

AGENDA

**The City of Rolla
Planning & Zoning Commission
City Council Chambers, 1st Floor
901 North Elm Street
Tuesday, November 10, 2025 at 5:30 PM**

Commission Members:

**Chairman Russell Schmidt, Secretary/Vice-Chairman Monty Jordan,
City Council Representative Nathan Chirban,
Kevin Crider, Janece Martin, Monte Shields, Steve Davis, Don Morris, Lister Florence**

- I. APPROVE MINUTES:** Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, October 14, 2025
- II. REPORT ON RECENT CITY COUNCIL ACTIONS:**
1. **ANX25-01:** Voluntary Annexation of certain property in Section 35, Township 38 North, Range 8 West into the City of Rolla corporate limits and assigning R-3, Multi-family Residential zoning for the Audubon Ridge development
- III. PUBLIC HEARING:**
1. **SUB25-06:** Preliminary Plat of Audubon Ridge, a multi-family residential subdivision creating 44 lots and 1 outlot in the R-3, Multi-family Residential district
- IV. NEW BUSINESS:** **NONE**
- V. OLD BUSINESS:** **NONE**
- VI. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE, OR STAFF:**
1. 2026 Meeting Schedule
- VII. CITIZEN COMMENTS:**

NEXT MEETING DATE:

Tuesday, December 9, 2025

**MINUTES
ROLLA PLANNING AND ZONING COMMISSION MEETING
ROLLA CITY HALL COUNCIL CHAMBERS
TUESDAY, OCTOBER 14, 2025**

Presiding: Russell Schmidt, Chairperson

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

Commission Members Absent: Steve Davis

- I. APPROVE MINUTES:** Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, August 12, 2025.
The minutes are approved unanimously by a voice vote.

II. REPORT ON RECENT CITY COUNCIL ACTIONS:

- 1. CUP25-02:** Conditional Use Permit to allow an Agricultural Business Use (golf driving range) in the R-1, Suburban Residential district at 1905 Country Ridge Rd.

City Planner Tom Coots presents the report.

III. PUBLIC HEARING:

- 1. ANX25-01:** Voluntary Annexation of certain property in Section 35, Township 38 North, Range 8 West into the City of Rolla corporate limits and assigning R-3, Multi-family Residential zoning for the Audubon Ridge Development

Chairperson Schmidt opens the public hearing at 5:32.

City Planner Tom Coots presents the staff report.

There was a discussion regarding the fire connection road, sewer lines, utilities, the amount of acreage being annexed, number of units in Phase 1, urban growth area in the Comprehensive Plan, and pockets of land that would not be annexed around this property

Chairperson Schmidt asks for citizen comments at 5:48.

Caleb Homan with Archer Elgin & Mike Weissner the developer shared there are 44 lots and each lot can have up to 4 units on it. The access road will be fire access only and will have a gate and knox box until 100 units are developed. Once 100 units are developed the fire access road will be paved and up to standards. They will be developing all roads, water, sewer and gutter in the whole combined 23 acres right away.

The public hearing was closed at 5:55.

A motion was made by Shields and seconded by Martin to recommend City Council approves the Voluntary Annexation of certain property in Section 35, Township 38 North, Range 8 West into the City of Rolla corporate limits and assigning R-3, Multi-family Residential zoning of the Audubon Ridge development. A roll call vote on the motion showed the following. Ayes: Chirban, Crider, Florence, Jordan, Martin, Morris and Shields. Nays: None. Absent: Davis. The motion passes.

IV. NEW BUSINESS:

NONE

V. OLD BUSINESS: NONE

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

1. Introduction of Keith Riesberg, City Administrator

VII. CITIZEN COMMENTS: NONE

Meeting adjourned: 5:57 p.m.

