

**AGENDA**

**The City of Rolla  
Planning & Zoning Commission  
City Council Chambers, 1<sup>st</sup> Floor  
901 North Elm Street  
Tuesday, March 12, 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, February 13, 2024
- II. REPORT ON RECENT CITY COUNCIL ACTIONS:**
- 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
- III. NEW BUSINESS:** **NONE**
- IV. PUBLIC HEARING:**
- 1. CUP24-01:** Conditional Use Permit to allow an industrial use in the C-C, Center City district for a proposed brewery at 600 N Rolla Street
  - 2. Site Plan Review:** Lease of property owned by Rolla/RMU at 10822 CR 3160 for a data processing operation; zoned P, Public
  - 3. Old Town Neighborhood Plan:** Resolution to adopt the plan as an element of the Comprehensive Plan and recommend adoption by City Council
- V. OLD BUSINESS:** **NONE**
- VI. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE, OR STAFF:** **NONE**
- VII. CITIZEN COMMENTS:**
- NEXT MEETING DATE:** **Tuesday, April 9, 2024**

**MINUTES  
ROLLA PLANNING AND ZONING COMMISSION MEETING  
ROLLA CITY HALL COUNCIL CHAMBERS  
TUESDAY, FEBRUARY 13, 2024**

**Presiding:** Russell Schmidt, Chairperson

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

**Commission Members Absent:** Robert Anderson, Steve Davis

**I. APPROVE MINUTES:** Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, November 14, 2023. **Chairperson Russell Schmidt approved the minutes as printed and distributed.**

**II. ELECTIONS:**

1. Election of Chairman:

**A motion was made by Monte Shields to nominate Russell Schmidt, seconded by Don Morris. Motion passed unanimously.**

2. Election of Secretary/Vice-Chairman:

**A motion was made by Janece Martin to nominate Monty Jordan, seconded by Monte Shields. Motion passed unanimously.**

**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.

Coots presents the staff report.

**Schmidt** asks who is responsible for connecting the property to Gale Street. **Coots** states it is the applicants responsibility.

**Schmidt** asks if the applicant needs to file anything with the city in order to connect to Gale Street? **Coots** states that the applicant would only need to submit construction plans to the Public Works Department.

**Schmidt** asks if this would affect the access of the residence to the north of the property? **Coots** states that it will actually improve their access.

**Chirban** asks Coots to give more of an explanation on the north property line adjustment. **Coots** states with our new zoning code it is administrative. Basically it's an exhibit that shows where we are moving the lot line to and we will record deeds with the changes.

**Schmidt** opens the public hearing.

**Todd Selman**, residing at 16895 Lakeside Drive, Newburg, Missouri. States that he works for the Patel family. His company Edge Research Development designed the plans to turn this hotel into apartments. Mr. Selman explains his plans to the Commission.

**Schmidt** closes the public hearing.

**Chirban** asks if there is enough parking to ensure that guests wouldn't be parking on public streets or other business parking lots. **Coots** states that the plan shows at least 1 space per unit, so each unit can have a car, and the applicant owns the property to the north, so if they find that they need more parking they will build more parking.

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 approval of the PUD with the conditions that the north property line be adjusted by Lot Line Adjustment, or adequate cross-access/parking/easement be provided for the parking to cross the plotted line. A roll call vote on the motion showed the following: Ayes: Chirban, Crider, Jordan, Martin, Morris, and Shields. Nays: None. Absent: Anderson and Davis. The motion passes.**

V. OLD BUSINESS: NONE

VIII. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE OR STAFF:

1. Presentation on 2023 activity and planned 2024 Community Development Department goals.

2. Update on Comprehensive Plan

IX. CITIZEN COMMENTS: NONE

Meeting adjourned: 6:22 p.m.

Minutes prepared by: Cindy Brown

NEXT MEETING:

Tuesday, March 12, 2024



Report to:

**Planning and Zoning  
Commission**

Case No.: CUP24-01

**Meeting Date:** March 12, 2024

**Subject:** Conditional Use Permit to allow an industrial use in the C-C, Center City district for a proposed brewery at 600 N Rolla Street

**Background:** The applicant was formerly renting space in the building at 600 N Rolla Street. The building is divided into three lease spaces. The applicant leased the middle space to operate the Public House Brewing Company Pub. The north and south lease spaces are currently vacant, but formerly had retail uses. The applicant proposes to lease the entire property and use the north lease space (Suite A) to relocate their beer brewing operations from St. James. The middle lease space (Suite B) would continue to be used as a restaurant/pub with an enlarged kitchen. The south lease space (Suite C) would be used for event space and retail.

The proposed beer brewing operation is an industrial use. An industrial use is permitted in the C-C, Center City district with approval of a Conditional Use Permit, if the scale and intensity of the use is found to be compatible with the surrounding uses. Any approved industrial use must be conducted within a building.

**Application and Notice:**

Applicant - Joshua Stacy of Public House Brewing Company  
Owner - Stephen Hopkins of Mark 9, 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 - March 18, 2024

**Property Details:**

Current zoning - C-C, Center City  
Proposed use - Industrial Use (brewery)  
Land area - About 36,300 square feet  
Building area - About 24,000 square feet (Suite A: about 8,000 square feet)

**Public Facilities/Improvements:**

Streets - The subject property has frontage on Rolla Street, 6<sup>th</sup> Street (both Major Arterials), and 7<sup>th</sup> Street, a local street.  
Sidewalks - There are existing sidewalks adjacent to the property on all sides.  
Utilities - The property is already served by all needed utilities.  
Drainage - No change to stormwater drainage is expected.

