



PLANNING AND ZONING

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:

2. APPROVE MINUTES:

Consider approval of minutes from September 15, 2026

3. REPORT ON RECENT CITY COUNCIL ACTIONS:

4. PUBLIC HEARING:

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)

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
- 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

6. OLD BUSINESS:

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

8. CITIZEN COMMENTS:

9. NEXT MEETING DATE:

October 20, 2026



PLANNING AND ZONING

Minutes

Tuesday, September 15, 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:** Elissa Jennison, Monty Jordan, Janece Martin, Drew McCluskey, Don Morris and Monte Shields
 - **Commission Members Absent:** Nathan Chirban and Steve Davis
 - **Department Directors and Other City Officials in Attendance:** 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 Jordan 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. **ZON26-026: Map Amendment to rezone property located near the SE corner of Hwy 72 and Bridge School Rd from the R-1, Suburban Residence district to the C-2, General Commercial district .**

Minutes:

Chairperson Schmidt opens the public hearing at 5:31 pm. City Planner Tom Coots presents the staff report. A discussion was had regarding access to Highway 72. Chairperson Schmidt asks for citizens comments. The public hearing was closed at 5:40 with no citizens comments. A motion was made by

McCluskey and seconded by Jennison to recommend that City Council approves the map amendment to rezone property located near the SE corner of Hwy 72 and Bridge School Rd from R-1, Suburban Residence district to the C-2, General Commercial district. A roll call vote on the motion showed the following. **Ayes:** Jennison, Jordan, Martin, McCluskey, Morris and Shields.

Nays: None. **Absent:** Chirban and Davis. The motion passes.

Vote results:

Ayes: 6 / Nays: 0 / Abstains: 0

b. VOR26-027: Vacation of portions of Hwy 72 and Bryant Rd rights-of-way and a utility easement.

Minutes:

Chairperson Schmidt opens the public hearing at 5:41 pm. City Planner Tom Coots presents the staff report. Chairperson Schmidt asks for citizen comments. The public hearing was closed at 5:46 pm with no citizen comments. A motion was made by Martin and seconded by Shields to recommend that City Council approves the Vacation of portions of Hwy 72 and Bryant Rd rights-of-way and a utility easement. A roll call vote on the motion showed the following. **Ayes:** Jennison, Jordan, Martin, McCluskey, Morris and Shields. **Nays:** None. **Absent:** Chirban and Davis. The motion passes.

Vote results:

Ayes: 6 / Nays: 0 / Abstains: 0

5. NEW BUSINESS:

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 was adjourned at 5:47 pm.



Report to:

**Planning and Zoning
Commission**

Case No.: FP26-029

Meeting Date: October 13, 2026

Subject: 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

Application and Notice:

Applicant/Owner - Rolla Land Strategy, LLC
Public Notice - [The City of Rolla](#)
City Council Date - October 19, 2026

Property Details:

Current zoning - R-1, Suburban Residential with a PUD, Planned Unit Development zoning overlay
Current use - Vacant/undeveloped
Land area - Total 8.53 acres

Background: The Highlands is a residential development that will include nearly 600 single-family homes at full build-out. The Preliminary Plat was approved in 2024. The Final Plat for the first phase of the development was approved in 2025. Construction began in 2025. At this time, review and approval of the Final Plat of the second phase(s) of the development is requested. The second phase is divided into two sections to allow for additional flexibility – Phase 2A and 2B, both submitted as separate, but concurrent Final Plats.

Phase 2A includes 35 residential lots and two common lots along the perimeter of the development to be used for utilities and landscaping.

Public Facilities/Improvements:

Streets - The subject property has frontage on Osage Drive, a local street. The proposed phase includes construction of local streets within development.
Sidewalks - Sidewalks are not located adjacent to the property. Sidewalks are proposed within the development.
Utilities - The subject property has access to all needed utilities. Extensions of water and sewer utilities are proposed to serve the development.

Comprehensive Plan: The Comprehensive Plan designates the subject property as being appropriate for Suburban Residential uses.

Discussion: The improvement plans for the infrastructure have been reviewed and approved by the Public Works Department and RMU. The plat has been reviewed for compliance with the applicable zoning and subdivision requirements. The plat is in substantial conformance with the approved PUD and Preliminary Plat. A few lots were reoriented, but the overall design was not modified. The plat does appear to be in conformance with all applicable review criteria.

Fees-in-lieu of dedication for parks for the phase will be due prior to recording the plat. The performance guarantee for the improvements will need to be provided prior to approval of the plat by City Council.

Review and Approval Criteria:

A Final Plat should also be reviewed for the following criteria:

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 on vehicular and pedestrian traffic safety;
5. Whether the subdivision meets the requirements of city codes; and
6. Relevant information provided at the public hearing.

Findings:

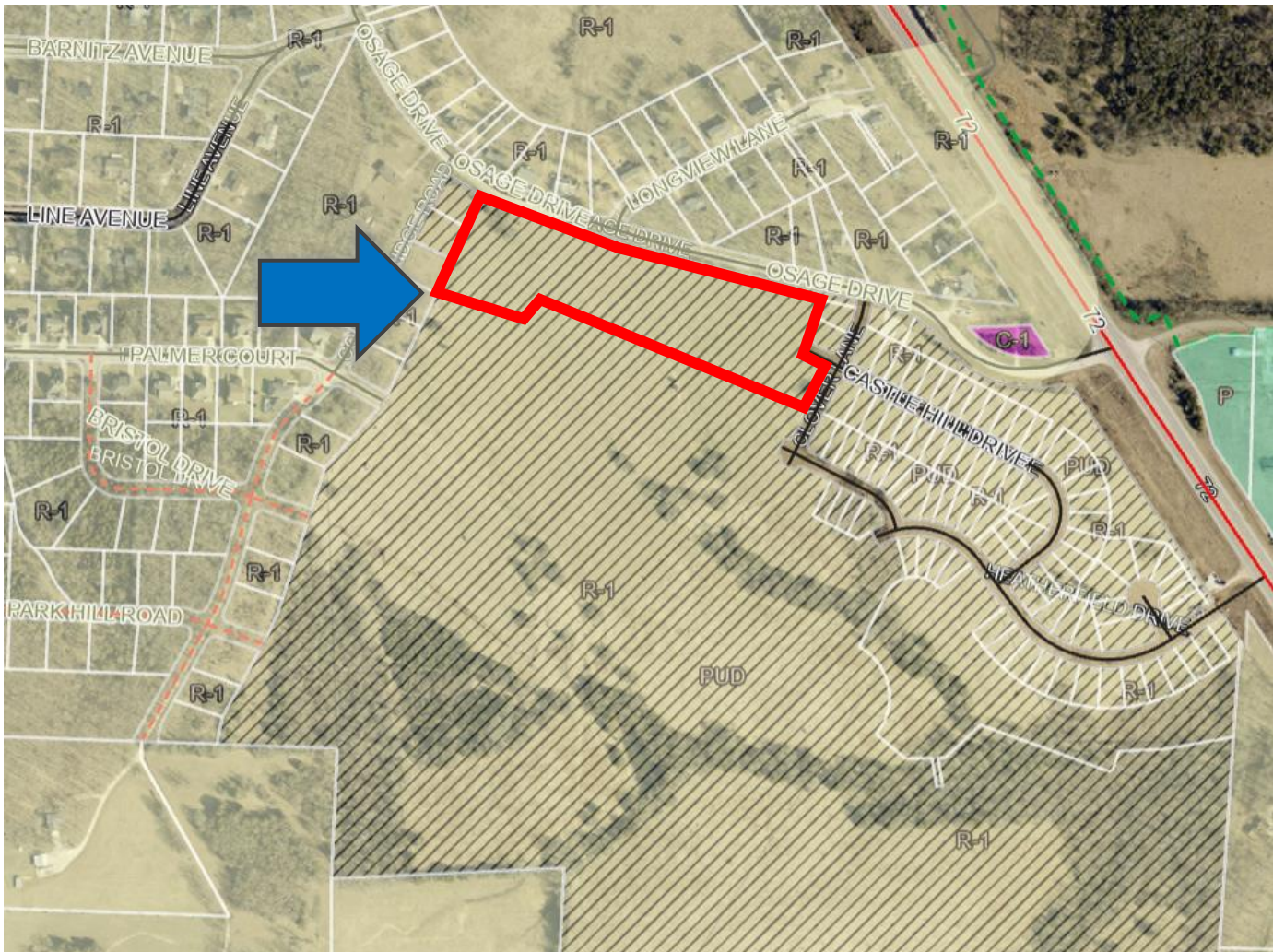
1. The Final Plat is consistent with the Suburban Residential designation of the Comprehensive Plan.
2. The Final Plat is in substantial conformance with the approved Preliminary Plat and PUD and complies with the applicable zoning and subdivision requirements.
3. The associated improvement plans have been reviewed and approved, and adequate streets, sidewalks, water, sewer, and other utilities will be provided to serve the development.

