

**AGENDA**

**The City of Rolla  
Planning & Zoning Commission  
City Council Chambers, 1<sup>st</sup> Floor  
901 North Elm Street  
Tuesday, February 13, 2024 at 5:30 PM**

**Commission Members:**

**Chairman Russell Schmidt, Secretary/Vice-Chairman Monty Jordan, Nathan Chirban,  
Robert Anderson, Kevin Crider, Janece Martin, Monte Shields, Steve Davis, Don Morris**

- I. APPROVE MINUTES:** Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, November 14, 2023
- II. ELECTIONS:** Annual elections for Chairman and Secretary/Vice-Chairman
- III. REPORT ON RECENT CITY COUNCIL ACTIONS:**
  - 1. **SUB23-05:** Vacation of a utility easement at property addressed as 610 E 10<sup>th</sup> Street and a vacation of the alley between 10<sup>th</sup>, 11<sup>th</sup>, Maple, and Iowa Streets
- IV. NEW BUSINESS:** **NONE**
- V. PUBLIC HEARING:**
  - 1. **PUD24-01:** Rezoning to apply a Planned Unit Development overlay to property zoned C-2, General Commercial for a mixed-use redevelopment at 127 H-J Drive
- VI. OLD BUSINESS:** **NONE**
- VII. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE, OR STAFF:**
  - 1. Presentation on 2022 activity and planned 2023 Community Development Department goals
  - 2. Update on Comprehensive Plan
- VIII. CITIZEN COMMENTS:**

**NEXT MEETING DATE:**

**Tuesday, March 12, 2024**

**MINUTES**  
**ROLLA PLANNING AND ZONING COMMISSION MEETING**  
**ROLLA CITY HALL COUNCIL CHAMBERS**  
**TUESDAY, NOVEMBER 14, 2023**

**Presiding:** Russell Schmidt, Chairperson

**Commission Members Present:** Robert Anderson, Nathan Chirban, Monty Jordan, Janece Martin, Monte Shields, Don Morris

**Commission Members Absent:** Kevin Crider, Steve Davis

**I. APPROVE MINUTES:** Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, October 10, 2023. **Chairperson Russell Schmidt approved the minutes as printed and distributed.**

**II. REPORT ON RECENT CITY COUNCIL ACTIONS:**

1. **ZON23-07:** Rezoning 726 Salem Ave from the R-1, Suburban Residential district to the C-2, General Commercial District.

**III. NEW BUSINESS:** **NONE**

**IV. PUBLIC HEARING:**

1. **SUB23-05:** Vacation of a utility easement at property addressed as 610 E 10<sup>th</sup> Street and a vacation of the alley between 10<sup>th</sup>, 11<sup>th</sup>, Maple and Iowa Streets.

**Coots** presents the staff report.

**Schmidt** asks if the property goes to the adjacent landowners if the alley is vacated **Coots** states that once it is vacated the owners would have 6 extra feet.

**Martin** asks **Coots** what is the objection of the one person you have heard back from? **Coots** responds that the persons preference is for the alley to be completed and built all the way across. This would make it easier to get in and out of their property without having to back out.

**Schmidt** on the east side do we need to make some kind of arrangement so they have access from Iowa and how many lots use it for access? **Coots** responds that there are 4 lots using the alley access. If vacated, an access easement is proposed to provide access.

**Martin** right now the driveway they are using that goes along the alleyway turns and goes out to 10<sup>th</sup> Street? **Coots** states yes, the public may not be using it but you could physically drive the alley and turn to exit on 10<sup>th</sup> Street.

**Morris** why are we considering vacating all of the lots when we only need to vacate the alley between four of the lots? **Coots** rather than doing just a piece of the alley we would like to see if we can vacate the whole alley at once. **Morris** would the homeowners still have access to their property from the back side? **Coots** states yes.

**Schmidt** opens the public hearing.

**David Hoffman**, residing at 1008 Iowa Street, owns 606 East 11<sup>th</sup> Street. States that he uses the alleyway frequently and would like the complete length of it to be cleared and usable.

The Commission members discuss the accessibility of the alleyway.