**Comprehensive Plan:** The Comprehensive Plan indicates that the subject property is appropriate for Center City uses.

**Discussion:**

The applicant proposes to operate the brewery operation within an existing building space. No additions are proposed. The building façade of the area proposed to be used for the brewery operation currently does not have any windows and has a somewhat industrial appearance. The space proposed to be used for the brewery was last used for wholesale and discount retail uses, but was formerly a storage space. The proposed brewing would occur in an 8,000 square foot space, limiting the scale of the operation.

As a part of review for a Conditional Use Permit, the Planning and Zoning Commission may require that a drainage study, traffic generation/impact study, photometric study, noise study, and/or other studies or documents be provided prior making a recommendation to the City Council, if found to be necessary.

The Planning and Zoning Commission may impose such conditions as it determines necessary to mitigate the impacts of the proposed use. Conditions may include limitations such as the following:

1. Permitted uses, including maximum floor area;
2. Height limitations;
3. Minimum yard requirements;
4. Off-street parking and loading requirements;
5. Sign regulations;
6. Minimum requirements for site plans; and
7. Time limitations for commencement of construction.

The Planning and Zoning Commission should consider the following information when reviewing Conditional Use Permit requests:

1. Whether the proposed use is consistent with the intent of the Rolla Comprehensive Plan;
2. Whether the proposed use, scale, and location is appropriate and compatible with the uses permitted on other property in the immediate vicinity;
3. Whether adequate utility service and facilities exist or can be reasonably provided to serve the uses permitted on the property if rezoned;
4. Whether reasonable conditions may be imposed to mitigate any impacts to the immediate vicinity;
5. The impact the proposed use would have upon vehicular and pedestrian traffic safety;
6. Relevant information submitted at the public hearing.

If the Conditional Use Permit is approved, the following conditions are recommended as conditions of approval:

1. The Conditional Use Permit limits the brewery use to 8,000 square feet in area.
2. Significant expansion of the facilities will require approval of an amended Conditional Use Permit.
3. The Conditional Use Permit is limited to permitting the production, manufacture, packaging, and storage of beer or wine. Other beverage production or distilling will require approval of an amendment to the Conditional Use Permit.

**Findings:**

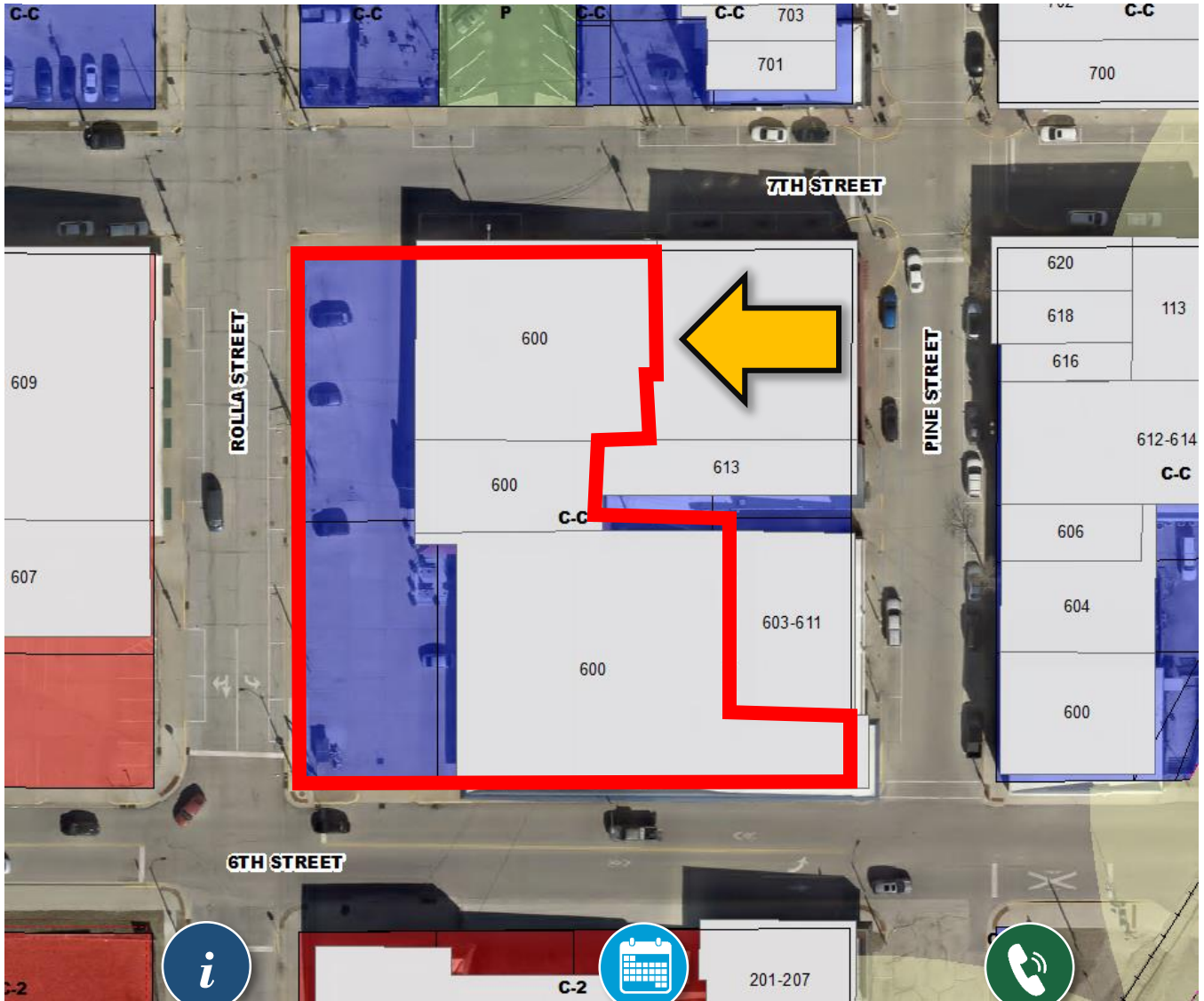
1. A Conditional Use Permit is required for the proposed industrial use (brewery) on the property located in the C-C, Center City district.
2. The Conditional Use Permit should only be approved if the use is found to be of a scale and intensity that is compatible with the surrounding area.
3. The proposed brewery space has a somewhat industrial appearance, with no windows, and was formerly used as a storage/warehousing area.