Potential Motions:

1. Find the request meets the criteria for approval and recommend the City Council approve the Final Plat.
2. Find that the request does not meet the criteria for approval; state the reasons for disapproval; and recommend that the City Council not approve the Final Plat.
3. Find that corrections are needed prior to making a recommendation for approval; with the consent of the applicant, postpone the request to allow the applicant to correct the deficiencies.

Prepared by: Tom Coots, City Planner

Attachments: Area Map, Highlands Phase 2A Final Plat (Revised)



Project Information:

Case No: FP26-029
 Location: East of Osage Drive and Country Ridge Rd
 Applicant: Rolla Land Strategy, LLC
 Request:
 Final Plat of The Highlands Subdivision, Phase 2A



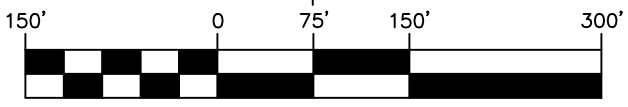
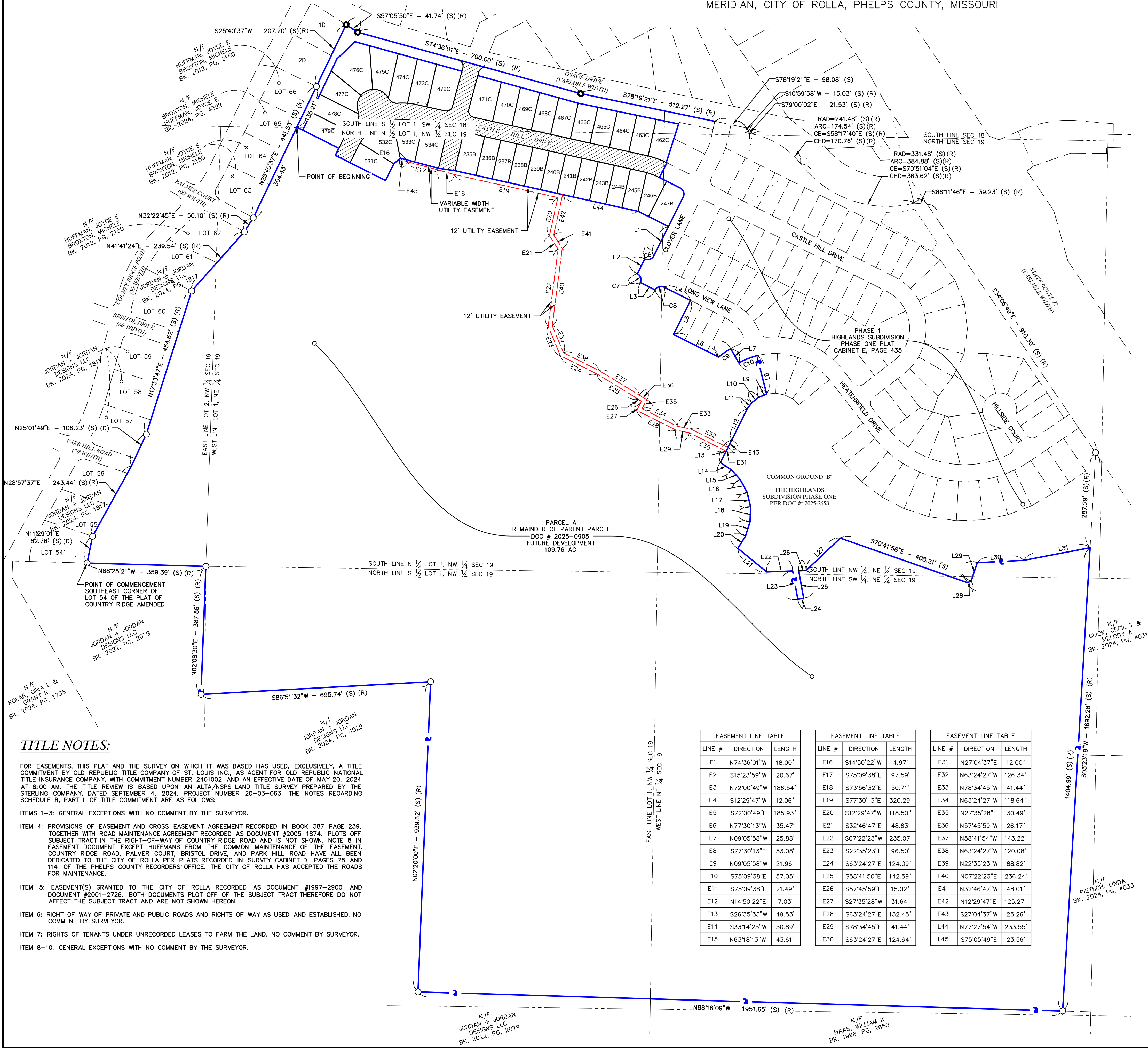
For More Information Contact:

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

THE HIGHLANDS SUBDIVISION – PHASE 2A

A TRACT OF LAND BEING PART OF THE SOUTH HALF OF LOT 1, OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER BEING ALL IN SECTION 18 AND BEING PART OF THE NORTH HALF OF LOT 1, OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER BEING ALL IN SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROLLA, PHELPS COUNTY, MISSOURI