**Schmidt** closes the public hearing.

Following some discussion **Schmidt** entertains a motion for a roll call vote.

*A motion was made by Don Morris, seconded by Monte Shields, to recommend the vacation of the alley through Lots 5, 6, 7 & 8 and also to vacate the utility easement at the property addressed as 610 East 10<sup>th</sup> Street. A roll call vote on the motion showed the following: Ayes: Anderson, Chirban, Jordan, Martin, Morris, and Shields. Nays: None. Absent: Crider and Davis. The motion passes.*

- |       |  |      |
|-------|--|------|
| V.    | OLD BUSINESS:  | NONE |
| VIII. | OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE OR STAFF: | NONE |
| IX.   | CITIZEN COMMENTS:  | NONE |

Meeting adjourned: 5:58 p.m.  
Minutes prepared by: Cindy Brown

NEXT MEETING: Tuesday, December 12, 2023



Report to:

**Planning and Zoning  
Commission**

Case No.: PUD24-01

**Meeting Date:** February 13, 2024

**Subject:** Rezoning to apply a Planned Unit Development overlay to property zoned C-2, General Commercial for a mixed-use redevelopment at 127 H-J Drive

**Background:** The applicant seeks to redevelop the property for multi-family development, with some commercial space. The property was formerly the Howard Johnsons Motel. The property has been vacant for several years. The applicant has spent several years attempting to find a feasible use for the property. The applicant has decided the best use for the property is to reuse the existing structure and convert the former motel rooms into apartments and use a portion of the building and property for commercial uses.

The C-2, General Commercial district does allow for mixed-uses and does allow for multi-family uses. However, in both cases, the maximum density permitted is 26 units per acre. The proposed development would have 91 dwelling units and about 2500 sq. ft. of commercial area. The commercial is intended to allow any use in the C-2 district, but the applicant intends to use much of the commercial space for a coin laundry business space. No expansion of the building itself is proposed.

**Application and Notice:**

Applicant/Owner - Akashkuman Patel on behalf of Krishnavilas 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>

**Property Details:**

Current zoning - C-2, General Commercial  
Current use - Vacant/former motel  
Proposed use - Multi-family and commercial  
Land area - 2 acres

**Public Facilities/Improvements:**

Streets - The subject property has frontage on H-J Drive, a private drive with an access easement, which provides access to Hwy 72. The property also has frontage to ROW for Gale Drive, a local street, but the access has not yet been built. Connection to Gale Drive is proposed with the development. The property also has frontage on I-44, but no direct access.

Sidewalks - No sidewalks are located adjacent to the property. The property does not have frontage along a public street, other than I-44. Sidewalks may not be needed in this area.

Utilities - The subject property should have access to all needed public utilities.

**Comprehensive Plan:** The Comprehensive Plan designates the property as being appropriate for Community Commercial uses.

**Discussion:** The idea of using the property for mixed-uses is permitted in the underlying zoning district. The issue is the density allowed. The project is proposed to meet all other zoning and development requirements. The C-2 district allows a maximum density of 26 units per acre, which would allow for 52 units. The applicant proposes to convert the existing building into 91 one-bedroom apartments, equal to about 45 units per acre.

Mostly the existing motel rooms would be converted into the apartment units. A few spaces, like the former indoor pool and unneeded stairwells would also be converted into units. The former motel had 80 rooms.

The project would include 100 parking spaces. The zoning code would only require a total of about 85 parking spaces, however, the applicant would provide additional parking since the property is not located close enough to the university to allow many residents to walk/bike. Most residents will likely have a car.

Traffic should not be a concern. The multi-family use should not generate much different traffic numbers than the former motel use. The applicant plans to connect to Gale Drive to allow a second means of access. This would also allow residents to avoid the Hwy 72/I-44 area.

Renovations and reuse of this long neglected and unused property would have a positive impact on the immediate area. The existing building has been a nuisance for many years, attracting vagrants and vandals to the area.