**Potential Motions:**

1. Accept staff findings and recommend the City Council approve the request with the conditions suggested in the staff report.
2. Recommend that the City Council approve the request with additional or modified conditions.
3. Find that the proposed request is not an appropriate use for the property 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:** Application, Public Notice Letter, Letter of Request



**Project Information:**

Case No: CUP 24-01  
 Location: 600 N Rolla Street  
 Applicant: Josh Stacy of Mark9, LLC

Request:  
 CUP to allow an industrial use (alcoholic beverage production) in the C-C, Center City district

**Public Hearings:**

Planning and Zoning Commission  
**March 12, 2024**  
**5:30 PM**  
 City Hall: 1<sup>st</sup> Floor

City Council  
**March 18, 2024**  
**6:30 PM**  
 City Hall: 1<sup>st</sup> Floor

**For More Information Contact:**

**Tom Coots, City Planner**  
[tcoots@rollacity.org](mailto: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 Conditional Use Permit (CUP)?

A Conditional Use Permit is a request for a special use in a zoning district which requires additional review. The Planning and Zoning Commission may recommend conditions which the applicant must continue to meet for as long they own the property.

## 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

All of Lots 3, 4, 5, 6 and 7 in Block 59 in the County Addition to the City of Rolla, Missouri.

Also, a fractional part of Lot 8 in Block 59 in the County Addition to the City of Rolla, Missouri, described as follows: Commencing at the Southeast Corner of said Lot 8, being the Northwest corner of 6th and Pine Streets in the City of Rolla, Missouri; thence North along the East line of said Lot 8 a distance of 28 feet, more or less, to the South line of the real estate heretofore conveyed to Frank B. Powell by deed of record in Book 98 at Page 341 of the Deed Records of Phelps County, Missouri; thence West along the South line of said real estate conveyed to Frank B. Powell by said deed, a distance of 50 feet; thence North a distance of 76 feet and 2 inches, more or less, to the South line of an alley; thence West along the South line of said alley a distance of 7 feet, more or less, to the West line of said Lot 8; thence South along the West line of said Lot 8 a distance of 104 feet and 2 inches, more or less, to the Southwest Corner of said Lot 8, being the North line of 6th Street, thence East along the South line of said Lot 8 and along the North line of 6th Street a distance of 57 feet, more or less, to the Southeast Corner of said Lot 8 and the place of beginning.

Also, a fractional part of Lot 2 in Block 59 in the County Addition of the City of Rolla, Missouri, more particularly described as follows: Beginning on the South line of 7th Street in the City of Rolla, Missouri, at a point 72 feet and 9.5 inches West of the Northeast Corner of said Block 59; thence South a distance of 27 feet and 8 1/2 inches to a point; thence East a distance of 1 1/2 inches; thence South a distance of 24 feet and 5 1/2 inches, more or less, to the North line of the property heretofore conveyed to John M. Dent by deed of record in Book 83, Page 547 of the Deed Records of Phelps County, Missouri (which said deed describes a rectangle having a North & South width of 26 feet and 2 inches); thence West a distance of 4 feet and 10 inches along the North line of the Dent property to the Northwest Corner of said Dent property; thence South along the West line of said Dent property a distance of 26 feet and 2 inches; thence West a distance of 27 feet and 10 inches to the Northeast Corner of the real estate conveyed to Frank B. Powell Lumber Co., Inc. from Lawrence E. May and wife, in Deed Book 164 at Page 137 of Phelps County, deed records (said real estate being a rectangle of 26 feet and 6 inches length and 13 feet width); thence South 26 feet and 6 inches to the North line of a 12 foot wide alley vacated by City of Rolla, Missouri, Ordinance No. 2092; thence West along the North side of said alley, a distance of 3 feet and 8 inches, more or less, to the West line of Lot 2 of said Block 59 of said County Addition to City of Rolla, Missouri, thence North along the West line of said Lot 2 a distance of 104 feet, more or less, to the Northwest Corner of said Lot 2 and the South line of 7th Street; thence East along the North line of said Lot 2 and the South line of 7th Street to the place of beginning.

