PLANNING AND ZONING

Tuesday, October 20, 2026 at 5:30 pm

Please Note: The Planning and Zoning Commission Meeting will be conducted at **Rolla City Hall, 901 North Elm Street, Rolla, MO 65401** in the Council Chambers. Citizens are encouraged to watch the proceedings live on the City of Rolla, Missouri YouTube page at https://www.youtube.com/@City_of_Rolla/streams

Commission Members: Chairman Russell Schmidt, Secretary/Vice-Chairman Monty Jordan, City Council Representative Nathan Chirban, Steve Davis, Elissa Jennison, Janece Martin, Drew McCluskey, Don Morris and Monte Shields.

1. **CALL TO ORDER:**
2. **APPROVE MINUTES:**
   Consider approval of minutes from October 13, 2026
3. **REPORT ON RECENT CITY COUNCIL ACTIONS:**
4. **PUBLIC HEARING:**
   a. **Map Amendment to rezone property located at 1200 Westside Drive from the R-1, Suburban Residential district to the C-2, General Commercial district**
5. **NEW BUSINESS:**
6. **OLD BUSINESS:**
7. **OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE, OR STAFF:**
8. **CITIZEN COMMENTS:**
9. **NEXT MEETING DATE:**
   November 10, 2026

Contact: Community Development Department (cbrown@rollacity.gov 573-364-5333) | Agenda published on 10/15/2026 at 2:19 PM

PLANNING AND ZONING

Minutes

Tuesday, October 13, 2026 at 5:30 pm

Please Note: The Planning and Zoning Commission Meeting will be conducted at **Rolla City Hall, 901 North Elm Street, Rolla, MO 65401** in the Council Chambers. Citizens are encouraged to watch the proceedings live on the City of Rolla, Missouri YouTube page at https://www.youtube.com/@City_of_Rolla/streams

Commission Members: Chairman Russell Schmidt, Secretary/Vice-Chairman Monty Jordan, City Council Representative Nathan Chirban, Steve Davis, Elissa Jennison, Janece Martin, Drew McCluskey, Don Morris and Monte Shields.

1. **CALL TO ORDER:**

Minutes:

- **Presiding:** Russell Schmidt
- **Commission Members in Attendance:** Nathan Chirban, Steve Davis, Elissa Jennison, Monty Jordan, Janece Martin, Drew McCluskey, Don Morris and Monte Shields
- **Commission Members Absent:** None
- **Department Directors and Other City Officials in Attendance:** Community Development Director Dawn Bell, City Planner Tom Coots and Community Development Specialist Cindy Brown

Chairperson Schmidt called the meeting to order at approximately 5:30 pm.

2. **APPROVE MINUTES:**

Minutes:
A motion was made by Shields and seconded by Morris to approve the minutes as written. The minutes were approved unanimously by voice vote.

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

Minutes:
City Planner Tom Coots presents the staff report.

4. **PUBLIC HEARING:**
   a. **Map Amendment to rezone property located at 1200 Westside Drive from the R-1, Suburban Residential district to the C-2, General Commercial district (To be postponed to a Special Call Planning and Zoning Commission Meeting on October 20, 2026 at 5:30 PM, Rolla City Hall)**

Minutes:
Chairperson Schmidt opened the public hearing at 5:31 pm. The public hearing

was closed at 5:33 pm. A motion was made by Chirban and seconded by McCluskey to postpone to a Special Call Planning and Zoning Commission Meeting on October 20, 2026 at 5:30 pm, Rolla City Hall. The motion passed unanimously by voice vote.