The zoning code was recently revised and made major changes to the processes for PUD's. The Planning and Zoning Commission and City Council review the "Preliminary" PUD and may approve an ordinance to apply a PUD overlay on top of the existing underlying C-2 zoning. The approval would grant the right to use the property as shown on the site plan and in the PUD report, subject to any approved conditions of approval. The applicant would then be able to prepare the development plans.

The applicant would then submit a "Final" PUD plan for staff approval. Staff would review for any changes from the approved plan and determine if the changes are not substantial or substantial. If no substantial changes are proposed, the development may proceed. If any substantial changes are found, the applicant submit an application to amend the PUD with review and approval from the Planning and Zoning Commission and City Council.

Staff does recommend that approval be subject to a condition that the north property line be adjusted by a Lot Line Adjustment subdivision application, or adequate cross-access/parking agreements or easements be created to allow for the parking to cross the platted lot line.

## Review and Approval Criteria:

The PUD application is the first PUD since the zoning code was revised. The PUD does meet the minimum application requirements. A PUD should also be reviewed for the following criteria:

1. Implementation of the Rolla Comprehensive Plan.
2. Efficient use of land that will protect and preserve, where possible, natural features of the land such as mature trees, streams, and topographic features.
3. Harmonious and coherent site and building design that create a sense of place.
4. Direction of development to areas where existing public transportation facilities, utilities, and public services are adequate; provided, that the applicant may make provision for such facilities or utilities which are not presently available.

The Planning and Zoning Commission should consider the following information when reviewing planned unit development requests:

1. Whether the proposed zoning district classification is consistent with the intent of the Rolla Comprehensive Plan;
2. Whether there are any changed or changing conditions in the neighborhood affected that make the proposed zoning necessary or desirable from an overall community development perspective;
3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
4. Whether adequate utility service and facilities exist or can be reasonably provided to serve the uses permitted on the property if rezoned;
5. The impact the proposed uses would have upon vehicular and pedestrian traffic safety;
6. Whether the intent and goals of the planned unit development requirements are met;
7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied creating an economic hardship; and
8. Relevant information submitted at the public hearing.

Review of a PUD Overlay District may consider the location of the property, scale of the development relative to the vicinity, mitigation measures, impacts to utilities and streets, and public safety. Conditions may be imposed to limit the allowed uses, limit building size, limit height, increase setbacks, impose landscaping and buffering, limit signage, limit density, address traffic concerns, require public improvements to mitigate impacts, require open space or existing features to be preserved, and any condition necessary to mitigate impacts to surrounding properties.

**Findings:**

1. The Comprehensive Plan designates the property as being appropriate for Community Commercial uses.
2. The property is currently zoned C-2, General Commercial. The proposed PUD would be an overlay zoning designation.
3. The property is located in an area with commercial and government uses.
4. The property is located in a unique area, set behind commercial properties.
5. The applicant proposes to connect to Gale Drive, allowing for a secondary access point.
6. The proposed development meets all zoning requirements, except the maximum permitted density. The PUD is requested to allow the additional density.
7. The existing building was formerly a motel, but has been unused for many years.

**Potential Motions:**

1. Find the request meets the criteria for approval and recommend the City Council approve the Planned Unit Development overlay zoning designation.
2. Find the request meets the criteria for approval if certain conditions are met; recommend approval of the PUD overlay with stated conditions. Staff does recommend that approval be subject to a condition that the north property line be adjusted by a Lot Line Adjustment subdivision application, or adequate cross-access/parking agreements or easements be created to allow for the parking to cross the platted lot line.
3. Find that the request is not an appropriate use for the property and recommend the City Council not approve the requested PUD overlay, as submitted.
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 Letter, Application, PUD Report, Preliminary Development Plan



**Project Information:**

Case No: PUD24-01  
 Location: 127 H-J Drive  
 (Old Howard Johnsons Motel)  
 Applicant: Jaden Gurney  
 Request:  
 Rezoning to apply PUD, Planned Unit  
 Development overlay to property zoned C-2,  
 General Commercial for a mixed-use  
 development

**Public Hearings:**

Planning and Zoning  
 Commission  
**February 13, 2024**  
**5:30 PM**  
 City Hall: 1<sup>st</sup> Floor  
  
 City Council  
**February 20, 2024**  
**6:30 PM**  
 City Hall: 1<sup>st</sup> Floor

**For More Information Contact:**

Tom Coots, City Planner  
 tcoots@rollacity.org  
  
 (573) 426-6974  
 901 North Elm Street  
 City Hall: 2<sup>nd</sup> 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 a PUD (Planned Unit Development)?**

A PUD (Planned Unit Development) is a special zoning overly district that may be applied to a property. The approval includes a site plan. Use of the property is limited to the uses approved in the ordinance and site plan.