OCTOBER, 2026

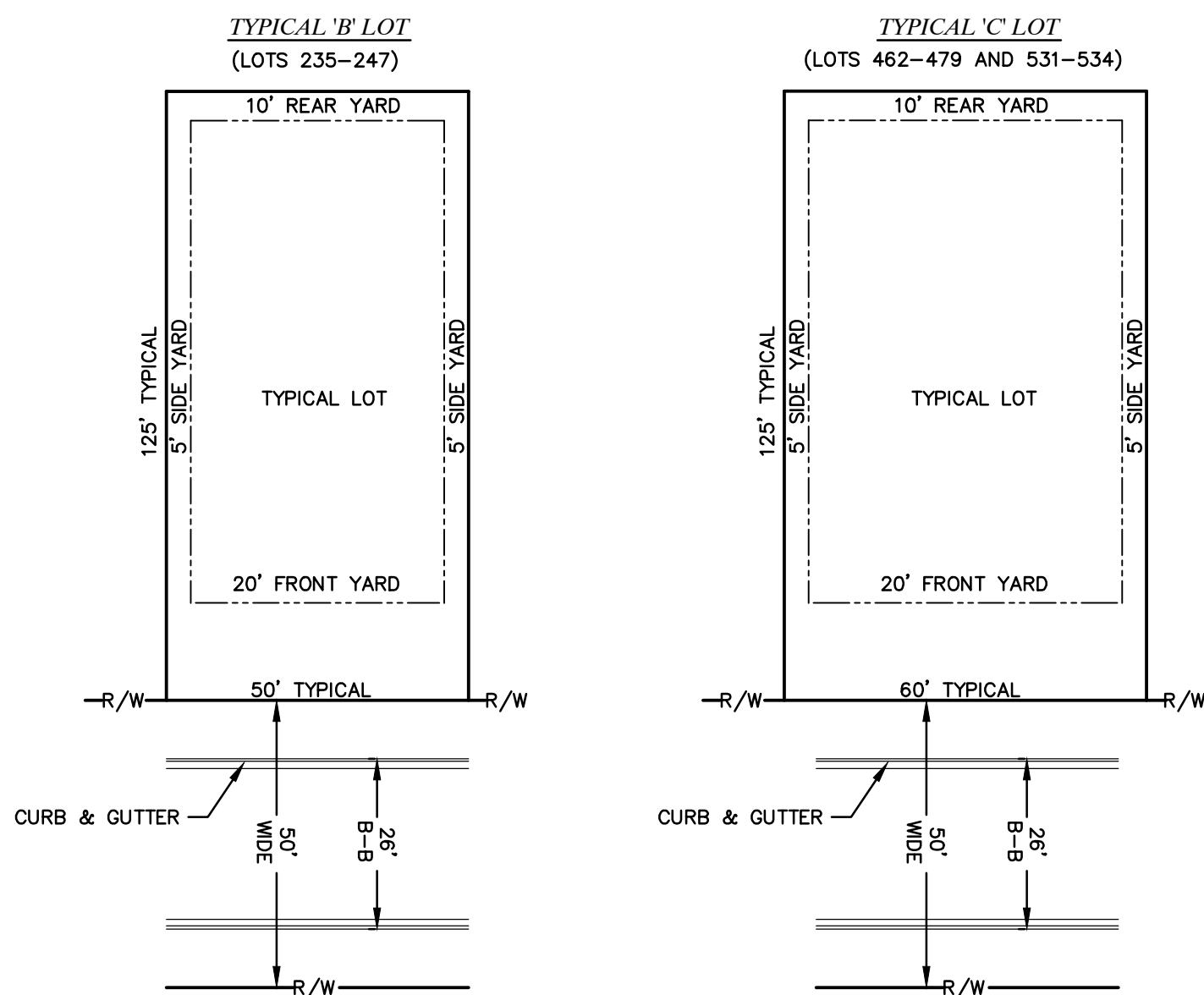
LEGEND

SET 5/8" X 24" IRON ROD
WITH ALUMINUM CAP COCHRAN LS 380
SET 5/8" X 18" IRON ROD
WITH PLASTIC CAP COCHRAN LS 380
FOUND IRON ROD WITH CAP
ARCHER LS 2004017577-D OR AS NOTED
RECORDED SURVEY INFORMATION
SURVEY INFORMATION GATHERED BY COCHRAN
STREET RIGHT OF WAY DEDICATION

SURVEYORS NOTES:

- OWNER/DEVELOPER: ROLLA LAND STRATEGY, LLC, A MISSOURI LIMITED LIABILITY COMPANY. ADDRESS: 17415 NORTH OUTER 40 ROAD, CHESTERFIELD, MO 63005
- THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PLAT AND DISCLAIMS (PURSUANT TO SECTION 327.41 RSMO) AND RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, OR REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PLAT APPEARS.
- THIS PLAT CONTAINS 8.53 ACRES MORE OR LESS, AND 35 RESIDENTIAL LOTS.
- THE SUBJECT PARCEL IS CURRENTLY ZONED "R-1 PUD" BY THE CITY OF ROLLA, MO.
- BEARINGS REFERENCED TO GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE.
- (S)- DENOTES SURVEY INFORMATION GATHERED BY COCHRAN.
(R)- DENOTES RECORDED SURVEY INFORMATION.
- SOURCE OF DEED: INSTRUMENT NO. 2025-0905 OF THE PHELPS COUNTY, MISSOURI, RECORDER OF DEEDS OFFICE.
- THIS PROPERTY LIES WITHIN "ZONE X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP FOR PHELPS COUNTY, MISSOURI AND INCORPORATED AREAS, PANEL 261 OF 575, COMMUNITY PANEL NUMBER 29161C0261D, EFFECTIVE DATE FEBRUARY 20, 2008.
- A REBAR AND CAP (COCHRAN LS 380) WILL BE SET AT REAR LOT CORNERS WITHIN 1 YEAR OF FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE.
- CURBS SHALL BE PERMANENTLY MARKED AT THE BEGINNING AND END OF ALL CURVES AND AT THE PROLONGATION OF ALL LOT SIDELINES WITHIN 1 YEAR OF FROM DATE OF RECORDING OF THIS PLAT.
- CROSSES SHALL BE SET AT THE INTERSECTION OF ALL STREETS, THE BEGINNING AND END OF ALL CURVES, ALONG STREET CENTERLINES, AND CENTER OF CUL-DE-SACS WITHIN 1 YEAR OF FROM DATE OF RECORDING OF THIS PLAT.
- THIS SURVEY MEETS THE ACCURACY REQUIREMENTS FOR "URBAN" PROPERTY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N26°35'33"E	100.00'
L2	N26°35'33"E	50.00'
L3	S63°24'27"E	50.00'
L4	S63°24'27"E	90.00'
L5	S26°35'33"W	115.40'
L6	S63°24'27"E	152.64'
L7	S29°57'51"E	50.00'
L8	S14°17'08"E	120.00'
L9	S67°52'30"W	25.91'
L10	S52°11'48"W	25.91'
L11	S37°09'44"W	24.38'
L12	S26°12'52"W	105.34'
L13	S27°04'37"W	75.63'
L14	S56°02'03"E	40.15'
L15	S42°46'47"E	38.97'
L16	S28°30'10"E	44.93'
L17	S13°19'01"E	44.93'
L18	S01°52'08"W	44.93'
L19	S17°16'59"W	45.60'
L20	S32°14'26"W	44.23'
L21	S50°49'22"E	112.76'
L22	N88°01'00"E	78.78'
L23	S10°11'24"E	87.04'
L24	N79°48'36"E	18.00'
L25	N10°11'24"W	84.45'
L26	N88°01'00"E	22.45'
L27	N46°28'37"E	142.38'
L28	N63°54'50"E	12.00'
L29	N18°49'17"E	58.21'
L30	N86°57'35"E	140.92'
L31	N79°14'23"E	204.05'



NOTE: BUILDING SETBACKS FOR ALL LOTS ARE SHOWN IN ACCORDANCE WITH THE CITY OF ROLLA ORDINANCE NO. 4813. NOTE: PROJECTIONS INCLUDING HVAC, UTILITY BOXES, DOWNSPUTS, AND OTHER FEATURED CANTILEVERED BUILDING APPURTENANCES REFERENCED IN THE CODE 42-321 AND 42-322 CAN ENCRoACH INTO SIDEYARDS AS APPROVED IN CITY OF ROLLA ORDINANCE NO. 4813

TYPICAL LOT DETAILS

NOT TO SCALE

EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
E1	N74°36'01"W	18.00'
E2	S15°23'59"W	20.67'
E3	N72°00'49"W	186.54'
E4	S12°29'47"W	12.06'
E5	S72°00'49"E	185.93'
E6	N77°30'13"W	35.47'
E7	N09°05'58"W	25.88'
E8	S77°30'13"E	53.08'
E9	N09°05'58"W	21.96'
E10	S75°09'38"E	57.05'
E11	S75°09'38"E	21.49'
E12	N14°50'22"E	7.03'
E13	S26°35'33"W	49.53'
E14	S33°14'25"W	50.89'
E15	N63°18'13"W	43.61'

EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
E16	S14°50'22"W	4.97'
E17	S75°09'38"E	97.59'
E18	S73°56'32"E	50.71'
E19	S77°30'13"E	320.29'
E20	S12°29'47"W	118.50'
E21	S32°46'47"E	48.63'
E22	S07°22'23"W	235.07'
E23	S22°35'23"E	96.50'
E24	S63°24'27"E	124.09'
E25	S58°41'50"E	142.59'
E26	S57°45'59"E	15.02'
E27	S27°35'28"W	31.64'
E28	S63°24'27"E	132.45'
E29	S78°34'45"E	41.44'
E30	S63°24'27"E	124.64'

EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
E31	N27°04'37"E	12.00'
E32	N63°24'27"W	126.34'
E33	N78°34'45"W	41.44'
E34	N63°24'27"W	118.64'
E35	N27°35'28"E	30.49'
E36	N57°45'59"W	26.17'
E37	N58°41'54"W	143.22'
E38	N63°24'27"W	120.08'
E39	N22°35'23"W	88.82'
E40	N07°22'23"E	236.24'
E41	N32°46'47"W	48.01'
E42	N12°29'47"E	125.27'
E43	S27°04'37"W	25.26'
E44	N77°27°54"W	233.55'
E45	S75°05'49"E	23.56'

TITLE NOTES:

FOR EASEMENTS, THIS PLAT AND THE SURVEY ON WHICH IT WAS BASED HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY OLD REPUBLIC TITLE COMPANY OF ST. LOUIS INC., AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH COMMITMENT NUMBER 2401002 AND AN EFFECTIVE DATE OF MAY 20, 2024 AT 8:00 AM. THE TITLE REVIEW IS BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY THE STERLING COMPANY, DATED SEPTEMBER 4, 2024, PROJECT NUMBER 20-03-063. THE NOTES REGARDING SCHEDULE B, PART II OF TITLE COMMITMENT ARE AS FOLLOWS:

ITEMS 1-3: GENERAL EXCEPTIONS WITH NO COMMENT BY THE SURVEYOR.