5. **NEW BUSINESS:**
   a. **FP26-029: Final Plat: The Highlands, Phase 2A, a residential subdivision in the R-1, Suburban Residential district with a PUD (Planned Unit Development) zoning overlay to create 35 residential lots**

Minutes:
City Planner Tom Coots presented the staff report. A discussion was had regarding traffic studies and why there are going to be two separate plats in phase 2. A motion was made by McCluskey and seconded by Morris to recommend that City Council approves the Final Plat: The Highlands, Phase 2A, a residential district with a PUD (Planned Unit Development) zoning overlay to create 35 residential lots. A roll call vote showed the following. **Ayes:** Chirban, Davis, Jennison, Jordan, Martin, McCluskey, Morris and Shields. **Nays:** None. **Absent:** None. The motion passes.

Vote results:
Ayes: 8 / Nays: 0 / Abstains: 0

   b. **FP26-030: Final Plat: The Highlands, Phase 2B, a residential subdivision in the R-1, Suburban Residential district with a PUD (Planned Unit Development) zoning overlay to create 27 residential lots**

Minutes:
City Planner Tom Coots presents the staff report. A discussion was had regarding sidewalks. A motion was made by Davis and seconded by Shields to recommend that City Council approves the Final Plat: The Highlands, Phase 2B, a Residential district with a PUD (Planned Unit Development) zoning overlay to create 27 residential lots. A roll call vote showed the following. **Ayes:** Chirban, Davis, Jennison, Jordan, Martin, McCluskey, Morris and Shields. **Nays:** None. **Absent:** None. The motion passes.

Vote results:
Ayes: 8 / Nays: 0 / Abstains: 0

6. **OLD BUSINESS:**
7. **OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE, OR STAFF:**
8. **CITIZEN COMMENTS:**
9. **NEXT MEETING DATE:**

Minutes:
With no further business, the meeting adjourned at 5:48 pm.

Report to:

Planning and Zoning Commission

Case No.: ZON26-031

Meeting Date: October 20, 2026

Subject: Map Amendment to rezone property located at 1200 Westside Drive from the R-1, Suburban Residential district to the C-2, General Commercial district

Application and Notice:

Applicant/Owner - SimonCRE SRS II LLC

Public Notice - Letters mailed to property owners within 300 feet; Legal ad in the Phelps County Focus; signage posted on the property; The City of Rolla

City Council Date - November 2, 2026

Background: The applicant has recently purchased the subject property and seeks to develop the property for retail commercial uses. The applicant submitted a conceptual site plan proposing a development consisting of large retail buildings, 6 commercial pad sites, and associated parking. A site plan is required to be submitted for C-2 zoning proposals adjacent to R-1 zoned areas, however, such plans are intended only to convey conceptual or potential plans for the property and are not binding.

Development of the property will depend on the construction of a planned road connection from Westside Drive to Hwy E/Nagogomi Rd. The road connection is included in the Rolla 2050 Comprehensive Plan, as well as previous planning documents. No construction plans for the road have been developed at this time; however, conceptual road design is in process.

Public notice for the October 13, 2026 Planning and Zoning meeting was found to be inadequate. The Commission voted to postpone the request to a special call meeting on October 20, 2026 to allow for adequate notice.

Property Details:

Current zoning - R-1, Suburban Residential; to be rezoned to C-2, General Commercial

Current use - Vacant/undeveloped

Proposed use - Commercial

Land area - The area requested to be rezoned is about 35 acres; The applicant has also purchased an additional approximately 24 acres just to the north of the subject property.

Public Facilities/Improvements:

Streets - The subject property has frontage on I-44, an Interstate highway, Bluebird Lane, an unbuilt local street, and Westside Drive, an unbuilt Collector road.

Sidewalks - No sidewalks are located adjacent to the subject property.

Utilities - Utilities are available in the vicinity of the subject property; however, development and the road project will require significant coordination for potential extensions and relocations to serve the project.

Comprehensive Plan: The Rolla 2050 Comprehensive Plan designates the subject property as being appropriate for Highway Commercial uses. The Highway Commercial use includes large-scale, auto-oriented commercial development on large sites with centralized parking, oriented towards access from the I-44 corridor. The plan indicates that C-2, General Commercial is an appropriate zoning district for Highway Commercial uses.