**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**

Metha Estates, Lot 2,  
Rolla, Phelps County,  
Missouri





R-231971

### LAND USE APPLICATION

#### Contact Information:

##### Property Owner:

Name(s) Akash Kumar Patel  
 Mailing Address 1502 Timberlane CT  
Rolla, Mo 65401  
 City, State, Zip  
417-686-0660  
 Phone  
Patel.akash@hotmail.com  
 Email

##### Agent/Applicant (If Different Than Property Owner):

Name \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 City, State, Zip \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Email \_\_\_\_\_

#### Property/Request Information:

Request:  Rezoning  
 Planned Unit Development  
 Conditional Use Permit  
 Voluntary Annexation

127 Howard Johnson drive  
 Property Address/Location Rolla, MO 65401  
C2 to PUD  
 Property Zoning (Current and Proposed)

Proposed Development/Project/Amendment

### APPLICATION CHECKLIST:

City Staff Verifies

b  
 NA  
 b  
 b  
 x  
 x

- Completed Application Form**
- Agent Letter (If Applicable)**
- Filing Fee - \$375 (Rezoning); \$600 (PUD); \$450 (Conditional Use Permit); \$600 (Annexation)**
- Legal Description (Unplatted and Irregular Lots Only)**
- Site Plan (If Applicable)**
- Letter of Request/Project Report/Notarized Petition (Annexation) (If Applicable)**

#### OFFICE USE ONLY:

Case No: PUD 24.01

Submission Date: 1.12.24

DRC Meeting Date: 1.16.24

Advertise By: 1.25.24

PZ Hearing Date: 2.13.24

CC Hearing Dates: 2.20/3.4

**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 that make the proposed rezoning necessary or desirable;
3. Compatibility of allowed uses with the uses permitted on other property in the immediate vicinity;
4. Reasonably viable economic use of the subject property; and
5. Relevant information submitted at the public hearing.

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

1. Criteria for rezoning (above);
2. Adequacy of existing utility services and facilities or ability to provide utilities and facilities;
3. Impact upon vehicular and pedestrian traffic safety;
4. Whether the intent and goals of the Planned Unit Development requirements are met (See 42.260); and
5. Relevant information submitted at the public hearing.

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

1. Consistency with the intent of the Rolla Comprehensive Plan;
2. Compatibility of the proposed use, scale, and location with uses in the immediate vicinity;
3. Adequacy of existing utility services and facilities or ability to provide utilities and facilities;
4. Whether reasonable conditions may be imposed to mitigate any impacts to the immediate vicinity;
5. Impact upon vehicular and pedestrian traffic safety; and
6. Relevant information submitted at the public hearing.

**Annexation** are reviewed to meet the following criteria:

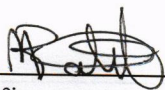
1. Conformity with the minimum statutory requirements;
2. Consistency with the Rolla Comprehensive Plan;
3. Adequacy of existing utility, city services, and facilities or ability to provide utilities, services, and facilities; and
4. Relevant information submitted at the public hearing.

**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 a full refund may be issued if the request is withdrawn within three (3) business days after the application; a partial refund may be considered if the request is withdrawn prior to the hearing.