Also, all those parts of the vacated alley which are adjacent to the above described real estate whether lying on the North side of, or the South side of, or on both sides of said alley. Said alley having been vacated by City of Rolla, Missouri, Ordinance #2092, recorded in Phelps County, Missouri, Recorder's Office in Deed Book 288 at Page 183, on March 23, 1978.

Also, A fractional part of Lot 8 in Block 59 in the County Addition to the City of Rolla, Missouri, described as follows: Commencing at the Southeast corner of said Lot 8, being the Northwest corner of 6th and Pine Streets in the City of Rolla, Missouri; thence North along the East line of said Lot 8, a distance of 28 feet to the place of beginning; thence West a distance of 50 feet; thence North a distance of 76 feet 2 inches, more or less, to the South line of an alley; thence East along the South line of said alley, a distance of 50 feet, more or less, to the East line of said Lot 8, thence South 76 feet, 2 inches to the place of beginning.

EXCEPTING from the above the following: A fractional part of Lot 8, Block 59, and, a fractional part of the South Half of a vacated 12.0 foot wide alley in said Block 59 all in County Addition Rolla, Missouri described as follows: Commencing at the Southeast Corner of Lot 8, Block 59 said County Addition; thence North 0000'20" East, 25.83 feet along the West right of way of Pine Street to a building face, the true point of beginning of the hereinafter described tract: Thence North 88036'30" West, 50.01 feet along said building face; thence North 0000'22" East, 83.08 feet partially along the West line of a parcel described in Phelps County Deed Records at Document No. 9507006 to the centerline of the aforesaid vacated alley; thence North 89°57' East, 50.00 feet along the centerline of said vacated alley to the aforesaid West right of way of Pine Street; thence South 0000'20" West, 84.34 feet along said West right of way to the true point of beginning. Above described exception contains 0.10 acre, more or less, per plat of survey R-10206, dated December 26, 2001, by Elgin Surveying & Engineering, Inc.





R: 232652

### LAND USE APPLICATION

#### Contact Information:

##### Property Owner:

Mark G, LLC -

Name(s)

13155 COUNTY RD 3000

Mailing Address

ROLLA, MO 65401

City, State, Zip

Phone

Email

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

JOSH STACY

Name

10660 Baker Dr

Mailing Address

ROLLA, MO 65401

City, State, Zip

573-368-9289

Phone

jstacy@publichousebrewery.com

Email

#### Property/Request Information:

- Request: \_\_\_\_\_ Rezoning  
 \_\_\_\_\_ Planned Unit Development  
 Conditional Use Permit  
 \_\_\_\_\_ Voluntary Annexation

600 N. ROLLA ST - SUITE A  
 Property Address/Location

Property Zoning (Current and Proposed)

Proposed Development/Project/Amendment

### APPLICATION CHECKLIST:

City Staff Verifies

Completed Application Form

Agent Letter (If Applicable)

456

Filing Fee - \$375 (Rezoning); \$600 (PUD); \$450 (Conditional Use Permit); \$600 (Annexation)

NEED

Legal Description (Unplatted and Irregular Lots Only)

WILL SEND

N/A

Site Plan (If Applicable)

Letter of Request/Project Report/Notarized Petition (Annexation) (If Applicable)

#### OFFICE USE ONLY:

Case No: CUP 24-01

DRC Meeting Date: 2.20.24

PZ Hearing Date: 3.10.24

Submission Date: 2.14.24

Advertise By: 2.22.24

CC Hearing Dates: 3.18.24 / 4.1.24

**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:

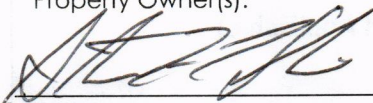
1. Conformity with the minimum statutory requirements;
2. Consistency with the Rolla Comprehensive Plan;
3. Adequacy of existing utility, city services, and facilities or ability to provide utilities, services, and facilities; and
4. Relevant information submitted at the public hearing.

**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)

 STEVEN L HOPKINS

Sign

Print

Sign

Print

Sign

Print

Sign

Print

Josh Stacy

600 North Rolla Street, Suite B

Rolla, MO 65401

jstacy@publichousebrewery.com

573-368-9289

February 13, 2024

City of Rolla Planning and Zoning Department

901 North Elm St.

Rolla, MO 65401

Subject: Request for Conditional Use Permit for 600 North Rolla Street Suite A - Public House Brewing Company

Dear [ity of Rolla Planning and Zoning,

I am writing on behalf of Public House Brewing Company to formally request a Conditional Use Permit for the property located at 600 North Rolla Street Suite A, Rolla, MO 65401. Our intention is to establish a manufacturing and packaging facility for beer production at this location.

Public House Brewing Company is a reputable and community-focused brewery with a proven track record of producing high-quality craft beers. We believe that expanding our manufacturing and packaging operations at 600 North Rolla Street Suite A will not only contribute positively to the local economy but also enhance the cultural and social fabric of the community.

The proposed facility will strictly adhere to all relevant zoning regulations, health and safety standards, and environmental guidelines. Our commitment is to operate responsibly and in harmony with the surrounding businesses and residents.