Minutes prepared by: Cindy Brown

NEXT MEETING:

Tuesday, November 10, 2025



Report to:

**Planning and Zoning
Commission**

Case No.: SUB25-06

Meeting Date: November 10, 2025

Subject: Preliminary Plat of Audubon Ridge, a multi-family residential subdivision creating 44 lots and 1 outlot in the R-3, Multi-family Residential district

Background: The applicant seeks to subdivide the 25 acre property into 44 residential lots and 1 outlot. About 17 acres of the subject property were annexed into the city limits and assigned R-3, Multi-family residential zoning by the City Council at their November 3, 2025 meeting. The City Council also approved a Development Agreement concerning the development.

The development would include a connection to Vichy Rd via a street currently known as Woodcrest Drive. As a part of the approved Development Agreement, the city will commence the process to rename the street to Audubon Drive. The development would also include a connection to White Columns Drive via a temporary fire lane. The fire lane is planned be improved to a public street in a future phase of the development.

The development is planned to have additional phases in the future. Additional development will require annexation, zoning, and platting.

The subject property was developed as a mobile home park around 1975. The mobile home park was discontinued in 2018.

Application and Notice:

Applicant/Owner - Mike Woessner, Managing Member of Woods Mill Development, 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 - R-3, Multi-family Residential
Current use - Vacant/undeveloped
Proposed use - Multi-family development (proposed 4-plex apartments on individual lots)
Land area - Area to be platted is 25.85 acres; the entire property is about 77 acres

Public Facilities/Improvements:

Streets - The subject property has access to Vichy Rd, a collector road, via Woodcrest Drive, a local street; and White Columns Drive, a collector road, via a fire access road (for the first phase of development; to be connected by public street in future phase).

Sidewalks - No sidewalks are located adjacent to the property. Sidewalks will be required to be constructed within the development.

Utilities - The subject property appears to have access to all needed public utilities. The developer will be required to extend utilities within the development. RMU intends to extend water and electric utilities to the property.

Comprehensive Plan: The Comprehensive Plan does not designate the area as being within the Urban Growth Area for the city. As such, the Comprehensive Plan does not designate any suggested future land use for the subject property. The Comprehensive Plan was adopted in 2006. A new Comprehensive Plan is currently being developed.

Discussion: The proposed plat does appear to meet all zoning and subdivision requirements. No subdivision variances are requested.

The plat does contemplate pedestrian connections to the Audubon Park property. Audubon Park is a semi-public facility owned and operated by the local Audubon Society. The applicant does have permission from the Audubon Society. The intent is to allow the cost of the sidewalk to offset a portion of the parks fee-in-lieu of dedication that will be required for the development.

The layout of the first phase of development will allow for the extension of a street to connect to White Columns Drive. This will finally allow for the areas on Vichy Rd to be connected to the areas on White Columns Drive/Hwy E/Tim Bradley Way across I-44. Currently, driving between the two areas requires an extra mile driving across I-44, or 6 miles via county roads. The lack of access is a concern for traffic and emergency management. The development will also allow for a similar connection of water and electric utilities for increased redundancy.

A Preliminary Plat is reviewed by the Planning and Zoning Commission. Review of the Preliminary Plat is focused on the conceptual design, before the applicant prepares detailed improvement plans, to help ensure that Final Plats will be approvable. Since the proposed subdivision includes more than 30 lots, the applicant was required to conduct a neighborhood meeting. The applicant did directly contact all adjacent property owners.

Review and Approval Criteria:

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

1. Whether the proposed subdivision is consistent with the intent of the Rolla Comprehensive Plan;
2. Whether the design of the subdivision is compatible with the immediate vicinity;
3. Whether adequate utility service and facilities exist or can be reasonably provided to serve the property;
4. The impact the proposed subdivision would have upon vehicular and pedestrian traffic safety;
5. Whether the proposed subdivision meets the requirements of City Codes; and
6. Relevant information submitted at the public hearing.