Property Owner(s):

Applicant/Agent (If Different From Owner)

 Akashkumar Patel

Sign

Print

Sign

Print

Sign

Print

Sign

Print

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## PRELIMINARY PUD REPORT

### Existing Building Renovation

for AMP Hospitality LLC  
127 Howard Johnson Drive  
Rolla, Missouri 65401

February 6, 2024

#### 1) PARTIES INVOLVED:

APPLICANT: AMP Hospitality LLC  
127 Howard Johnson Drive  
Rolla, Missouri 65401

ARCHITECT: j. rogers architecture, inc.  
125 W Springfield St.  
St. James, MO 65559

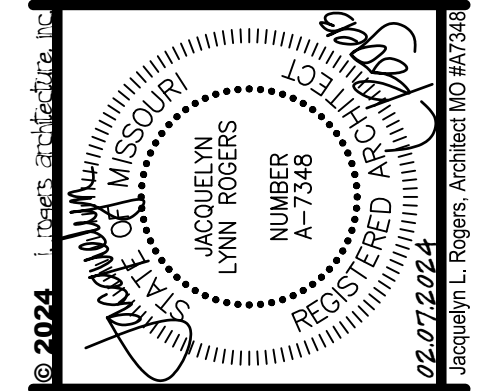
MECH/ELECT ENGINEER: Sandin Engineering  
2989 State Hwy. 25  
Jackson, Missouri 63755

#### 2) PROJECT DESCRIPTION:

This project intends to repurpose the existing previous Howard Johnson Hotel building into a new multi-family housing complex. The hotel contained eighty (80) sleeping units with exterior balconies/patios, an interior corridor, interior swimming pool, laundry area with meeting room above, various utility areas, and three (3) stairwells. The design will extend all sleeping rooms out to the existing balconies and inward to encompass the interior corridor to increase the unit sizes to create 1-bedroom housing units. The pool will be filled, and a 2<sup>nd</sup> floor structure added to create six 1-bedroom units. The meeting room and adjacent stair will be divided into three 1-bedroom units. The south interior stair will be removed, and new 1-bedroom units will be created from those spaces. The laundry will be changed to a coin-operated laundry. A new balcony will encircle the building with four (4) new exit stairs from the upper level. The lower level will have covered patios below at each unit. Four new vertical fascia walls with roofs will be added on the wings of the east façade and at the center of the east facade to add depth and interest to the structure. Parking will be added on the north and south ends of the building. The existing A-frame office structure will be removed. This remodel will create a total of ninety-one (91) housing units.

#### 3) ZONING DIFFERENCES:

The property is currently zoned C2 which allows for a maximum of 26 housing units per acre. The site is 2.00 acres allowing for 52 housing units. The increased number of housing units will allow more revenue to make the renovation of this ±44,000 square foot project feasible.



REVISION:

REVIEW COPY: 07 FEBRUARY 2024 NOT FOR CONSTRUCTION  
 j. rogers architecture, inc. 125 W. Springfield St., P.O. Box 403, St. James, MO 65557, 573-265-6576