Here is a brief overview of our proposal:

**Manufacturing and Packaging of Beer:** The facility will be dedicated to the production, manufacturing, and packaging of a variety of craft beers by Public House Brewing Company.

**Hours of Operation:** The proposed operating hours are from 6:30m to 6pm; Tuesday - Friday.

Noise and Odor Control: We are committed to implementing measures to control noise and odors associated with our operations to minimize any potential impact on the surrounding community.

Traffic and Parking: We have conducted a thorough assessment of traffic and parking requirements and are confident that our operations will not unduly burden the local infrastructure.

We understand the importance of adhering to the City of Rolla's regulations and are fully prepared to collaborate with the Planning and Zoning Department to address any concerns or requirements that may arise during the application process. We are open to a public hearing or any other necessary steps to ensure transparency and community engagement in this matter.

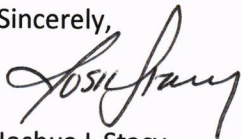
Enclosed with this letter, you will find the necessary documents, including site plans, operational details, and any other information required for the Conditional Use Permit application.

We appreciate your time and consideration of our request. We look forward to the opportunity to contribute to the vibrant and growing community of Rolla.

If you require any additional information or have questions, please do not hesitate to contact me at 573-368-9289 or [jstacy@publichousebrewery.com](mailto:jstacy@publichousebrewery.com).

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Joshua L Stacy". The signature is fluid and cursive, with the first name "Joshua" being the most prominent part.

Joshua L Stacy

CEO, Founder

Public House Brewing Company



Report to:

**Planning and Zoning  
Commission**

**Meeting Date:** March 12, 2024

**Subject:** Site Plan Review: Lease of property owned by Rolla/RMU at 10822 CR 3160 for a data processing operation; zoned P, Public

**Background:** RMU is proposing to enter into a lease agreement with a company that would conduct data processing at a site owned by the City of Rolla/RMU. The site is an electric sub-station at Hwy 72/County Road 3160. The site has some excess space which would be the lease area. The lessee would place specially designed units with computer equipment. The units use a former shipping container to enclose the equipment. The equipment is used for data processing such as AI and cyptocurrency computing. The processing requires a lot of electrical power to operate. The use is specifically sited at an electric substation property to make the transmission of electric power much more efficient. The lessee worked with RMU to identify sites that have excess capacity available.

The zoning code was revised to include a provision that requires that the Planning and Zoning Commission review the site plan prior to development, redevelopment, or major expansions of property owned by the City of Rolla or RMU. The review includes mailing notices to the nearby property owners so any concerns may be incorporated into the plans.

**Application and Notice:**

Applicant/Owner - City of Rolla/RMU  
Public Notice - Letters mailed to property owners within 300 feet; signage posted on the property;  
<https://www.rollacity.org/agenda.shtml>

**Property Details:**

Current zoning - P, Public  
Current use - RMU electric sub-station  
Proposed use - Lease for data processing operation  
Land area - About 9.3 acres (About 16,500 square feet in lease area)

**Comprehensive Plan:** The Comprehensive Plan designates the property as being appropriate for Public/Institutional uses.

**Discussion:** The appearance of the property would not change significantly. One would see two structures that look like shipping containers within the fenced compound. In fact, RMU uses backup generators on the site that are also built out of former shipping containers. The equipment does make an amount of noise, but the noise is not expected to be an issue due to the distances between the site and any housing.

