

AGENDA

**The City of Rolla
Planning & Zoning Commission
Rolla City Council Chambers, 901 North Elm Street
Tuesday, May 10, 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, April 12, 2022.
- II. REPORT ON RECENT CITY COUNCIL ACTIONS:**
- 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. *Approved by City Council at May 2, 2022 meeting.*
 - 2. SUB22-04, Replat of Lots 2 and 3 Happy Jack's:** A Minor Subdivision Final Plat to reorganize 2 residential lots. *Approved by City Council at April 18, 2022 meeting.*
 - 3. SUB22-02, Jordan Subdivision #2:** A Minor Subdivision Final Plat to reorganize 3 commercial lots into 2 lots. *Approved by City Council at April 18, 2022 meeting.*
 - 4. CUP21-02, Collective Solutions, LLC:** Conditional Use Permit (CUP) to allow a Wireless Communications Facility not permitted by Section 42-400 or 42-401. *Approved with conditions by City Council at April 18, 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 *Applicant has withdrawn their request.*
- IV. PUBLIC HEARING:**
- 1. 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:**
Site Plan Review: 602 N Cedar; 407 E 6th; and 603 N Walnut for development in the Rolla Arts and Entertainment Overlay District.
- VI. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE, OR STAFF:** **NONE**
- VII. CITIZEN COMMENTS:**

NEXT MEETING DATE:

Tuesday, June 14, 2022

MINUTES
ROLLA PLANNING AND ZONING COMMISSION MEETING
ROLLA CITY HALL COUNCIL CHAMBERS
TUESDAY, APRIL 12, 2022

Presiding: Don Brown, Chairperson

Commission Members Present: Robert Anderson, Janece Martin, Russell Schmidt, Monte Shields, Kevin Crider

Commission Members Absent: Lister Florence Jr.

I. APPROVE MINUTES: Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, March 15, 2022. **Chairperson Don Brown approved the minutes as printed and distributed.**

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.**

A motion was made by Russell Schmidt, seconded by Monte Shields, to approve the applicant's request to table the case to the May 10 meeting. A voice vote showed all in favor.

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.

Tom Coots presents the staff report. **Russell Schmidt** asks if Dairy Queen will be affected by this change. **Coots** states the Dairy Queen property is not in the affected area of the proposed subdivision.

Don Brown asks what will happen to University Drive, and how will people have access to the parking lot that is currently off University Drive. **Coots** states 13th street will remain open temporarily for access to the parking lot. University Drive is planned to be

vacated after the new road is constructed and then the road would become university property.

Shields asks why the road is changing to Tim Bradley Way. **Coots** states the name change came from a major donor for the project.

Brown opens the public hearing. Seeing no questions from the audience or commissioners, he closes the public hearing.

A motion was made by Monte Shields, seconded by Kevin Crider, to recommend approval to City Council 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. A roll call vote on the motion showed the following: Ayes: Anderson, Martin, Schmidt, Shields, and Crider. Nays: None. The motion passes unanimously.

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.

Coots presents the staff report.

Kevin Crider asks if the M-2, Heavy Manufacturing District has a height limit. **Coots** states it does not. **Crider** asks why the change in rezoning to M-1, Light Manufacturing District, instead of going back to the original zoning of M-2, Heavy Manufacturing District. **Coots** states the M-2, Heavy Manufacturing District, allows for more industrial uses that would not be suited nor as safe to have so close to town.

Don Brown opens the public hearing.

Russell Been is a representative from Collective Solutions, located at 340 Marshall Rd, Valley Park, MO 63088. He states they are rezoning only a portion of the lot at the subject property so the auto repair shop on the lot can stay open.

Schmidt asks for clarification regarding City Council's approval. **Been** states City Council has two conditions of approval proposed. One is that a rezoning is approved to allow for the height of the cell tower, and the other is that they request a relief of setback from the Board of Adjustment.

Zach Buchheit, is a representative for SBA Communications located at 7700 Forsyth Boulevard Suite 1100, St. Louis, MO 63105. He states City Council has not approved anything yet, but instead approved a motion that rescinds the resolution to deny the Conditional Use Permit.