The Comprehensive Plan includes a planned Collector road that would connect from Westside Drive to Hwy E/Nagogomi Rd. The plan also includes a potential I-44 overpass to connect to 10th Street. The roads are needed to provide better connections between neighborhoods and relieve general traffic congestion in the area. The proposed outer road has been contemplated since the development of the Rolla West Master Plan in 2009.

Discussion: The subject property is located just north of the Westside Marketplace development. Based on the submitted conceptual site plan, the intended development is similar in scale to the Westside Marketplace development, which is also located on approximately 35 acres. Development of the site will require significant grading, similar to that required by the Westside Marketplace development.

Development of the project will require additional coordination for construction of the planned road extension from Westside Drive and related utility improvements. The timing and funding of that project is not known at this time. The timeline for development of the subject property is also not known at this time.

The Community Development Department recommends that the Planning and Zoning Commission recommend approval of the requested rezoning due to conformity with the Comprehensive Plan.

Review and Approval Criteria:

A rezoning application must be reviewed to ensure that the following criteria are considered:

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 rezoning 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 a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied creating an economic hardship; and
5. Relevant information submitted at the public hearing.

Findings:

1. The Comprehensive Plan does designate the subject property as being appropriate for Highway Commercial uses, which does include the C-2, General Commercial district as an appropriate zoning district.
2. The subject property is located adjacent to the Westside Marketplace development, a large commercial development which is zoned C-2, General Commercial.
3. The subject property has frontage on I-44, although access to the development will depend on the planned collector road connection.
4. The Comprehensive Plan identifies a future Collector road through the subject property that will be needed to provide access to the property when developed.
5. The range and scale of commercial uses permitted in the C-2 district are consistent with the Highway Commercial designation, nearby commercial development, and the conceptual site plan.

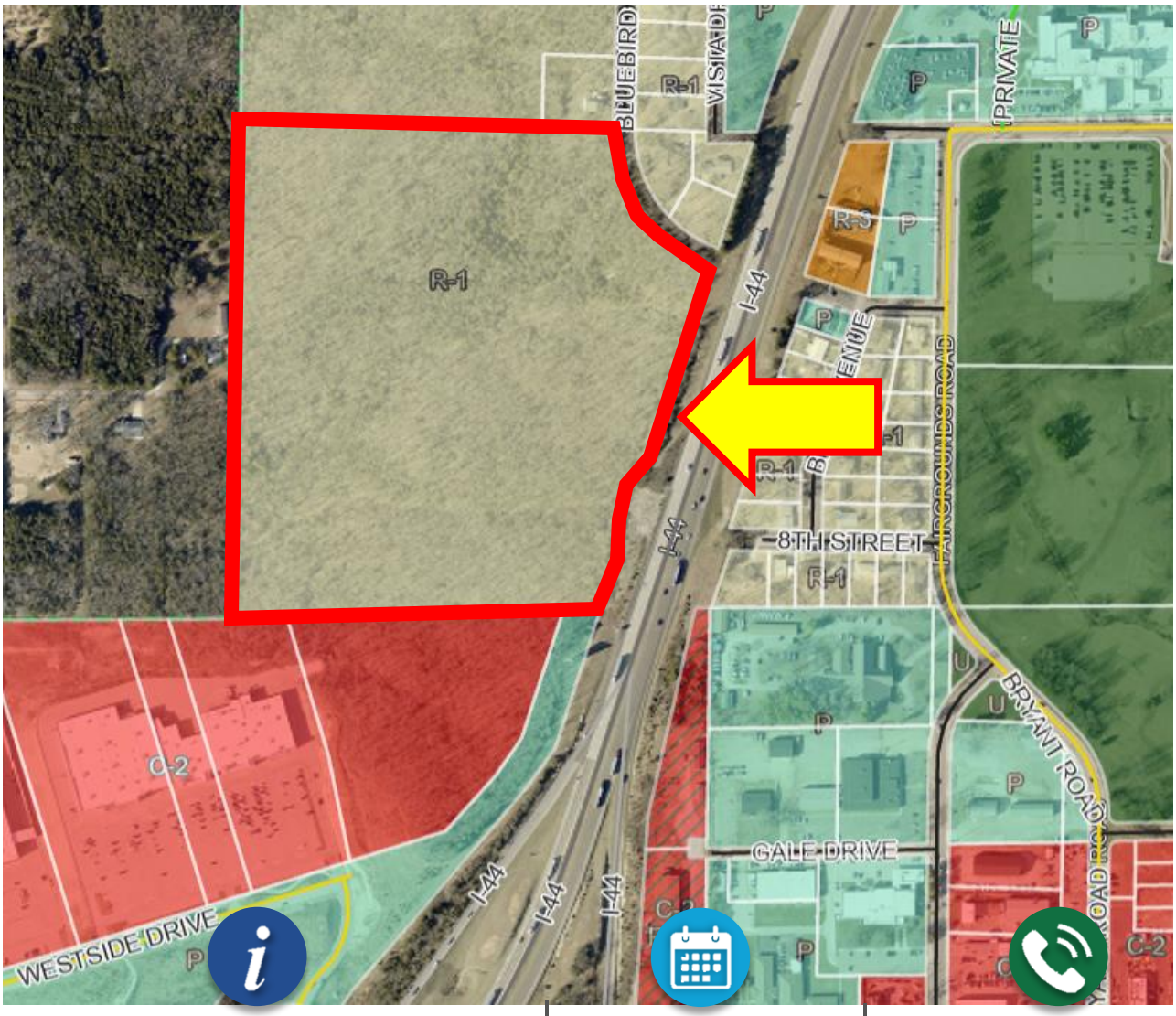
Potential Motions:

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, Conceptual Site Plan, Letter of Request

City of ROLLA

PUBLIC NOTICE



Project Information:

Case No: ZON26-031
Location: 1200 Westside Drive
Applicant: SimonCRE SRS II LLC
Request:

Rezoning from R-1, Suburban Residential to C-2, General Commercial

Public Hearings:

Planning and Zoning Commission
October 20, 2026
5:30 PM
City Hall: 1st Floor

City Council
November 2, 2026
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

FREQUENTLY ASKED QUESTIONS

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

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE COUNTY OF PHELPS, STATE OF MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2:
All of Lot 91 of Railroad Addition to the City of Rolla, Missouri, and containing 10.0 acres.

PARCEL 3:
All of Lot 90 of Railroad Addition to the City of Rolla, Missouri, and containing 10.0 acres.

PARCEL 5:
All that part of Lot 92 of Railroad Addition to City of Rolla, Missouri, and situated West of the West right-of-way line of U.S. Highway I-44 and containing 6.9 acres.

PARCEL 6:
All that part of Railroad Lot 89 of Railroad Addition to the City of Rolla, Missouri, and situated West of the West right-of-way line of U.S. Highway I-44 and West and South of the South line of Vista Drive of Long Heights Addition (2nd amended plat) to the City of Rolla, Missouri, and containing 7.8 acres.

PARCEL 7:
All of the Southwest Quarter of the Southeast Quarter of Section 3, Township 37 North, Range 8 West in the City of Rolla, Missouri.

EXCEPTING the following tracts:
A. All dedicated roads and streets;

B. All of Block 6 of Long Heights Addition to the City of Rolla, Missouri (2nd amended plat);

C. All of Block 7 of Long Heights Addition to the City of Rolla, Missouri (2nd amended plat);

D. All of a tract of land beginning at the Northwest Corner of Lot 4, Block 7, Long Heights Subdivision to the City of Rolla, Missouri (2nd amended plat); thence West 260.0 feet, 70 feet South of and parallel to the North line of the Southwest Quarter of the Southeast Quarter of said Section 3, Township 37 North, Range 8 West; thence South 300.0 feet; thence East 260.0 feet to the Southwest corner of Lot 6, Block 7, Long Heights Subdivision (2nd amended plat); thence North 300.0 feet to the true point of beginning. This tract contains 1.79 acres (per deed filed in Book 182, Pages 231-242, Phelps County Recorder's Office.) (Above description corrects error in deed as originally written).