BUILDING REMODEL  
 for AMP HOSPITALITY  
 ROLLA, MO 65401, PHELPS COUNTY

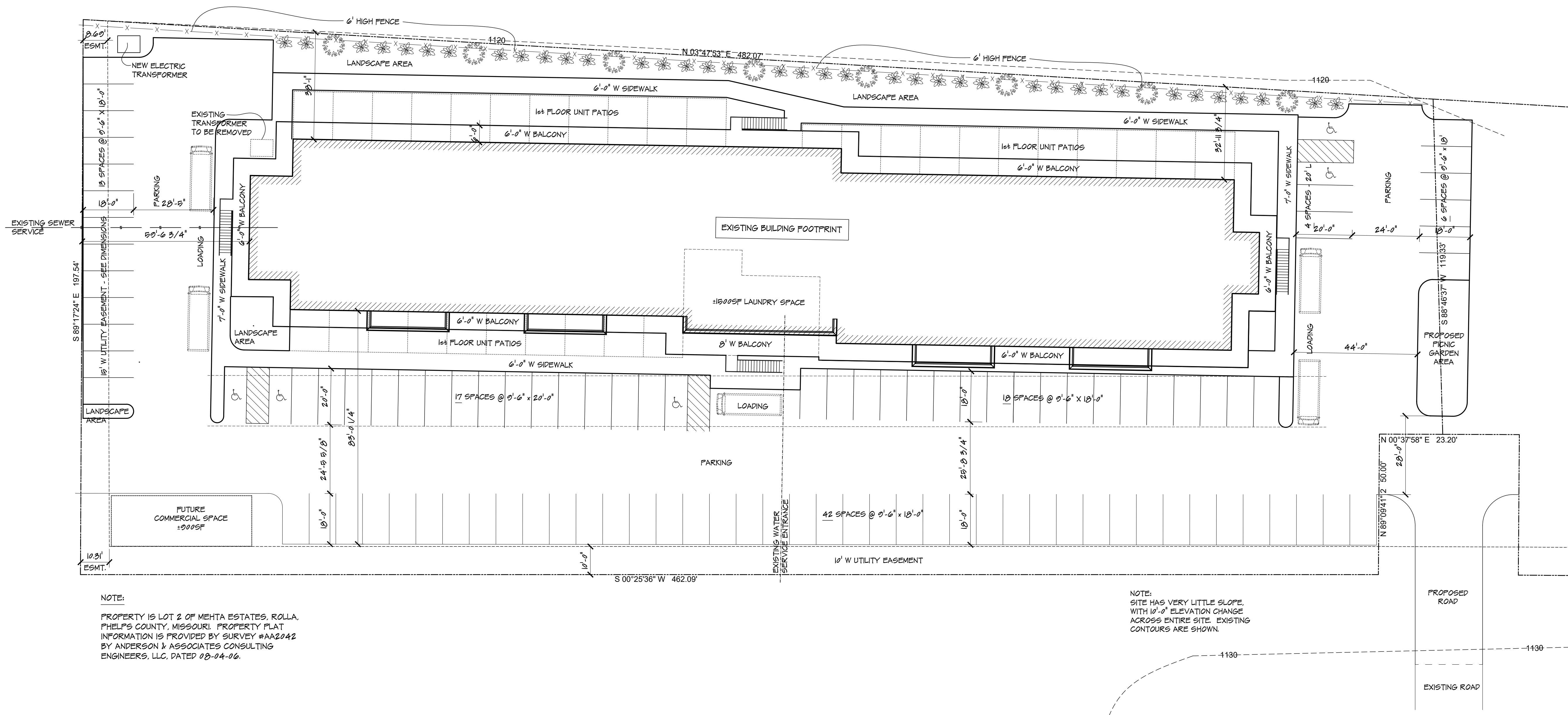
SITE PLAN

DRAWN BY: J. Powell  
 CHECKED BY: J. Rogers  
 SCALE: 1" = 20'-0"  
 DATE: 02.07.2024

C1

OF 2 SHEETS

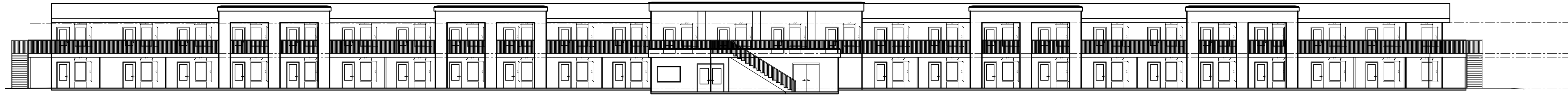
DESIGN INFORMATION	
# OF DWELLING UNITS	01 1-BEDROOM UNITS
TOTAL LAND AREA	2.0 ACRES + (.034 ADD'L LAND)
POSSIBLE FUTURE COMMERCIAL SPACE	±2,600 SF
# OF STANDARD PARKING SPACES	06 PARKING SPACES
# OF 8'x20' HANDICAP SPACES	03 SPACES + 03 ACCESS AISLES
TOTAL # OF PARKING SPACES	100 SPACES
# OF LOADING SPACES	03 LOADING SPACES



NOTE:  
 PROPERTY IS LOT 2 OF MEHTA ESTATES, ROLLA, PHELPS COUNTY, MISSOURI. PROPERTY PLAT INFORMATION IS PROVIDED BY SURVEY #AA2042 BY ANDERSON & ASSOCIATES CONSULTING ENGINEERS, LLC, DATED 05-04-06.