Buchheit states he believes there are key defects with this rezoning application. He hands out copies of the excerpts of the Zoning Ordinances to commissioners. He states the minimum area in order to rezone is 10,000 square feet as stated in City of Rolla Codes in Sec. 42-196.3. The subject lease area falls short of that minimum requirement.

Buchheit also references City of Rolla Codes, in Sec. 42-230.6, which gives the requirements for landscaping and buffer yards when rezoning from C-3, Highway Commercial District to M-1, Light Manufacturing District. He mentions the importance of these requirements since these are dissimilar districts. **Buchheit** also mentions he felt this process was rushed.

Buchheit states that the application for the rezoning appears to have been submitted too late for the Commission to review the request at this meeting.

Russell Been spoke again to this issue. He requested that the Commission grant the application with the condition that they get the extra space needed to meet the 10,000 square feet requirement, as well as a condition to have a written letter from the auto shop owner on the existing C-3 lot, stating he would waive the buffer yard requirement.

Seeing no more questions from the audience or commissioners, **Brown** closes the public hearing.

Monte Shields asks if the Commission can make the conditions of approval the same that Mr. Been mentioned. **Coots** states on the south side of the subject property there is no buffer requirement since another industrial district is adjacent. On the northern side, since there is no intent to subdivide the property, there will be no requirement of buffer yards for property that is only being leased.

A motion was made by Monte Shields to recommend approval to City Council with the condition that the subject property is granted the extra square footage to meet the minimum requirements.

Coots states that since the land is only being leased, the minimum lot size does not apply for a rezoning.

The existing motion made by Monte Shields was changed to recommend approval to City Council to approve a rezoning (map amendment) from the C-3, Highway Commercial district to the M-1, Light Manufacturing district at 1898 Old Saint James Rd. This was seconded by Russell Schmidt. A roll call vote on the motion showed the following: Ayes: Anderson, Martin, Schmidt, Shields, and Crider. Nays: None. The motion passes unanimously.

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.

Coots presents the staff report. **Shields** asks why the request was made. **Coots** states that the applicant wishes to build behind the house on 400 Lariat Lane. Since two houses cannot be built on the same lot in the R-1, Single Family District, the applicant is requesting to reorganize the lots so they can build where they are wanting.

A motion was made by Russell Schmidt, seconded by Janece Martin, to recommend approval to City Council to reorganize 2 residential lots. A roll call vote on the motion showed the following: Ayes: Anderson, Martin, Schmidt, Shields, and Crider. Nays: None. The motion passes unanimously.

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

VII. CITIZEN COMMENTS: NONE

**Meeting adjourned: 6:07 p.m.
Minutes prepared by: Sarah West**

NEXT MEETING: Tuesday, May 10, 2022



Report to:

**Planning and Zoning
Commission**

Case No.: ZON22-01

Meeting Date: May 10, 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-2 district to the current C-3 district in 2009 to allow for the vehicle repair business on the remainder of the property.

The Planning and Zoning Commission did conduct a public hearing and voted to recommend the City Council approve the request at the April 12, 2022 meeting. However, due to the challenge regarding the application filing deadline to be heard at that meeting, this request has been re-advertised and a new public hearing is recommended to prevent any challenge regarding the application.

In addition, the legal description has been corrected to include additional area.

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 - About 10,900 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:

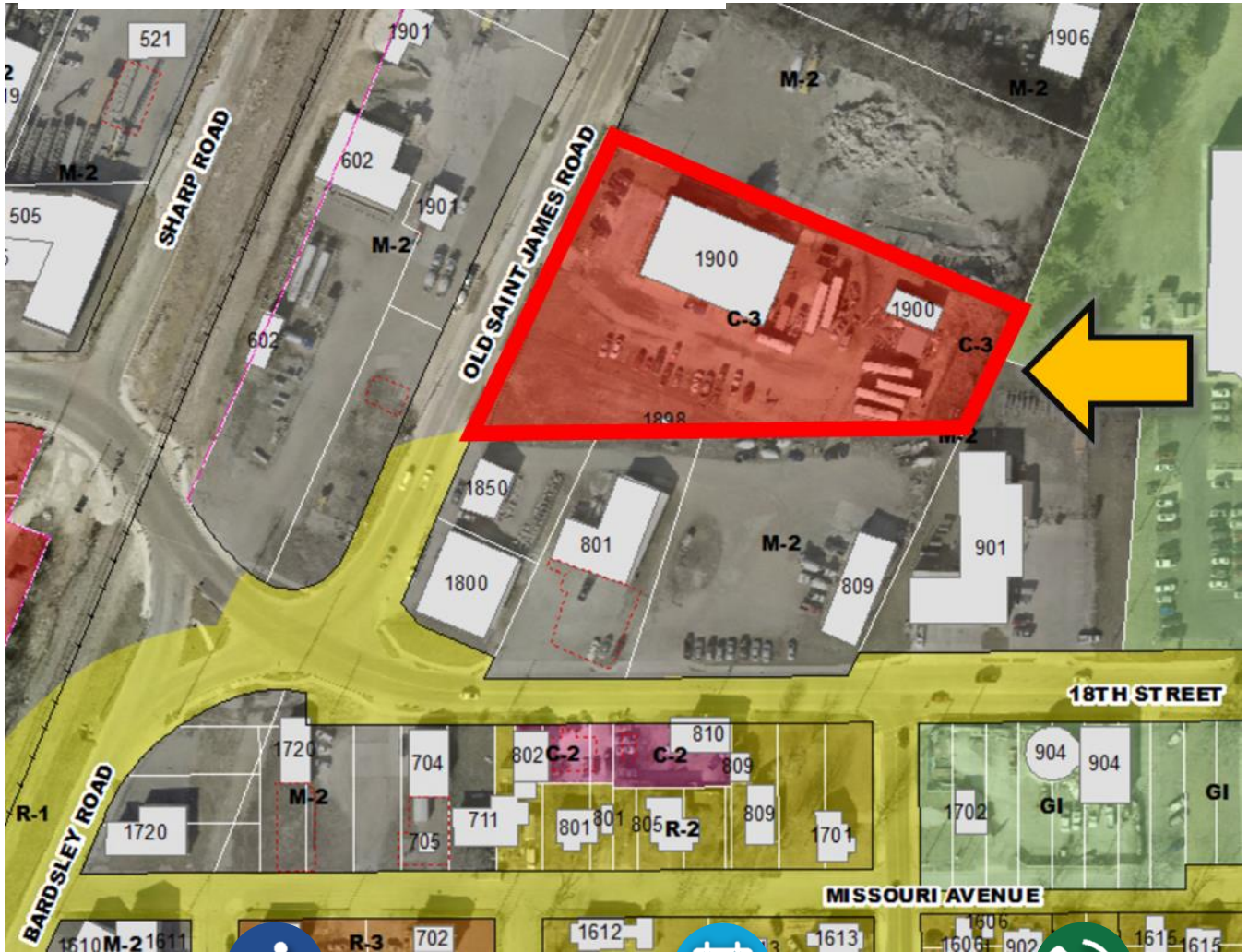
1. The Comprehensive Plan does designate the subject property as being appropriate for Industrial uses.
2. The property is adjacent to properties which are zoned M-2, Heavy Manufacturing.
3. The property was formerly zoned M-2.
4. The M-1, Light Manufacturing district does not have a height limit. The 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
May 10, 2022
5:30 PM
 City Hall: 1st Floor

 City Council
May 16, 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.