E. A tract of land: A fractional part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 37 North, Range 8 West in the City of Rolla, Missouri, and more particularly described as follows: Beginning at the intersection of the West right-of-way line of Vista Drive and the South line of Section 3, 300.0 feet West of the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 3; thence North along the West right-of-way of Vista Drive a distance of 200.00 feet; thence West parallel to the South line of Section 3, a distance of 200.0 feet; thence South parallel to the West line of Vista Drive a distance of 200.0 feet, thence East along the South line of Section 3 a distance of 200.0 feet, more or less to the point of beginning. This tract contains 0.92 acres, more or less. (Per deed filed in Book 175, pages 323-324, Phelps County Recorder's Office.)

F. A tract of land beginning at the Northeast corner of the Southwest Quarter of the Southeast Quarter of Section 3, Township 37 North, Range 8 West in the City of Rolla, Missouri; thence South 70.0 feet along the East line of said Southwest Quarter of the Southeast Quarter; thence West 1247.0 feet; thence North 70.0 feet to the North line of said Southwest Quarter of the Southeast Quarter; thence East along said North line 1247.0 feet to the point of beginning. This tract contains 2.0 acres more or less.

G. A tract of land more particularly described as follows: Commencing at the Southeast corner of Lot 8, Block 7, Long Heights Addition to the City of Rolla, Missouri, (2nd amended plat), said point being on the West line of Vista Drive; thence South 30.0 feet along said West line to the true point of beginning, thence South along the West line of Vista Drive 113.5 feet; thence in a Southwesterly direction 137.3 feet along a curve with a radius of 143.0 feet; thence South 55°24' West, 180.0 feet; thence in a Southwesterly direction, 120.9 feet along a curve with a radius of 126.0 feet, all along the West line of Vista Drive; thence North 0°24' East, 160.0 feet; thence South 89°05' West, 380.0 feet, thence North 0°24' East, 309.2 feet; thence South 89°44' East, 385.0 feet, partly along the South line of Lot 6, Block 7, Long Heights Addition (2nd amended plat) thence South 0°24' West, 200.0 feet to a point on the South line of Lot 5, Block 7; thence North 89°44' East, 130.0 feet, partly along the South line of said Lot 5; thence North 0°24' East, 170.0 feet to the South line of a private road; thence North 89°44' East, 125.0 feet to the true point of beginning. This tract contains 3.7 acres more or less. (Per deed filed in Book 213, page 121, Phelps County Recorder's Office.)

PUBLIC NOTICE

October 7, 2026

City of Rolla
c/o Dawn Bell, Community Development Director
901 North Elm Street, 3rd Floor
Rolla, Missouri 65401

Subject: Rezoning Application – Bluebird Lane / U.S. Highway 44 (I-44), Rolla, Missouri

Dear Dawn,

On behalf of SimonCRE SRS II, LLC, an Arizona limited liability company, we are pleased to submit this revised application to rezone approximately 34.7 acres located along Bluebird Lane and U.S. Highway 44 (I-44) in Rolla, Missouri (Tax Parcel No. 71-09-2.0-10-001-004-001.000) from R-1 (Single-Family Residential) to C-2 (General Commercial). We closed on this property, together with the adjoining north parcel, on August 31, 2026, acquiring it from John J. Foreman and Elizabeth Ann Foreman, Trustees, and Elizabeth Ann Munson, Trustee, and we are eager to move forward with its future development.