ITEM 4: PROVISIONS OF EASEMENT AND CROSS EASEMENT AGREEMENT RECORDED IN BOOK 387 PAGE 239, TOGETHER WITH ROAD MAINTENANCE AGREEMENT RECORDED AS DOCUMENT #2005-1874. PLOTS OFF SUBJECT TRACT IN THE RIGHT-OF-WAY OF COUNTRY RIDGE ROAD AND IS NOT SHOWN. NOTE 8 IN EASEMENT DOCUMENT EXCEPT HUFFMANS FROM THE COMMON MAINTENANCE OF THE EASEMENT. COUNTRY RIDGE ROAD, PALMER COURT, BRISTOL DRIVE, AND PARK HILL ROAD HAVE ALL BEEN DEDICATED TO THE CITY OF ROLLA PER PLATS RECORDED IN SURVEY CABINET D, PAGES 78 AND 114 OF THE PHELPS COUNTY RECORDERS OFFICE. THE CITY OF ROLLA HAS ACCEPTED THE ROADS FOR MAINTENANCE.

ITEM 5: EASEMENT(S) GRANTED TO THE CITY OF ROLLA RECORDED AS DOCUMENT #1997-2900 AND DOCUMENT #2001-2726. BOTH DOCUMENTS PLOT OFF OF THE SUBJECT TRACT THEREFORE DO NOT AFFECT THE SUBJECT TRACT AND ARE NOT SHOWN HEREON.

ITEM 6: RIGHT OF WAY OF PRIVATE AND PUBLIC ROADS AND RIGHTS OF WAY AS USED AND ESTABLISHED. NO COMMENT BY SURVEYOR.

ITEM 7: RIGHTS OF TENANTS UNDER UNRECORDED LEASES TO FARM THE LAND. NO COMMENT BY SURVEYOR.

ITEM 8-10: GENERAL EXCEPTIONS WITH NO COMMENT BY THE SURVEYOR.

PRELIMINARY

DANIEL K. GILDEHAUS
SURVEYOR
PLS #2006016625

THE HIGHLAND SUBDIVISION – PHASE 2A
CITY OF ROLLA
PHELPS COUNTY, MISSOURI

• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning

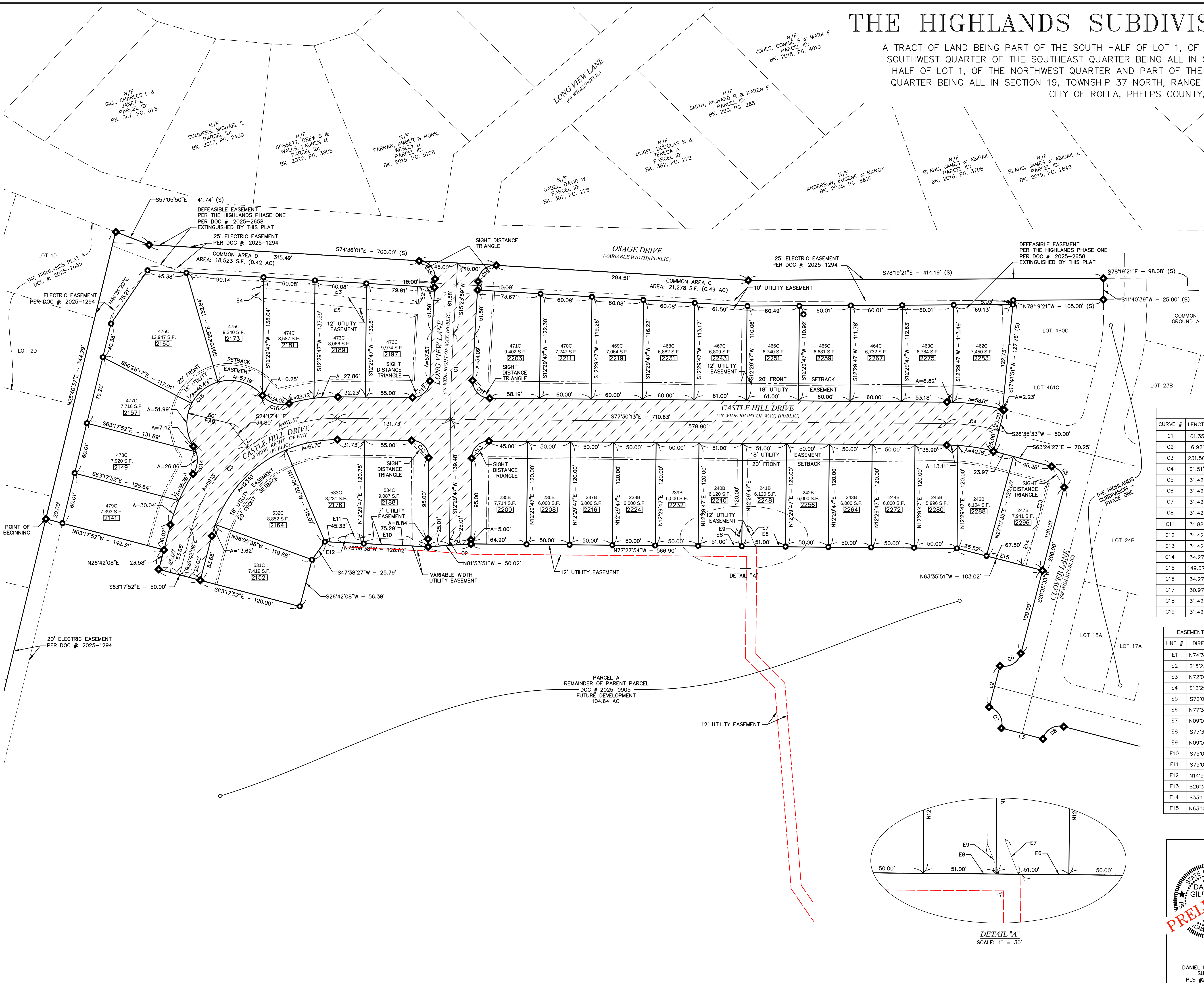
COCHRAN
530A E. Independence Dr.
Union, Missouri 63084
636-584-2040 (tel)
636-984-0912 (fax)
mail@cochraneng.com

OWN BY	LJR	DATE	OCT 6, 2026	PROJ. NO.	26-10624
AREA	S18°19,137N,R7W	SCALE	1" = 150'	DWG. NO.	2 OF 3

Missouri State Land Surveying Certificate of Authority #000380

THE HIGHLANDS SUBDIVISION – PHASE 2A

A TRACT OF LAND BEING PART OF THE SOUTH HALF OF LOT 1, OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER BEING ALL IN SECTION 18 AND BEING PART OF THE NORTH HALF OF LOT 1, OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER BEING ALL IN SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROLLA, PHELPS COUNTY, MISSOURI



LEGEND

- SET 5/8" X 24" IRON ROD WITH ALUMINUM CAP COCHRAN LS 380
- SET 5/8" X 18" IRON ROD WITH PLASTIC CAP COCHRAN LS 380
- FOUND IRON ROD WITH CAP ARCHER LS 200407577-D OR AS NOTED
- RECORDED SURVEY INFORMATION
- SURVEY INFORMATION GATHERED BY COCHRAN
- ADDRESS
- STREET RIGHT OF WAY DEDICATION