AND A PROPERTY 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, 127.85 FEET TO THE POINT OF BEGINNING OF UTILITY/ACCESS EASEMENT; THENCE CONTINUING NORTH 23 DEGREES 00 MINUTES 40 SECONDS EAST, 45.94 FEET TO A POINT; THENCE SOUTH 62 DEGREES 51 MINUTES 12 SECONDS EAST, 20.05 FEET TO THE NORTHWEST CORNER OF A LEASED PREMISES; THENCE ALONG THE WEST LINE OF SAID LEASED PREMISES, SOUTH 23 DEGREES 00 MINUTES 40 SECONDS WEST, 44.49 FEET TO A POINT; THENCE LEAVING SAID LEASED PREMISES, NORTH 66 DEGREES 59 MINUTES 20 SECONDS WEST, 20.00 FEET TO THE POINT OF BEGINNING. CONTAINING 904 SQUARE FEET OR 0.02 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 _____

Barry Dunnigan
Print _____


Sign _____

Russell S. Been
Print _____

Sign

Print

Sign

Print



Report to:

**Planning and Zoning
Commission**

Case No.: N/A

Meeting Date: May 10, 2022

Subject: Site Plan Review: 602 N Cedar; 407 E 6th; and 603 N Walnut for development in the Rolla Arts and Entertainment Overlay District.

Background: The subject property was recently rezoned to the C-1, Neighborhood Commercial district. The applicant seeks to develop the property for a dental office based on the allowed uses in the C-1 district.

The property is also within the Rolla Arts and Entertainment Overlay District. The overlay district applies certain restrictions and allowances on top of the underlying zoning. The uses allowed in the proposed C-1 district are allowed in addition to the arts and entertainment oriented uses allowed by the overlay. The overlay district also imposes more restrictive signage standards and requires a review of the site plan prior to development of a property or major renovation/additions.

Application and Notice:

Applicant/Owner - William Moorkamp of WGM Rentals, LLC
Public Notice - <https://www.rollacity.org/agenda.shtml>

Property Details:

Current zoning - C-1, Neighborhood Commercial
Current use - Vacant
Proposed use - Commercial (Dental Office)

Public Facilities/Improvements:

Streets - The subject property has frontage on 6th Street, a Collector street; and on Cedar Street and Walnut Street, both local streets.
Sidewalks - Sidewalks are located adjacent to the property on all sides.
Utilities - The subject property should have access to all needed public utilities.

Comprehensive Plan: The Comprehensive Plan designates the property as being appropriate for Medium and High Density Residential uses.

Rolla Arts and Entertainment District (Excerpts):

Sec. 42-231.1. Purpose of the Rolla Arts & Entertainment Overlay District

The purposes of the overlay district are to encourage the preservation, enhancement, expansion and integration of the arts and associated cultural activities, including arts-related support uses, within the area defined as the RA&ED. Additional purposes are to encourage a scale of development, a mixture of building uses, and other attributes, such as safe and attractive conditions for pedestrian and vehicular movement, all of which are consistent with the goals of the RA&ED Urban Conservation and Redevelopment District Plan. The overlay district is intended to expand business and job opportunities by helping Rolla become a destination point for visitors. Finally, this designation as an overlay district will strengthen the design character and identity of the district as a place devoted to promoting the arts and entertainment.

Sec. 42-231.2. General Provisions.

Development in the RA&ED shall be governed by the overlay district regulations and the underlying zoning regulations. Where there are conflicts between this Division and the underlying zoning, the more restrictive regulations shall govern. The requirements of this Division and the underlying zoning regulations shall apply to all new construction and to any renovation of, addition to, or repair of existing buildings in the RA&ED.

Sec. 42-231.5. Site Plan Review.

The review and approval of a site plan, as specified under Division 16, Conditional Use Permits, Section 42-234, shall be required for any new building construction or the renovation of or addition to any building where the total cost of renovation or addition shall exceed seventy five (75) percent of the building's current market value.

Sec. 42-231.6. Parking.

Required parking spaces may be shared with other uses to meet all or a portion of the parking requirement for the uses on a lot, provided these spaces are located in the RA&ED or within two blocks of the district. The respective cooperating property owners shall execute an agreement that identifies the designated parking spaces and specifies the time of day when they shall be available. This agreement shall be filed with the Community Development Department.

Sec. 42-231.7. Sign Standards.

Only on-premise signs are permitted. Signs may be internally illuminated, but shall not use blinking, flashing, animated, or other illuminating devices which alters light intensity. No beacons or strobe lights shall be permitted.