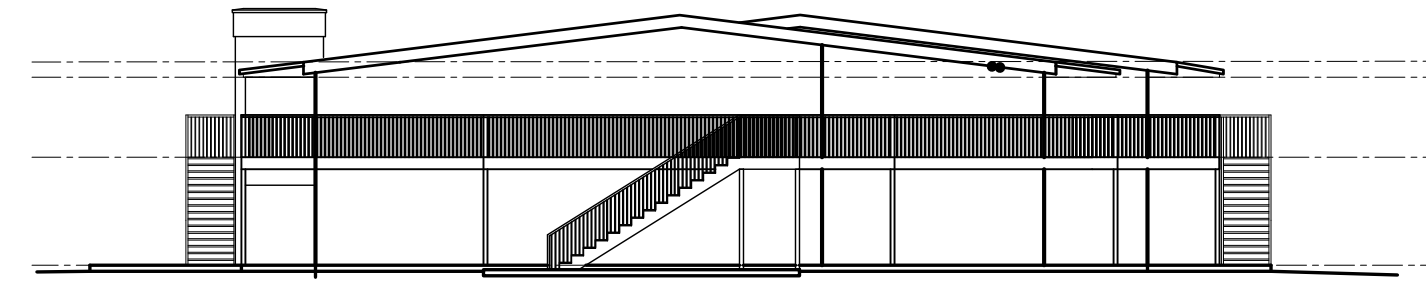
NOTE:  
 SITE HAS VERY LITTLE SLOPE, WITH 10' ELEVATION CHANGE ACROSS ENTIRE SITE. EXISTING CONTOURS ARE SHOWN.

SITE PLAN  
 1" = 20'-0"



EAST/FRONT ELEVATION

3/16"=1'-0"



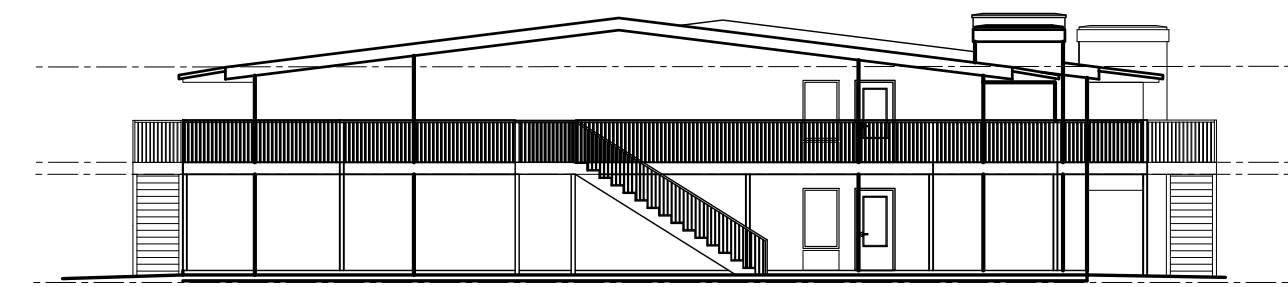
NORTH ELEVATION

1/16"=1'-0"



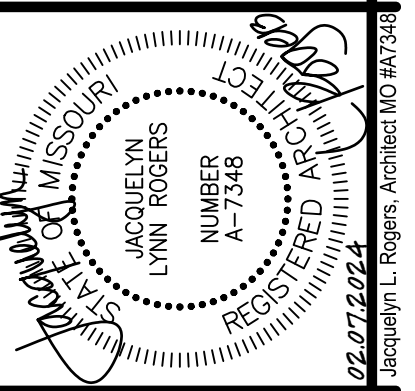
WEST/REAR ELEVATION

1/16"=1'-0"



SOUTH ELEVATION

1/16"=1'-0"



REVISION:

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

ELEVATIONS

BUILDING REMODEL  
AMP HOSPITALITY  
ROLLA, MO 65401, PHELPS COUNTY

DRAWN BY: epowell  
CHECKED BY: j. rogers  
SCALE: 1/16"=1'-0"  
DATE: 02.06.2024

A1

OF 2 SHEETS

j. rogers architecture, inc. Architecture Corporation MO 2201001850