Findings:

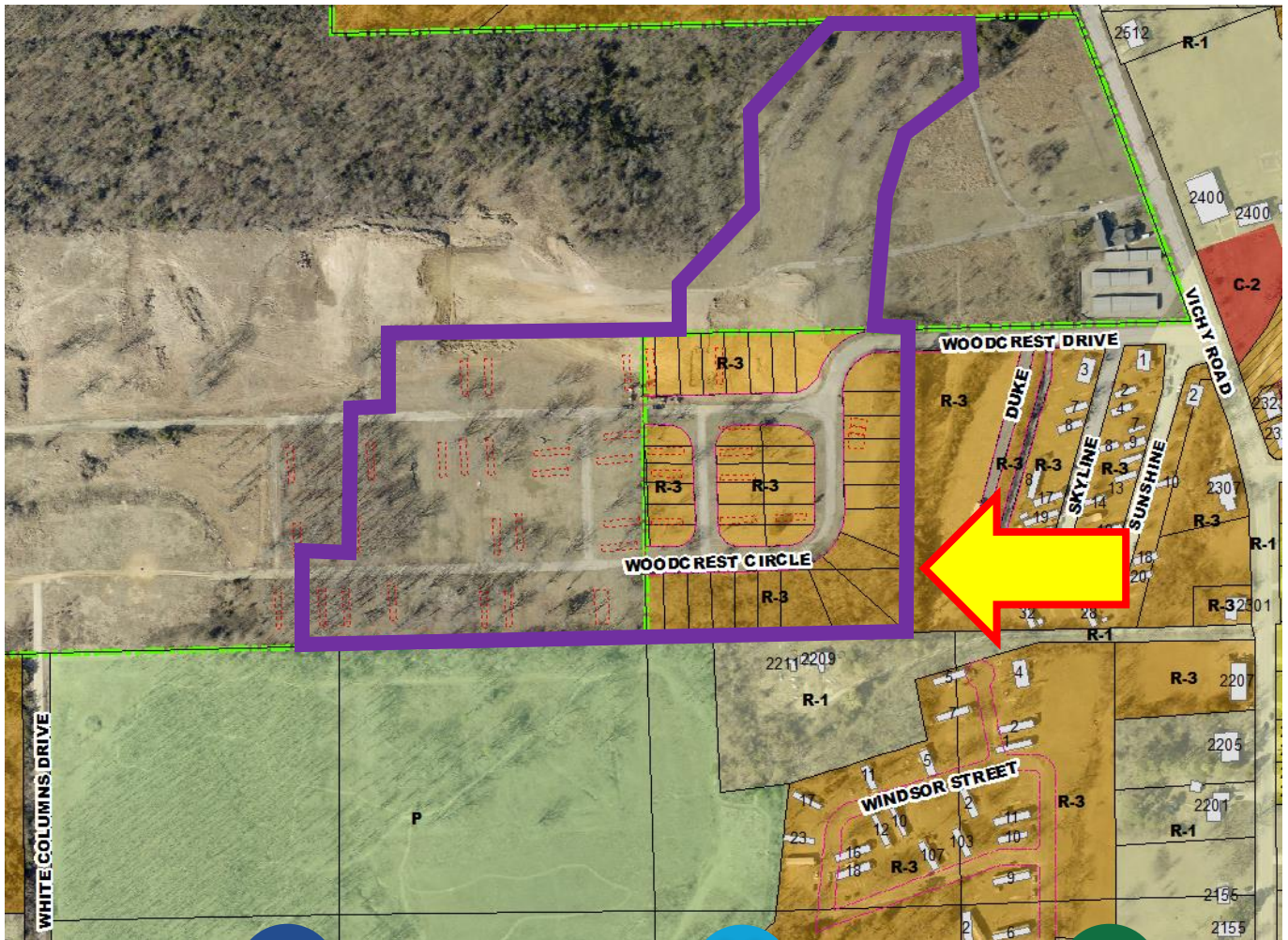
1. The plat will be in compliance with all applicable zoning, subdivision, and other requirements.
2. The development of the subject property would improve connectivity for streets and utilities for areas within the city limits.

Potential Motions:

1. Find the subdivision plat meets all applicable requirements and approve the resolution, with stated (or modified) conditions of approval.
2. Find that the subdivision does not meet all applicable requirements and disapprove the request. The applicant may appeal to the City Council.
3. Find that additional information and discussion is needed prior to voting on the resolution and postpone the request to a certain date.