**Findings:**

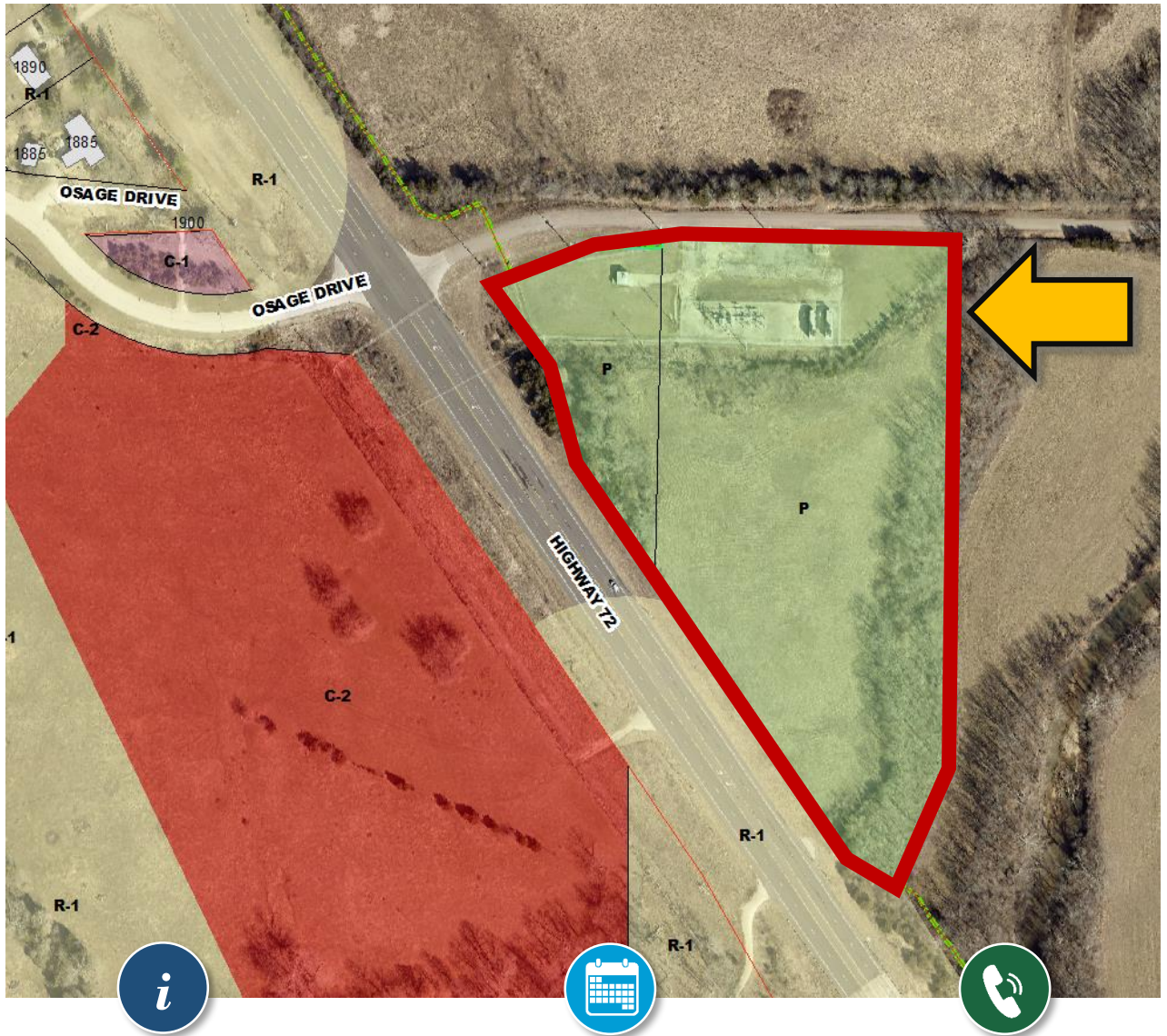
1. The zoning code does require review of development on city property.
2. The proposed use should not cause significant impact to the surrounding area.
3. The subject property is zoned P, Public and is adjacent to properties which are not in the city limits.
4. The nearest house is located about 900 feet from the lease area.

**Alternatives:**

1. Find the site plan would not cause significant and unwarranted impact to the surrounding area; approve the site plan as presented.
2. Find the site plan would not cause significant and unwarranted impact to the surrounding area, if revised; approve the site plan with conditions for specific revisions.
3. Defer review to the City Council.
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; Site Plan; Letter of Request



**Project Information:**

Location: 10822 CR 3160  
Applicant: Rolla Municipal Utilities

Request:

Site Plan review of development on property owned by City of Rolla

**Public Hearings:**

Planning and Zoning  
Commission  
**March 12, 2024**  
**5:30 PM**  
City Hall: 1<sup>st</sup> Floor

**For More Information Contact:**

**Tom Coots, City Planner**  
[tcoots@rollacity.org](mailto: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



**What is being proposed?**

Rolla Municipal Utilities is proposing to engage in a lease agreement with a company that would place temporary structures at the electric substation site. The structures are specially designed equipment for computer processing within shipping containers.

**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 this site plan review for?**

In an effort to allow for more public input and/or provide more information, the zoning code requires that the Planning and Zoning Commission review development and major changes to properties that are owned by the City of Rolla.

The review is an opportunity for neighbors to be made aware of something happening in their neighborhood and could allow for input to be considered in the plans.

**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.

**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.







**Business Office**  
P.O. Box 767  
102 West Ninth Street  
Rolla, Missouri 65402-0767  
(573) 364-1572  
Fax: (573) 364-1540  
[www.rollamunicipalutilities.org](http://www.rollamunicipalutilities.org)

**DATE:** March 6, 2024

**TO:** Tom Coots, City Planner, City of Rolla

**cc:** Rodney Bourne, General Manager; Eric Lonning, Electric Superintendent; file

**FROM:** Chad Davis, Engineering Manager

**SUBJECT:** Development at RMU's Dewing Substation (10822 County Road 3160)

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RMU is planning to be present for the Planning and Zoning meeting on March 12, 2024 but below is some information about the facility in case it may be helpful for review in advance of the meeting.

RMU was approached by a potential customer interested in siting data processing equipment in Rolla. The processes used by the customer consume a significant amount of electricity. After reviewing the inquiry, RMU determined the RMU electric system has sufficient capacity to accommodate the customer's anticipated energy usage, therefore site reviews were conducted with the customer. RMU has available property adjacent to substations where there is adequate space for the customer and where RMU has capacity available to meet the customer's electric needs.