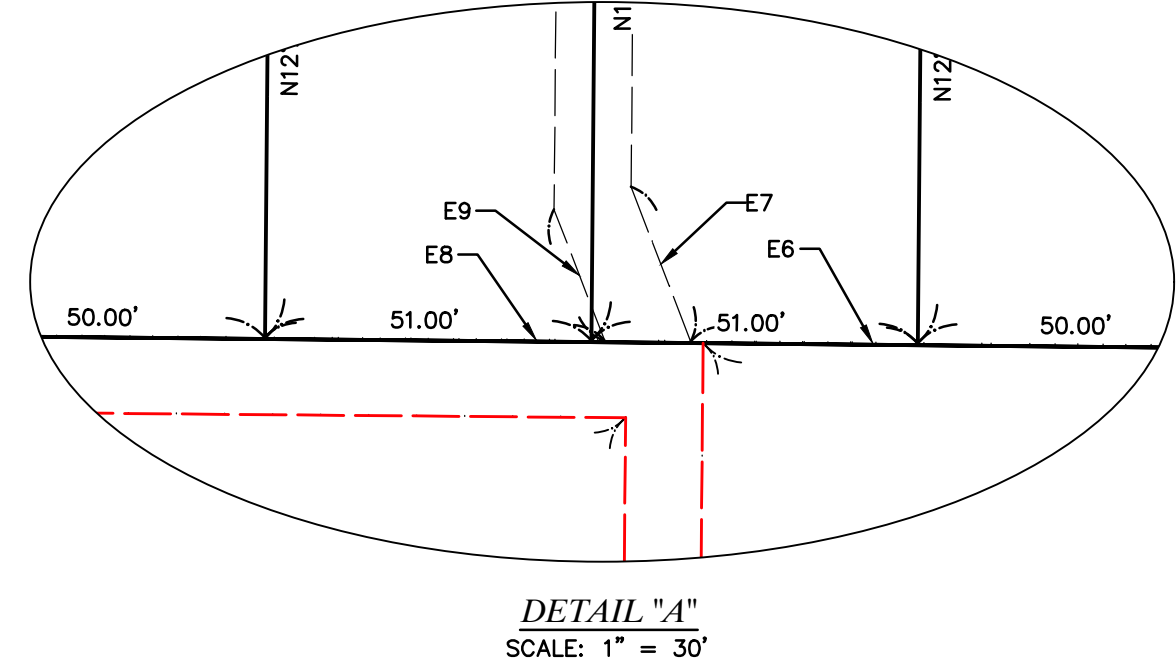
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L4	S63°24'27"E	90.00'

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	101.35'	2000.00'	S13°56'53"W	101.34'
C2	6.92'	150.00'	S11°10'30"W	6.92'
C3	231.50'	175.00'	N64°35'57"E	214.99'
C4	61.51'	250.00'	S70°27'20"E	61.35'
C5	31.42'	20.00'	S18°24'27"E	28.28'
C6	31.42'	20.00'	N71°35'33"E	28.28'
C7	31.42'	20.00'	S18°24'27"E	28.28'
C8	31.42'	20.00'	N71°35'33"E	28.28'
C11	31.88'	20.00'	N31°50'12"W	28.61'
C12	31.42'	20.00'	N57°29'47"E	28.28'
C13	31.42'	20.00'	S32°30'13"E	28.28'
C14	34.27'	30.00'	N12°40'50"E	32.44'
C15	149.67'	50.00'	N65°42'19"E	99.73'
C16	34.27'	30.00'	S61°16'11"E	32.44'
C17	30.97'	20.00'	N58°08'03"E	27.97'
C18	31.42'	20.00'	N29°36'01"W	28.28'
C19	31.42'	20.00'	N60°23'59"E	28.28'

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E23	S22°35'23"E	96.50'
E24	S63°24'27"E	124.09'
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DANIEL K. GILDEHAUS
SURVEYOR
PLS #2006016625

THE HIGHLAND SUBDIVISION – PHASE 2A
CITY OF ROLLA
PHELPS COUNTY, MISSOURI

Civil Engineering
Land Surveying
Architecture
Site Development
General Consulting
Master Planning

COCHRAN
530A E. Independence Dr.
Union, Missouri 63084
636-584-2940 (fax)
636-584-0912 (fax)
mail@cochransurveying.com

OWN BY	LJR	DATE	OCT 6, 2026	PROJ. NO.	26-10624
AREA	S18°19'13"N, R7W	SCALE	1" = 50'	DWG. NO.	3 OF 3

Missouri State Land Surveying Certificate of Authority #000380



Report to:

**Planning and Zoning
Commission**

Case No.: FP26-030

Meeting Date: October 13, 2026

Subject: 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

Application and Notice:

Applicant/Owner - Rolla Land Strategy, LLC
Public Notice - [The City of Rolla](#)
City Council Date - October 19, 2026

Property Details:

Current zoning - R-1, Suburban Residential with a PUD, Planned Unit Development zoning overlay
Current use - Vacant/undeveloped
Land area - Total 5.12 acres

Background: The Highlands is a residential development that will include nearly 600 single-family homes at full build-out. The Preliminary Plat was approved in 2024. The Final Plat for the first phase of the development was approved in 2025. Construction began in 2025. At this time, review and approval of the Final Plat of the second phase(s) of the development is requested. The second phase is divided into two sections to allow for additional flexibility – Phase 2A and 2B, both submitted as separate, but concurrent Final Plats.

Phase 2B includes 27 residential lots and one common lot which serves as a utility and access corridor.

Public Facilities/Improvements:

Streets - The proposed phase includes construction of local streets within development.
Sidewalks - Sidewalks are not located adjacent to the property. Sidewalks are proposed within the development.
Utilities - The subject property has access to all needed utilities. Extensions of water and sewer utilities are proposed to serve the development.

Comprehensive Plan: The Comprehensive Plan designates the subject property as being appropriate for Suburban Residential uses.

Discussion: The improvement plans for the infrastructure have been reviewed and approved by the Public Works Department and RMU. The plat has been reviewed for compliance with the applicable zoning and subdivision requirements. The plat is in substantial conformance with the approved PUD and Preliminary Plat. A few lots were reoriented, but the overall design was not modified. The plat does appear to be in conformance with all applicable review criteria.

Fees-in-lieu of dedication for parks for the phase will be due prior to recording the plat. The performance guarantee for the improvements will need to be provided prior to approval of the plat by City Council.

Review and Approval Criteria:

A Final Plat should also be reviewed for the following criteria:

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 on vehicular and pedestrian traffic safety;
5. Whether the subdivision meets the requirements of city codes; and
6. Relevant information provided at the public hearing.

Findings:

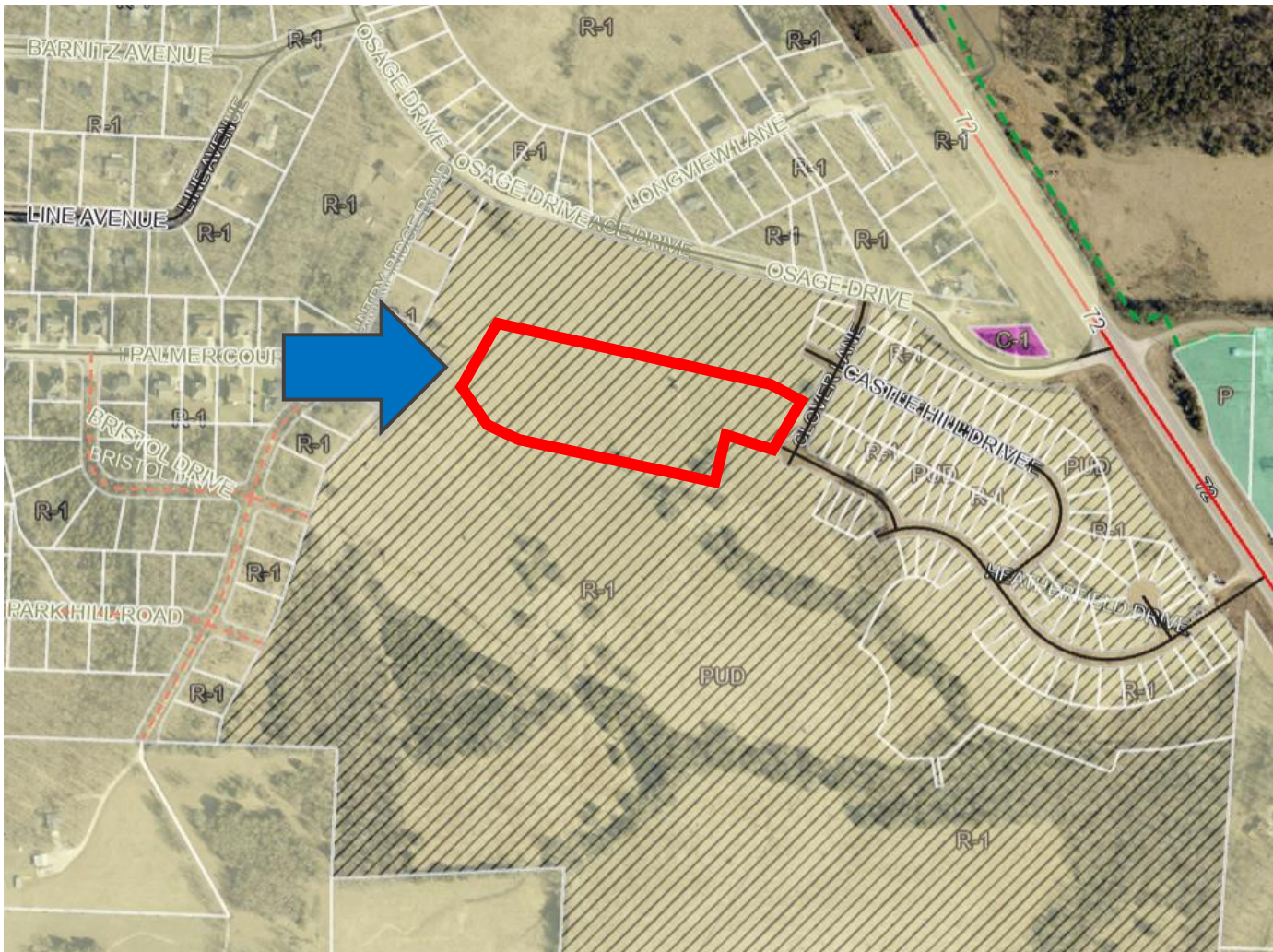
1. The Final Plat is consistent with the Suburban Residential designation of the Comprehensive Plan.
2. The Final Plat is in substantial conformance with the approved Preliminary Plat and PUD and complies with the applicable zoning and subdivision requirements.
3. The associated improvement plans have been reviewed and approved, and adequate streets, sidewalks, water, sewer, and other utilities will be provided to serve the development.

Potential Motions:

1. Find the request meets the criteria for approval and recommend the City Council approve the Final Plat.
2. Find that the request does not meet the criteria for approval; state the reasons for disapproval; and recommend that the City Council not approve the Final Plat.
3. Find that corrections are needed prior to making a recommendation for approval; with the consent of the applicant, postpone the request to allow the applicant to correct the deficiencies.

Prepared by: Tom Coots, City Planner

Attachments: Area Map, Highlands Phase 2B Final Plat (Revised)



Project Information:

Case No: FP26-030
 Location: East of Osage Drive and Country Ridge Rd
 Applicant: Rolla Land Strategy, LLC
 Request:
 Final Plat of The Highlands Subdivision, Phase 2B



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

THE HIGHLANDS SUBDIVISION – PHASE 2B

A TRACT OF LAND BEING PART OF THE SOUTH HALF OF LOT 1, OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER BEING ALL IN SECTION 18 AND BEING PART OF THE NORTH HALF OF LOT 1, OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER BEING ALL IN SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROLLA, PHELPS COUNTY, MISSOURI

OVERALL PARENT TRACT PARCEL DESCRIPTION

PROPERTY DESCRIPTION (OVERALL DEVELOPMENT)

A TRACT OF LAND BEING PART OF THE SOUTH HALF OF LOT 1 OF THE SOUTHWEST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL BEING IN SECTION 18, AND BEING PART OF THE NORTH HALF OF LOT 1 OF THE NORTHWEST QUARTER, PART OF THE SOUTH HALF OF LOT 1 OF THE NORTHWEST QUARTER, PART OF THE NORTH HALF OF LOT 2 OF THE NORTHWEST QUARTER, PART OF THE SOUTH HALF OF LOT 2 OF THE NORTHWEST QUARTER, AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL BEING IN SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROLLA, PHELPS COUNTY, MISSOURI

BEGINNING AT A FOUND IRON ROD WITH CAP (MUELLER LS-2238) AT THE SOUTHEAST CORNER OF LOT 54 OF COUNTRY RIDGE AMENDED SUBDIVISION, AS RECORDED IN SURVEY CABINET D, PAGE 114 OF THE PHELPS COUNTY, MISSOURI RECORDER'S OFFICE, SAID CORNER BEING ON THE NORTH LINE OF THE SOUTH HALF OF LOT 2 OF THE NORTHWEST QUARTER OF THE ABOVEMENTIONED SECTION 19; THENCE LEAVING SAID CORNER ALONG THE EAST LINE OF SAID COUNTRY RIDGE AMENDED SUBDIVISION THE FOLLOWING COURSES AND DISTANCES: NORTH 11°29'11" EAST, 82.78 FEET TO A FOUND IRON ROD WITH CAP (MUELLER LS-2238) AT THE NORTHEAST CORNER OF SAID LOT 54; THENCE NORTH 28°57'37" EAST, 243.44 FEET TO A POINT; THENCE NORTH 25°01'49" EAST, 106.23 FEET TO A FOUND IRON ROD; THENCE NORTH 17°33'47" EAST, 454.62 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF LOT 60; THENCE NORTH 41°41'24" EAST, 230.54 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF LOT 62; THENCE NORTH 32°22'45" EAST, 50.10 FEET TO A FOUND IRON ROD AT THE SOUTHEAST CORNER OF LOT 63; THENCE NORTH 25°40'37" EAST, 441.53 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF LOT 66; THENCE ALONG THE NORTH LINE OF SAID LOT 66, NORTH 64°19'23" WEST, 134.78 FEET TO THE NORTHERNMOST CORNER OF SAID LOT 66, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF COUNTRY RIDGE (50' WIDE) ROAD, AS SHOWN ON THE ABOVEMENTIONED PLAT OF COUNTRY RIDGE AMENDED SUBDIVISION, WHERE A FOUND IRON ROD BEARS SOUTH 70°43'07" EAST, 0.19 FEET; THENCE LEAVING SAID CORNER ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 28°38'37" EAST, 223.12 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OSAGE (VARIABLE WIDTH) DRIVE, WHERE A FOUND IRON ROD BEARS, SOUTH 88°27'34" WEST, 0.34 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES, DISTANCES AND CURVES: SOUTH 57°05'50" EAST, 165.96 FEET TO A POINT, THENCE SOUTH 74°38'01" EAST, 700.00 FEET TO A POINT; THENCE SOUTH 78°19'21" EAST, 512.27 FEET TO A POINT; THENCE SOUTH 10°58'58" WEST, 15.03 FEET TO A POINT; THENCE SOUTH 79°00'02" EAST, 21.53 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAS A RADIUS OF 241.48 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A CHORD WHICH BEARS SOUTH 58°17'40" EAST, 170.78 FEET AND AN ARC DISTANCE OF 174.54 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE NORTHERLY AND HAS A RADIUS OF 331.48 FEET; THENCE EASTERLY ALONG SAID CURVE HAVING A CHORD WHICH BEARS SOUTH 70°51'04" EAST, 363.62 FEET AND AN ARC DISTANCE OF 384.88 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE 72 (AKA HIGHWAY 72) AT CENTERLINE STATION 106+94.30 202.18 FEET RIGHT; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF OSAGE DRIVE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROUTE 72, SOUTH 86°11'46" EAST, 30.23 FEET TO A POINT AT CENTERLINE STATION 167+18.41 RIGHT, 171.23 FEET, SAID POINT BEING ON THE OLD WEST RIGHT-OF-WAY LINE OF STATE ROUTE 72; THENCE ALONG SAID OLD WEST RIGHT-OF-WAY LINE, SOUTH 34°08'49" EAST, 910.90 FEET TO A POINT AT CENTERLINE STATION 176+28.71 RIGHT, 171.23 FEET; THENCE LEAVING SAID OLD WEST RIGHT-OF-WAY LINE OF STATE ROUTE 72, SOUTH 03°23'19" WEST, 1,602.28 FEET TO A FOUND IRON ROD, AND WHERE AN IRON ROD WITH CAP (PLS 2008000715) AT THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 WEST, 5TH PRINCIPAL MERIDIAN WAS FOUND, WHICH BEARS SOUTH 00°51'48" WEST 12.73 FEET AND SOUTH 80°08'12" EAST 1418.60 FEET; THENCE LEAVING SAID POINT, NORTH 88°18'09" WEST, 1,061.05 FEET TO A FOUND IRON ROD; THENCE NORTH 02°20'00" EAST, 930.62 FEET TO A FOUND IRON ROD; THENCE SOUTH 88°51'32" WEST, 606.74 FEET TO A FOUND IRON ROD; THENCE NORTH 02°06'30" EAST, 387.89 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF THE SOUTH HALF OF LOT 2, NORTHWEST QUARTER, SECTION 19, SAID CORNER BEING THE NORTHEAST CORNER OF PROPERTY NOW OR FORMERLY OWNED BY JORDAN + JORDAN DESIGNS, LLC, AS RECORDED IN DOCUMENT NO. 2022-2079 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID CORNER ALONG THE NORTH LINE OF SAID JORDAN + JORDAN DESIGN LLC, NORTH 88°25'21" WEST, 350.90 FEET TO THE POINT OF BEGINNING AND CONTAINS 6,327,788 SQUARE FEET OR 145.2860 ACRES, MORE OR LESS, ACCORDING TO A PROPERTY BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF APRIL 2024.