One (1) detached sign may be used by each premise containing a multi-family use with three (3) or more housing units, an artist's live/work space, or a permitted non-residential use. No detached sign shall exceed thirty five (35) square feet in effective area or be located five (5) feet above the ground area upon which the sign is located.

One (1) attached flush mounted wall sign may be used on each building. The sign shall not exceed twenty five (25) square feet in effective sign area.

Sec. 42-231.8. Litter Control.

Waste cans, dumpster units, or other forms of litter control and refuse disposal devices shall be placed on the site in a location where they are least visible from a public right-of-way. Each litter control device shall be enclosed so that no part of the device shall be visible from public right-of-way or from adjoining properties.

Discussion: The applicant has submitted a site plan for review. The plan indicates a dental office building and associated parking. The plan also shows the required landscaping, screening, and sanitation facilities.

The overlay district requires that a site plan be submitted. However, the code does not indicate how the plan is reviewed and to what criteria the plan is reviewed to. Staff believes the intent is that the Planning and Zoning Commission may review the plan, offer input, and determine whether or not the proposed development meets the requirements and intent of the overlay district. The applicant may appeal any decision to the City Council.

Findings:

1. The property is zoned C-1, Neighborhood Commercial and within the Rolla Arts and Entertainment Overlay District.
2. The overlay district requires a review of the site plan.
3. The site plan appears to be in compliance with the minimum requirements of the overlay district, underlying zoning, and other zoning requirements.

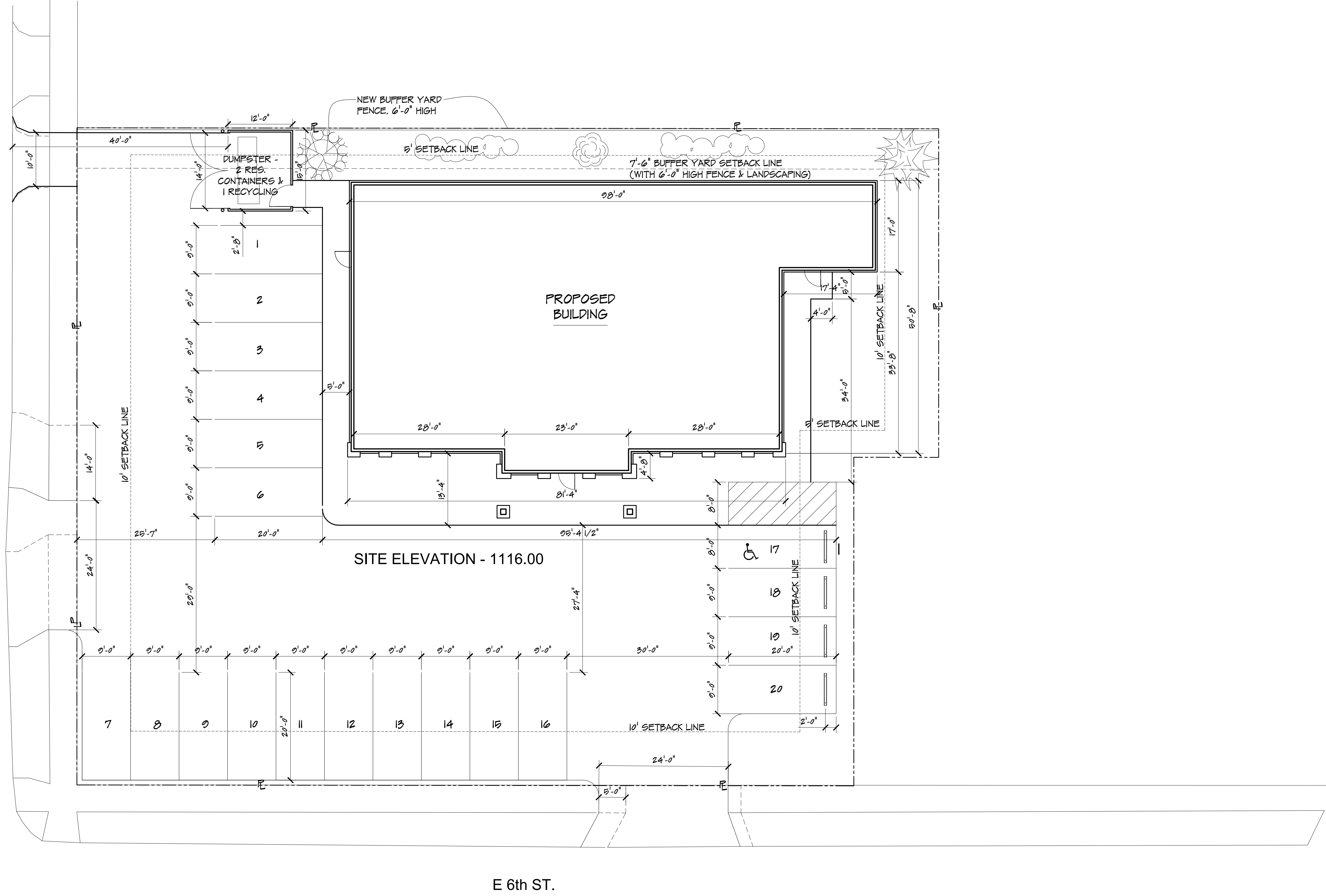
Alternatives:

1. Find the site plan meets the intent and requirements of the Rolla Arts and Entertainment Overlay District.
2. Find that the proposed site plan does not meet the intent and requirements of the Rolla Arts and Entertainment Overlay District and state the deficiencies. The applicant may appeal to the City Council or may resubmit the site plan at a later meeting.
3. Find that additional information and discussion is needed prior to making a decision and table the request to a certain date.

Prepared by: Tom Coots, City Planner

Attachments: Site Plan

N CEDAR ST.



E 6th ST.

SITE LAYOUT
1"=10'-0"

REVIEW COPY: 26 APRIL 2022 NOT FOR CONSTRUCTION

DRAWN BY: e. esswein
 CHECKED BY: j. rogers
 SCALE: 1" = 10'-0"
 DATE: 04.26.2022

j. rogers architecture, inc. 125 W. Springfield St., P.O. Box 403, St. James, MO 65559, 573-265-6576

NEW DENTAL OFFICE
PEDIATRIC DENTISTRY of the OZARKS
602 N. CEDAR ST., ROLLA, MISSOURI 65401 PHELPS COUNTY

SITE LAYOUT

C1

OF SHEETS

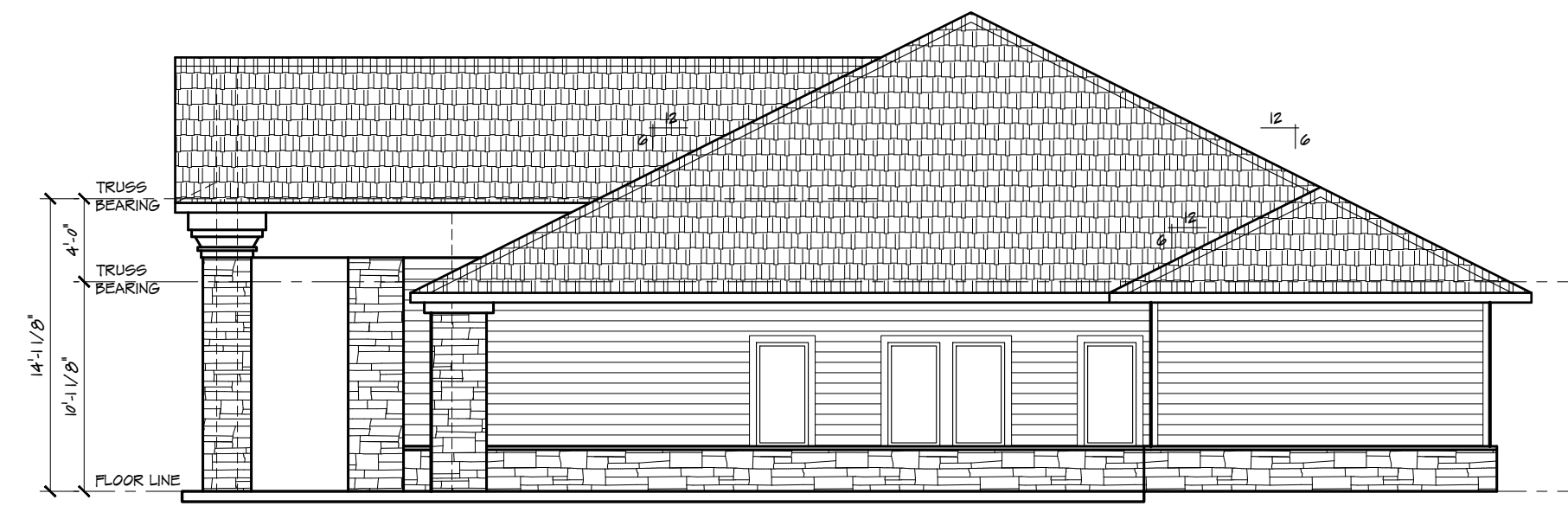
REVISION:

© 2022 J. Rogers Architecture, Inc.

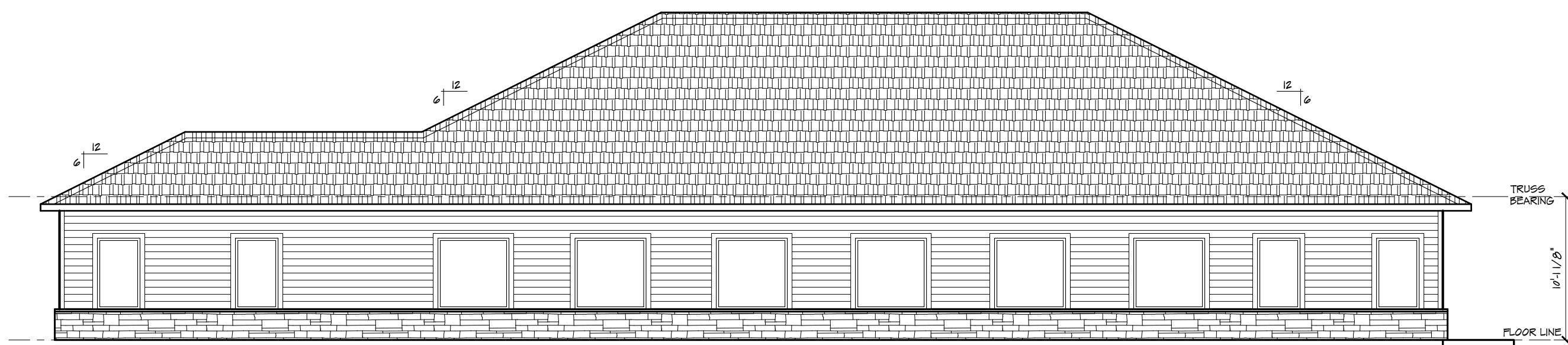
J. Rogers Architecture, Inc. Architect Registration No. 22001001850



SOUTH ELEVATION
3/16"=1'-0"



EAST ELEVATION
3/16"=1'-0"



NORTH ELEVATION
3/16"=1'-0"



WEST ELEVATION
3/16"=1'-0"

REVIEW COPY: 26 APRIL 2022 NOT FOR CONSTRUCTION

DRAWN BY:
J. Rogers
CHECKED BY:
J. Rogers
SCALE:
AS NOTED
DATE:
04.26.2022

j. rogers architecture, inc. 125 W. Springfield St., P.O. Box 403, St. James, MO 65557, 573-265-6576

REVISION:

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J. Rogers, Architect MO #017288

A2

OF SHEETS

EXTERIOR ELEVATIONS

NEW DENTAL OFFICE
PEDIATRIC DENTISTRY of the OZARKS
802 N. CEDAR ST., ROLLA, MISSOURI 65401 PHELPS COUNTY