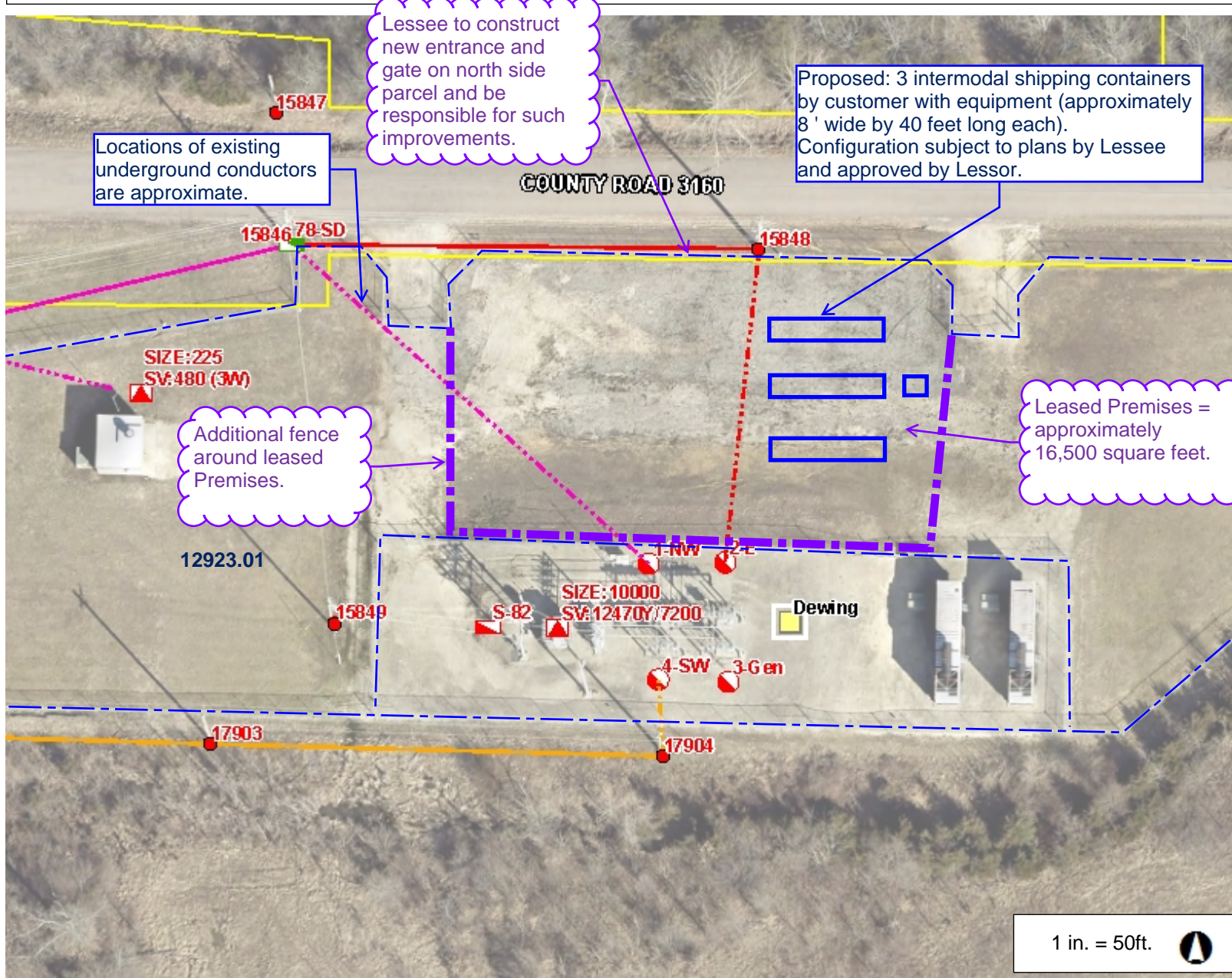
The customer has informed RMU that they are interested in moving forward with a project. The first location to be developed is at the RMU Dewing Substation at 10822 County Road 3160. Attached is a preliminary site plan.

RMU received correspondence that was submitted to the City Council from a concerned citizen about development of such a facility. RMU has since communicated the City Council, Rolla Board of Public Works, and the citizen that expressed concern and we are optimistic that the concerns expressed have been addressed. The concerns highlighted included:

- Potential noise: The improvements proposed for this site have 1% of the demand as those highlighted in the article (3 MW vs 300 MW at the location discussed in the article). The developer has reported to RMU that the sound level from the proposed units is 65 dBa at 10 feet away from the unit. For comparison a conversation is about 60 dBa and car in City traffic is about 70 dBa.
  - o RMU has two generators at the same location that operate on occasion and they are louder than 65 dBa when in operation.
- Proximity to neighbors: The nearest residence is about 1,000 feet from the site on the opposite side of Hwy 72, which is a four lane highway.

While not in the letter one more concern that has, or may be expressed is operation of this large customer at times when RMU may issue peak alerts. RMU has developed an interruptible rate structure that requires the customer to reduce their electric usage up to the point where they may be required to be offline during peak energy usage periods, maintenance events, emergency responses, and other situations in order to qualify for this rate.

# Rolla, MO



### Legend

**Switch**

- Unknown
- ▢ Switch - Open
- ▣ Switch - Closed
- ⊙ Recloser - Open
- ⊙ Recloser - Closed

**Pole**

- Other
- Ameren
- BNSF RR
- Fidelity
- IECA
- Lumen
- MO DOT
- MS&T
- RMU

**Transformer**

- Unknown
- ▲ Padmount
- ▲ Pole Mounted

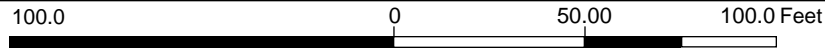
**Dewing: 1 - NW**

- Overhead
- - - Underground

**Dewing: 2 - E**

- Overhead
- - - Underground

1 in. = 50ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Exhibit A-2**

**Site Drawing with  
Ingress / Egress to  
Premises**



Report to:

**Planning and Zoning  
Commission**

Old Town Neighborhood Plan

**Meeting Date:** March 12, 2024

**Subject:** Adoption of the Old Town Neighborhood Plan

**Background:** The Old Town Neighborhood Plan project started in the summer of 2023. A neighborhood meeting was held in June 2023. A survey was opened to residents, owners, and interested parties. Input from the neighborhood meeting, survey, and information gathered through other means was used to prepare the draft of the neighborhood plan.