PHASE 2B DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF LOT 1 OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, AND A PORTION OF THE NORTH HALF OF LOT 1, OF THE NORTHWEST QUARTER, A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROLLA, PHELPS COUNTY, MISSOURI, BEING THAT PARCEL CONVEYED TO ROLLA LAND STRATEGY, LLC DEED RECORDED AS DOCUMENT NO. 2025-0905, OF THE PHELPS COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD AT THE SOUTHEAST CORNER OF LOT 54 OF COUNTRY RIDGE AMENDED SUBDIVISION, AS RECORDED IN SURVEY CABINET D, PAGE 114 OF SAID RECORDER'S OFFICE, SAID POINT BEING ON THE NORTH LINE OF THE SOUTH HALF OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 19, THENCE LEAVING SAID POINT, ALONG THE EAST LINE OF SAID COUNTRY RIDGE AMENDED SUBDIVISION THE FOLLOWING COURSES AND DISTANCES: N11°29'11"E 82.78 FEET TO AN IRON ROD WITH CAP (MUELLER LS-2238) AT THE NORTHEAST CORNER OF SAID LOT 54; THENCE N28°57'37"E 243.44 FEET TO A POINT; THENCE N25°01'49"E 106.23 FEET TO AN IRON ROD; THENCE N17°33'47"E 454.62 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF LOT 60; THENCE N41°41'24"E 239.54 FEET TO AN IRON ROD AT THE NORTHEAST CORNER OF LOT 62; THENCE N32°22'45"E 50.10 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER OF LOT 63; THENCE N25°40'37"E 304.43 FEET O AN IRON ROD AT THE SOUTHWEST CORNER OF COMMON AREA D OF THE PLAT OF THE HIGHLANDS SUBDIVISION – PHASE 2A AS RECORDED AS DOCUMENT NO. _____ OF SAID RECORDER OF DEEDS OFFICE; THENCE S63°17'52"E ALONG THE SOUTH LINE OF SAID COMMON AREA D, AND LOT 473C OF SAID PLAT, 454.62 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 479C, SAID POINT ALSO BEING ON THE WESTERN RIGHT OF WAY LINE OF CASTLE HILL DRIVE; THENCE S26°42'08"W ALONG SAID WESTERN RIGHT OF WAY LINE, 23.58 FEET TO AN IRON ROD AT THE SOUTHERN TERMINUS OF SAID RIGHT OF WAY; THENCE S81°37'52"E ALONG SAID SOUTHERN RIGHT OF WAY LINE AND ALONG THE SOUTHERN LINE OF LOT 531C OF SAID PLAT, 170.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 531C, AND THE POINT OF BEGINNING.

THENCE N26°42'08"E ALONG THE EASTERN LINE OF SAID LOT 531C, 56.38 FEET TO AN IRON ROD AT THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 532C OF SAID PLAT; THENCE N47°38'27"E ALONG THE SOUTHEASTERN LINE OF SAID LOT 532C, 25.79 FEET TO AN IRON ROD AT THE MOST EASTERN CORNER OF SAID LOT 532C, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 533C OF SAID PLAT; THENCE S75°09'38"E ALONG THE SOUTH LINE OF SAID LOT 533C AND THE SOUTHERN LINE OF LOT 534C OF SAID PLAT, 120.62 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 534C, SAID POINT ALSO BEING THE SOUTHWESTERN RIGHT OF WAY TERMINUS OF LONG VIEW LANE; THENCE S81°53'51"E ALONG SAID SOUTHERN RIGHT OF WAY LINE, 50.02 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 235B OF SAID PLAT; THENCE S77°27'54"E ALONG THE SOUTHERN LINE OF SAID LOT 235B, AND LOTS 236B THROUGH 245B OF SAID PLAT, 566.90 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 245B, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 246B OF SAID PLAT; THENCE S63°35'51"E ALONG THE SOUTH LINE OF SAID LOT 246B, AND LOT 27B OF SAID PLAT, 103.02 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 247B, SAID POINT ALSO BEING ON THE WESTERN RIGHT OF WAY LINE OF CLOVER LANE; THENCE S26°35'33"W ALONG SAID WESTERN RIGHT OF WAY LINE, 100.00 FEET TO A POINT OF CURVATURE; THENCE CONTINUING, 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AND A CHORD THAT BEARS S71°35'33"W 28.28 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF LONG VIEW DRIVE PER SAID PLAT; THENCE S26°35'33"W ALONG SAID WESTERN RIGHT OF WAY LINE, 50.00 FEET TO A POINT; THENCE CROSSING SAID ROLLA LAND STRATEGY, LLC PARCEL THE FOLLOWING 13 COURSES AND DISTANCES, N63°24'27"W 54.39 FEET TO A POINT OF CURVATURE; THENCE 55.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET, AND A CHORD THAT BEARS N70°27'20"W 55.22 FEET; THENCE N77°30'13"W 38.77 FEET TO A POINT; THENCE S12°29'47"W 110.00 FEET TO A POINT; THENCE S26°35'33"W 10.31 FEET TO A POINT; THENCE N77°30'13"W 569.39 FEET TO A POINT; THENCE N59°44'21"W 48.28 FEET TO A POINT; THENCE N38°18'18"W 118.89 FEET TO A POINT; THENCE N26°42'08"E 129.44 FEET TO THE POINT OF BEGINNING CONTAINING 5.12 ACRES, SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD.

ACCORDING TO A PLAT PERFORMED BY COCHRAN (CB ENGINEERING INC LS 380) DANIEL K. GILDEHAUS, PLS 2006016625 DURING THE MONTH OF JULY 2026.

SURVEYOR'S CERTIFICATE:

AT THE REQUEST OF ROLLA LAND STRATEGY, LLC, ELITE 3, LLC, AND MCBRIDE COMMUNITIES, LLC, WE HAVE DURING THE MONTH OF MAY 2026, EXECUTED A PROPERTY BOUNDARY SURVEY AND SUBDIVISION FROM ACTUAL FIELD DATA AND RECORD INFORMATION ON A TRACT OF LAND BEING PART OF THE SOUTH HALF OF LOT 1, OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER BEING ALL IN SECTION 18 AND BEING PART OF THE NORTH HALF OF LOT 1, OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER BEING ALL IN SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROLLA, PHELPS COUNTY, MISSOURI, AND HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND THE RESULTS ARE SHOWN HEREON.