Prepared by: Tom Coots, City Planner

Attachments: Area Map, Revised Preliminary Plat



Project Information:

Case No: SUB25-06
Location: 1 Woodcrest Circle
Applicant: Woods Mill Development, LLC
Request:

Preliminary Plat of Audubon Ridge, a multi-family development with 44 proposed lots



Public Hearings:

Planning and Zoning
Commission

**November 10, 2025
5:30 PM**

City Hall: 1st Floor



For More Information Contact:

Tom Coots, City Planner
tcoots@rollacity.org

(573) 426-6974
901 North Elm Street
City Hall: 2nd Floor
8:00 – 5:00 P.M.
Monday - Friday



What is a Preliminary Plat?

The applicant is requesting permission to subdivide a property. A Preliminary Plat is a survey that shows intended lot lines, proposed streets and utilities, and other information to help review the request. The plat is reviewed for compliance with appliance codes. Conditions can be imposed, if the proposed subdivision will negatively impact other properties.

What Happens Next?

If the plat is found to be in compliance with applicable codes, the applicant will prepare engineering plans for streets and utilities and a Final Plat. The final plat must be substantially similar to the preliminary plat. The Final Plat, however, does not require a public hearing.

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.

What If I Have More Questions?

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

LEGAL DESCRIPTION

All of LOUGHRIDGE'S WOODCREST, Rolla, Missouri, and, a fractional part of WOODCREST SUBDIVISION, Phelps County, Missouri, and, a fractional part of the South Half of Section 35, Township 38 North, Range 8 West of the 5th P.M. described as follows: Beginning at the Northeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 35; thence North 88°12'30" East, 67.79 feet along the North line of said Southwest Quarter of the Southeast Quarter to the northwest corner of a parcel described in Phelps County Deed Records at Document No. 2015 4938; thence South 9°12'30" West, 137.62 feet, and, South 47°24'10" West, 239.02 feet, and, South 18°02'40" West, 152.66, and, South 5°11'20" West, 225.83 feet, all along the westerly line of said Document No. 2015 4938 parcel to the North line of the aforesaid LOUGHRIDGE'S WOODCREST; thence North 88°31'20" East, 99.93 feet along said North line to the northeast corner of said LOUGHRIDGE'S WOODCREST; thence South 0°16'30" West, 659.74 feet along the East line of said LOUGHRIDGE'S WOODCREST to the Township Line; thence South 88°27'50" West, 546.94 feet, and, South 88°29'00" West, 757.19 feet, all along said Township Line; thence North 1°28'40" West, 137.82 feet; thence South 88°31'30" West, 509.77 feet; thence southwesterly, 38.95 feet along the arc of a curve, concave southeasterly with a radius of 25.00 feet, the chord of which is South 43°53'20" West, 35.13 feet; thence South 0°44'40" East, 112.72 feet to the aforesaid Township Line; thence South 86°40'10" West, 29.95 feet, and, South 88°32'30" West, 30.13 feet, all along said Township Line; thence North 0°44'40" West, 113.04 feet; thence northwesterly, 39.59 feet along the arc of a curve, concave southwesterly with a radius of 25.00 feet, the chord of which is North 46°06'40" West, 35.58 feet; thence South 88°31'30" West, 9.76 feet; thence North 1°25'30" West, 60.00 feet; thence North 88°31'30" East, 679.03 feet; thence northeasterly, 31.42 feet along the arc of a curve, concave northwesterly with a radius of 20.00 feet, the chord of which is North 43°31'30" East, 28.28 feet; thence North 1°28'40" West, 224.55 feet; thence northwesterly, 31.42 feet along the arc of a curve, concave southwesterly with a radius of 20.00 feet, the chord of which is North 46°28'40" West, 28.28 feet; thence North 1°28'40" West, 60.00 feet; thence North 88°31'30" East, 90.00 feet; thence North 1°28'40" West, 138.54 feet; thence North 88°32'30" East, 674.00 feet; thence North 1°28'40" West, 77.20 feet; thence North 36°56'40" East, 257.94 feet; thence North 0°18'30" West, 219.58 feet; thence North 45°01'00" East, 236.70 feet to the North line of the Southeast Quarter of the Southwest Quarter of the aforesaid Section 35; thence North 88°51'20" East, 289.43 feet along said North line to the point of beginning. Above described tract contains 25.85 acres, more or less, per plat of survey J 2347P, dated September 2, 2025, by CM Archer Group, P.C.