A neighborhood planning effort is a more detailed project than the Comprehensive Plan by providing more specific goals and actions that mostly only impacts the neighborhood. The document serves as a guide for future actions. Completing the actions should also cause the goals to be accomplished. The plan is intended to provide guidance for a period of ten or more years. If adopted, the plan will become an element of the Comprehensive Plan for the city.

**Public Notice:**

Public Notice - Legal ad in the Phelps County Focus; Press release sent to Phelps County Focus;  
<https://www.rollacity.org/agenda.shtml>

City Council Date - March 18, 2024

**Discussion:**

The Old Town Neighborhood Plan document has been made available on the city website for a few weeks. Letters were sent to all property owners in the area to direct them to the plan. The plan has also been made available to city staff and core workgroup including the City Councilors for the wards in which the plan is located. A few comments have been received from citizens and staff, to be incorporated in a final draft. Revisions for the final draft at this point will be minor phrasing changes and have not impact the action items or goals.

The plan document is an important step to identify what actions should be taken by the city and citizens in the future to achieve the goals outlined in the plan. However, the document itself does not change zoning, impact budgeting, or create any requirements to pursue the actions outlined in the plan. Additional discussions and input will be needed to accomplish the actions.

The Old Town Neighborhood Plan is the second neighborhood plan to be prepared in recent years. The Schuman/Ber Juan Neighborhood Plan was adopted in 2021. The concept of neighborhood planning is intended to be replicated throughout the city, with each plan becoming a part of the Comprehensive Plan.

The plan includes several goals and action items. The plan includes discussion about disaster mitigation, property maintenance, crime, needed utility infrastructure, walkability, street improvements, zoning, and future land uses. The plan also includes some detailed recommendations for a few sub-areas.

Most notably, the area along Rolla Street adjacent to the Phelps County property has potential to become an extension of the downtown, with mixed-use buildings, no setbacks, and pedestrian-oriented infrastructure. Older buildings should be preserved. Newer buildings should be designed to be compatible with the area.

The Old Town area is one of the oldest neighborhoods in Rolla. The area has a lot of history and still has some of the oldest buildings. The plan is intended to preserve the history and bring more activity and development to the area.

**Findings:**

1. The Old Town Neighborhood Plan should help plan for and guide future re-development in the area.
2. Input from a variety of sources was used to prepare the plan.
3. The plan should guide actions to preserve what should be preserved and encourage compatible development.
4. The recommended action items will require additional discussion and input before being implemented, but if implemented, the action items should lead to the goals of the plan being accomplished.

**Alternatives:**

1. Adopt a resolution to approve the Schuman/Ber Juan Neighborhood plan as an element of the Comprehensive Plan and recommend the plan be adopted by the City Council.

Staff recommends that the Planning and Zoning Commission vote to adopt the resolution.

2. Find that the proposed neighborhood plan is not yet ready for adoption; recommend changes or additional public input; table the adoption to a certain date or indefinitely.

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

**Attachments:** Old Town Neighborhood Plan; Resolution

## RESOLUTION

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROLLA, MISSOURI ADOPTING THE OLD TOWN NEIGHBORHOOD PLAN AS AN ELEMENT OF THE ROLLA 2020 COMPREHENSIVE PLAN UPDATE 2005 AND RECOMMENDING ADOPTION OF THE PLAN BY THE CITY COUNCIL OF ROLLA, MISSOURI

**WHEREAS**, RSMo Chapter 89.300 – 89.490 grants third class cities the power to prepare, adopt, and amend a comprehensive plan, including a plan for sub-areas of a city; and

**WHEREAS**, Sections 42.116 – 42.119 of the Rolla City Codes authorizes the Planning and Zoning Commission and the City Council to make and adopt a comprehensive plan, including a plan for sub-areas of the city; and

**WHEREAS**, input from residents, property owners; and interested citizens has been received by a neighborhood meeting, surveys, and email correspondence; and

**WHEREAS**, information for the preparation of the plan has been gathered from a variety of sources and the plan has been coordinated with various city departments for review and input; and

**WHEREAS**, the plan document provided information about the history of the neighborhood, demographics, goals, details about particular issues, and an action plan to accomplish the stated goals; and

**WHEREAS**, a draft of the plan has been available on the city website for public review and comment; press releases have been provided to the local publication of record; public notice has been provided in the Phelps County Focus; and

**WHEREAS**, the Planning and Zoning Commission held a public hearing as required by Section 42.117 on March 12, 2024; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning and Zoning Commission of the City of Rolla, Missouri hereby adopts and recommends to the City Council for adoption, the Old Town Neighborhood Plan as an element of the adopted comprehensive plan.

**PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROLLA, MISSOURI THIS 12TH DAY OF MARCH, 2024.**

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Russell Schmidt, Chairman

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Monty Jordan, Secretary/Vice-Chairman