS OR OTHER RESTRICTIVE CONDITIONS AFFECTING THE SUBJECT LAND.

IMPROVEMENT ACCEPTANCE

STEVE HARGIS, PE DIRECTOR OF PUBLIC WORKS	DATE _____
RODNEY BOURNE, GENERAL MANAGER ROLLA MUNICIPAL UTILITIES	DATE _____
FLOYD JERNIGAN INTERIM PARKS DIRECTOR	DATE _____

ACKNOWLEDGMENT OF APPROVAL BY CITY COUNCIL

THIS IS TO ACKNOWLEDGE THAT THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI HAS BY ORDINANCE DULY ADOPTED AND APPROVED THIS PLAT AND HAS AUTHORIZED THE SAME TO BE FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DEEDS, PHELPS COUNTY, MISSOURI.

LOUIS J. MAGDITS, IV
MAYOR, CITY OF ROLLA

DATE _____

LORRI THURMAN
CITY CLERK

DATE _____

PLANNING AND ZONING APPROVAL

APPROVED THE _____ DAY OF _____, 2022,
BY THE PLANNING AND ZONING COMMISSION OF ROLLA, MISSOURI.

DON BROWN, CHAIRMAN
PLANNING AND ZONING COMMISSION

STEVE FLOWERS
COMMUNITY DEVELOPMENT DIRECTOR

COUNTY & CITY TAX RELEASE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES LEVIED BY THE COUNTY OF PHELPS AND THE CITY OF ROLLA AGAINST THE REAL ESTATE DESCRIBED ON THIS PLAT HAVE BEEN PAID IN FULL FOR 2021 AND ALL PRIOR YEARS.

FAITH BARNES
COLLECTOR OF REVENUE
PHELPS COUNTY, MISSOURI

DATE _____

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____, 2022. PLAT RECORDED AT CABINET _____, SLIDE _____.

ROBIN KORDES
RECORDER OF DEEDS
PHELPS COUNTY, MISSOURI

DESCRIPTION

ALL OF LOTS 2 AND 3, HAPPY JACK'S SUBDIVISION TO ROLLA, PHELPS COUNTY, MISSOURI.

DEDICATION

WHEREAS, DON H. MADISON AND LINA E. MADISON, HEREIN CALLED ("DEDICATORS") IS THE OWNER OF THE PREMISES DESCRIBED ON THIS PLAT, AND

WHEREAS, DEDICATORS DESIRE TO SUBDIVIDE THE LAND AS SHOWN ON THIS PLAT WITH SAID SUBDIVISION TO BE NAMED "REPLAT OF LOTS 2 AND 3 HAPPY JACK'S".

DEDICATORS DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS AND EASEMENTS SHOWN UPON THIS PLAT.

DEDICATORS DO FURTHER GRANT TO ALL POLITICAL SUBDIVISIONS AND PUBLIC UTILITIES PROVIDING UTILITY SERVICES TO THE LAND DESCRIBED ON THIS PLAT THE RIGHT TO INSTALL AND MAINTAIN ELECTRICAL, SANITARY SEWER, WATER, STORM WATER, TELEPHONE, CABLE TELEVISION, AND NATURAL GAS LINES WITHIN AND ALONG THOSE PLACES WHICH ARE DESIGNATED AS UTILITY EASEMENTS ON THIS PLAT.

DON H. MADISON _____ DATE _____

LINA E. MADISON _____ DATE _____

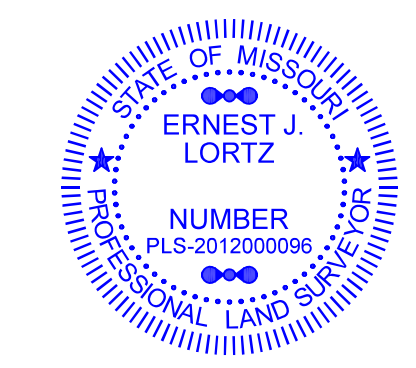
STATE OF MISSOURI }
COUNTY OF PHELPS } SS.

ON THIS _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED DON H. MADISON AND LINA E. MADISON, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

(NOTARY SEAL)



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT I, JASON LORTZ, DO HEREBY CERTIFY THAT THIS PLAT MEETS MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND WAS PREPARED UNDER MY SUPERVISION FROM ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY LORTZ SURVEYING, LLC DATED MARCH 11, 2022 AND SIGNED BY JASON LORTZ L.S. NO. 2012000096 AND THAT CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF JASON LORTZ L.S. NO. 2012000096 IN ACCORDANCE WITH ARTICLE II, CHAPTER 42, OF THE CITY CODE OF ROLLA, MISSOURI.

3/11/2022
DATE
Jason Lortz
JASON LORTZ
PLS 2012000096

LORTZ SURVEYING
P.O. Box 767 • 231 W. Commercial Street Lebanon, Missouri 65536
Phone 417-991-8115 • www.lortzsurveying.com

A subdivision of Lots 2 and 3,
Happy Jack's,
Rolla, Phelps County, Missouri.

Don Madison
Rolla, Missouri

Drawn by EJL/MSM	Scale 1" = 50'	Survey No.
Checked by JLL	Date 3/11/2022	L-1506