[illegible]

Approved this ____ day of _____, 20__.

[illegible]

CM Archer Group, P.C. dba:

ARCHER-ELGIN
ENGINEERING | SURVEYING | ARCHITECTURE

Corporate Authoring:

REVISIONS		
1	11-3-25	MEP

DRAWN BY	MEP	SCALE	1"=100'	SURVEY NO. J2347P
CHECK'D	SFF	DATE	Sept. 2, 2025	

1. **PROJECT LOCATION:** The proposed project is located in the South Half of 35, Township 38 North, Range 8 West, and, includes all of LOUGHBRIDGE'S WOODCREST ADDITION TO THE CITY OF ROLLA, and, a portion of WOODCREST ADDITION. A portion of the project area is located within the current Rolla city limits, and the remainder is located outside said city limits. The current city limits are depicted by the yellow line plotted hereon. The developer intends to seek annexation of the unincorporated portions of this project concurrently during the approval process of the final plat.

3. **ZONING INFORMATION:** The portions of the project area located with the Rolla city limits are currently zoned R-3, Multi-Family Residential District. Following are the setback requirements for R-3 Districts:

4. **STREET INFORMATION:** Audubon Trail represents a reconstruction and expansion of former Woodcrest Circle. The former right of way locations are intended to be abandoned and replaced by the scheme shown hereon. Cardinal Street and Red Tail Ridge represent new rights of way. The rights of way shown hereon are 60 feet in width. The cul-de-sac at the end of Red Tail Ridge has a radius of 55 feet.

No.	Bearing/ Radius	Distance/ Arc	Chord
1	25.00°	38.95'	S43°53'20"W, 35.13'
2	S04°44'0"E	112.72'	
3	S86°40'10"W	29.33'	
4	S88°32'30"W	30.93'	
5	N0°44'40"W	113.04'	
6	25.00°	39.59'	N46°06'40"W, 35.58'
7	S88°31'30"W	9.76'	
8	N1°25'30"W	60.00'	
9	20.00°	31.92'	N43°31'30"E, 28.28'
10	20.00°	31.42'	N46°28'40"W, 28.28'
11	N1°28'40"W	60.00'	
12	N88°31'30"E	90.00'	
13	N1°28'44"W	137.28'44"	
14	N1°28'40"W	77.20'	
15	S86°40'40"W	30.07'	
16	N88°31'30"E	65.44'	
17	S0°56'00"	193.20'	N44°14'50"E, 174.53'
18	N00°15'00"	129.22'	
19	N0°00'00"	28.11'	N8°01'20"E, 28.01'
20	N16°04'20"E	29.57'	
21	100.00°	126.45'	N52°17'50"E, 118.19'
22	N88°32'20"E	62.03'	
23	N88°31'30"E	50.00'	
24	N1°28'40"W	61.64'	
25	100.00°	167.96'	N17°44'00"E, 65.81'
26	300.00°	69.06'	N18°13'50"E, 192.49'
27	N1°28'40"W	58.35'	
28	N53°03'20"W	96.46'	
29	99.66°	68.90'	N72°51'50"W, 67.54'

U.E.	UTILITY EASEMENT
	WATERLINE
	SANITARY LINE (8" PVC)
ST	STORM DRAIN LINE
	OVERHEAD UTILITY LINE
	SETBACK LINE
	EASEMENT LINE
	CITY LIMIT LINE