We intend to develop the property (comprising former Railroad Addition Lots 89–92) as a commercial retail center. As of the date of this letter, no tenants have been confirmed for the project, and building design has not begun. The enclosed Conceptual Site Plan (Exhibit B) is conceptual only. It is provided to illustrate one potential layout consistent with the requested C-2 classification, including a potential anchor building, a secondary large-format "box line-up" building, several retail and restaurant pad sites, and supporting parking. It does not represent a final or proposed site plan, and the number, size, use, and location of buildings, pad sites, parking areas, and access points are expected to change as tenant commitments are secured and site engineering progresses. Any final site plan will be submitted to the City for review and approval through its standard site plan and permitting process. We anticipate the center will include retail shops, restaurant pads (both quick-service and sit-down), and, depending on market demand, a grocery store or other large-format anchor use.

The adjoining north parcel (Tax Parcel No. 71-09-2.0-03-000-000-086.000) is not part of this request and will remain zoned R-1. Consistent with the City's letter dated October 2, 2026, the north parcel may be used, without rezoning, for land-disturbance activities and supporting infrastructure associated with the development of the south parcel, such as grading and fill, slopes, stormwater detention and drainage, and sanitary sewer, water, electrical, and other utility infrastructure, as well as access drives where incidental and necessary for circulation in support of the south parcel. No buildings, parking lots, or other improvements constituting a use not permitted in the R-1 district are proposed on the north parcel, and all such improvements will remain subject to the City's standard land-disturbance, stormwater, engineering, and other review and permitting requirements.

We understand access to the site is anticipated from 10th Street via a new frontage road, consistent with the City's West Frontage Road & 10th Street planning and the broader Westside Drive extension / Move Rolla Transportation Development District corridor already underway, which we understand is

SimonCRE
6900 E. 2nd Street | Scottsdale, AZ 85251
O: 480.745.1956 | F: 480.588.4150

intended to eventually connect Route 66/I-44 at the south to Vista Drive at the north. As the design of this roadway and its connection to 10th Street has not yet been finalized, we look forward to continuing to coordinate directly with the City's Public Works and Community Development Departments as design progresses, and will design our site access accordingly.

The City's adopted Comprehensive Plan identifies this property for future highway commercial land use, and the requested C-2 zoning is consistent with that designation. This area of Rolla also continues to see strong residential and institutional growth, including the Highlands, Audubon Ridge, and Rose Senior Villas developments, and sits near Missouri University of Science and Technology and existing commercial development along the I-44 corridor. We believe rezoning this property to C-2 is a logical extension of that growth and will allow it to serve the retail and service needs of the surrounding community.

Enclosed with this application, please find the Legal Description (Exhibit A) and Conceptual Site Plan (Exhibit B) in support of this request. This request is for a change in zoning classification only; approval of a specific site plan is not being requested at this time. We respectfully ask that the City of Rolla Planning and Zoning Commission and City Council approve this rezoning from R-1 (Single-Family Residential) to C-2 (General Commercial).

If you require any additional information or documentation, please do not hesitate to contact me. Thank you for your continued support and assistance.

Sincerely,



Shoaib Vahora
Senior Development Associate
shoaib.vahora@simoncre.com
(480) 887-0644

SimonCRE
6900 E. 2nd Street | Scottsdale, AZ 85251
O: 480.745.1956 | F: 480.588.4150

EXHIBIT A – LEGAL DESCRIPTION

Tax Parcel ID No.: 71-09-2.0-10-001-004-001.000

Source: Fidelity National Title Insurance Company, ALTA Commitment for Title Insurance No. STL2605730, Revision 4 (dated August 25, 2026), Schedule A — the current, final revision; supersedes Revision 1 and all earlier drafts

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PARCEL 6:

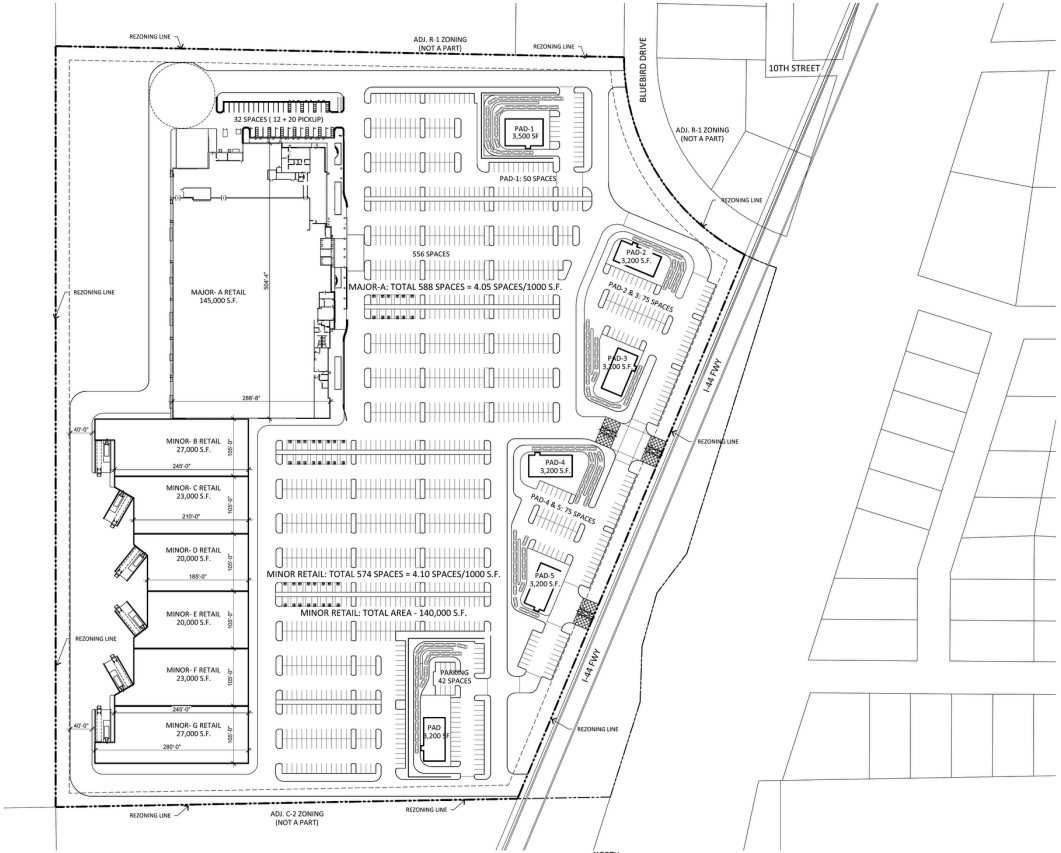
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END OF LEGAL DESCRIPTION

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EXHIBIT B – CONCEPTUAL SITE PLAN

Revised Conceptual Site Plan



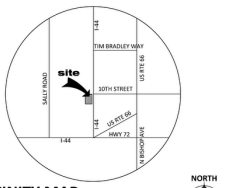
SITE PLAN
SCALE: 1" = 80'-0"

PROJECT DIRECTORY

ARCHITECT:
RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com

SITE DATA

PHELPS COUNTY MO PARCEL ID:	09583
FORMATTED PARCEL NO.:	71-09-2.0-10-001-004-001.000
EXISTING ZONING:	R1
PROPOSED ZONING: REZONING REQUIRED	C-2
SITE AREA: PER COUNTY REPORT	34.84 ACRES
PROPOSED USE:	RETAIL / RESTAURANTS



VICINITY MAP
SCALE: N.T.S.

SIMON CRE

ROLLA RETAIL
SWC WEST SIDE DR / HIGHWAY 44 & 10TH STREET
ROLLA, MISSOURI 65401
DATE: 10-06-2026 (PRELIMINARY)

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SP-1

RKAA# 25249.01

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

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