CB ENGINEERING INC.
DBA COCHRAN
LS-380

BY: DANIEL K. GILDEHAUS, P.L.S. #2006016625
STATE OF MISSOURI
PROFESSIONAL LAND SURVEYOR
FOR COCHRAN

LIENHOLDER - PARTIAL RELEASE OF DEED OF TRUST:

WHEREAS, _____, BY A DEED OF TRUST DATED ____ ____, 20____ AND RECORDED IN DOCUMENT NUMBER _____ OF THE PHELPS COUNTY RECORDS, CONVEYED TO THE TRUSTEE THEREIN NAMED CERTAIN REAL ESTATE TO SECURE THE PAYMENT OF CERTAIN NOTE OR NOTES IN SAID DEED DESCRIBED AND SET FORTH; AND WHEREAS, SAID DEED OF TRUST AND NOTE OR NOTES HAS OR HAVE BEEN PARTIALLY PAID AND SATISFIED.

NOW THEREFORE, THE UNDERSIGNED, PRESENT HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AND NOTE OR NOTES, DOES HEREBY JOIN IN AND APPROVE IN EVERY DETAIL THIS PLAT AND DOES HEREBY REMISE, RELEASE AND QUITCLAIM UNTO THE PRESENT OWNERS, PART OF THE REAL ESTATE IN SAID DEED OF TRUST DESCRIBED, TO WIT: ALL COMMON GROUND OR COMMON OPEN SPACE SHOWN ON THIS PLAT, AND ALL STREETS, PUBLIC OR PRIVATE, RIGHT-OF-WAY DEDICATION AREAS, AND ROADWAY EASEMENTS ON THIS PLAT.

TO HAVE AND TO HOLD SAME WITH ALL APPURTENANCES THERETO BELONGING FREE, CLEAR AND DISCHARGED FROM THE ENCUMBRANCE OF SAID DEED OF TRUST.

IN WITNESS THEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 2026.

LENDER: _____

BY: _____

PRINTED NAME AND TITLE

STATE OF MISSOURI

COUNTY OF _____

ON THIS _____ DAY OF _____, 2026, BEFORE ME APPEARED _____, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE _____, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

IN TESTIMONY WHEREOF, I HAVE HEREWTH SET ME HAND AND ADDIXED MY NOTORIAL SEAL IN THE COUNTY AND STATE ADORESAID, THE SAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

ACKNOWLEDGEMENT OF APPROVAL BY CITY COUNCIL:

THIS IS TO ACKNOWLEDGE THAT THE CITY COUNCIL OF THE CITY OF ROLLA, MISSOURI HAS, BY ORDINANCE DULY ADOPTED, APPROVED THIS PLAT AND HAS AUTHORIZED THE SAME TO BE FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DEEDS, PHELPS COUNTY, MISSOURI

LOUIS J. MAGDITS IV
MAYOR, CITY OF ROLLA

DATE

ATTEST:

LORRI POWELL
CITY CLERK

DATE

PLANNING AND ZONING APPROVAL:

APPROVED THIS ____ DAY OF _____, 2026

RUSSEL SCHMIDT, CHAIRPERSON
PLANNING AND ZONING COMMISSION

DATE

IMPROVEMENT ACCEPTANCE:

APPROVED SUBJECT TO CONSTRUCTION OF IMPROVEMENTS IN ACCORDANCE WITH DEVELOPMENT PLANS ON FILE WITH THE CITY OF ROLLA. THIS PLAT MEETS CURRENT SUBDIVISION CODES OF THE CITY OF ROLLA.

DARIN PRYOR
DIRECTOR OF PUBLIC WORKS

DATE

FLOYD WOLF
GENERAL MANAGER OF ROLLA MUNICIPAL UTILITIES

DATE

FLOYD JERNIGAN
PARKS DIRECTOR

DATE

COUNTY & CITY TAX RELEASE:

I HEREBY CERTIFY THAT ALL PROPERTY TAXES LEVED BY THE COUNTY OF PHELPS AND THE CITY OF ROLLA AGAINST THE REAL ESTATE DESCRIBED ON THIS PLAT HAS BEEN PAIN IN FULL FOR 2026 AND ALL PRIOR YEARS.

FAITH ANN BARNES
COLLECTOR OF REVENUE
PHELPS COUNTY, MISSOURI

DATE

RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____, 2026. PLAT FILED AT CABINET _____, NUMBER _____.

ROBIN KORDES
RECORDER OF DEEDS
PHELPS COUNTY, MISSOURI

DATE

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "THE HIGHLANDS SUBDIVISION – PHASE 2B", TOGETHER WITH ALL RIGHT-OF-WAYS FOR CASTLE HILL DRIVE (50' WIDE), LONG VIEW LANE (50' WIDE), AND ALL ROUNDINGS LOCATED AT THE STREET INTERSECTIONS WHICH FOR BETTER IDENTIFICATION ARE SHOWN HATCHED (1/2" WIDE) ON THIS PLAT, IS HEREBY DEDICATED FOR PUBLIC USE FOREVER, AND ARE TO BE MAINTAINED BY THE CITY OF ROLLA, AND DEDICATED THE SAME FOR ALL PUBLIC UTILITIES.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE DEDICATED TO ALL CORPORATIONS AND GOVERNMENTAL ENTITIES PROVIDING UTILITY SERVICE TO THIS DEVELOPMENT. SUCH UTILITIES INCLUDE, BUT ARE NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, AND SEWER, AS APPLICABLE. EACH SUCH UTILITY MAY MAKE USE OF THESE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING UTILITY, WATER AND SEWER FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF UTILITY, WATER AND SEWER FACILITIES. CONSTRUCTION BY EACH UTILITY WITHIN THE EASEMENT SHOULD CONFORM TO ALL APPLICABLE STATE AND FEDERAL REGULATIONS AS TO SEPARATION OF SUCH UTILITY'S SYSTEM FROM OTHER UTILITIES USING SUCH EASEMENTS: CANTILEVERED FIREPLACES AND EGRESS WINDOW WELLS SHALL BE ALLOWED TO ENCROACH INTO SIDE YARD EASEMENTS AS LONG AS NO WATER MAINS, SANITARY SEWERS, STORM SEWERS OR DRAINAGE STRUCTURES ARE PRESENT IN SAID SIDE YARD EASEMENTS.

SIGHT DISTANCE TRIANGLE EASEMENTS IS HEREBY DEDICATED TO THE CITY OF ROLLA, MISSOURI FOR PUBLIC USE FOREVER, TO ENSURE AND PROTECT THE CLEAR AND UNOBSTRUCTED VIEW OF MOTORISTS ON AND ENTERING THE ADJACENT ROADWAY ON A CORNER LOT, NOTHING SHALL BE ERRECTED, PLACED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) FEET AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE SIGHT TRIANGLE AREA AS SHOWN ON THE PLAT. ADDITIONALLY, NOTHING SHALL BE ERRECTED, PLACED, PLANTED, OR ALLOWED TO GROW IN A MANNER THAT MATERIALLY IMPEDES THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.

ALL COMMON AREAS SHALL BE MAINTAINED BY THE HIGHLANDS IN ROLLA HOMEOWNERS' ASSOCIATION. THE COMMON GROUND AREAS AS SHOWN ON THIS PLAT HAVE BEEN CONVEYED FOREVER TO THE HIGHLANDS IN ROLLA HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, BY GENERAL WARRANTY DEED RECORDED THE ____ DAY OF _____, 2026, DOCUMENT NO. _____ IN THE PHELPS COUNTY RECORDER OF DEEDS OFFICE.

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED

IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN OR NOTED ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT.

THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. SAID DECLARATION IS FILED ON THE 27TH DAY OF JUNE, 2025, DOCUMENT NO. 2025-2655 IN THE PHELPS COUNTY RECORDER OF DEEDS OFFICE OR AS AMENDED THEREAFTER.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2026.

BY: ROLLA LAND STRATEGY, LLC

BY: _____
JEREMY ROTH – AUTHORIZED AGENT

ACKNOWLEDGMENT

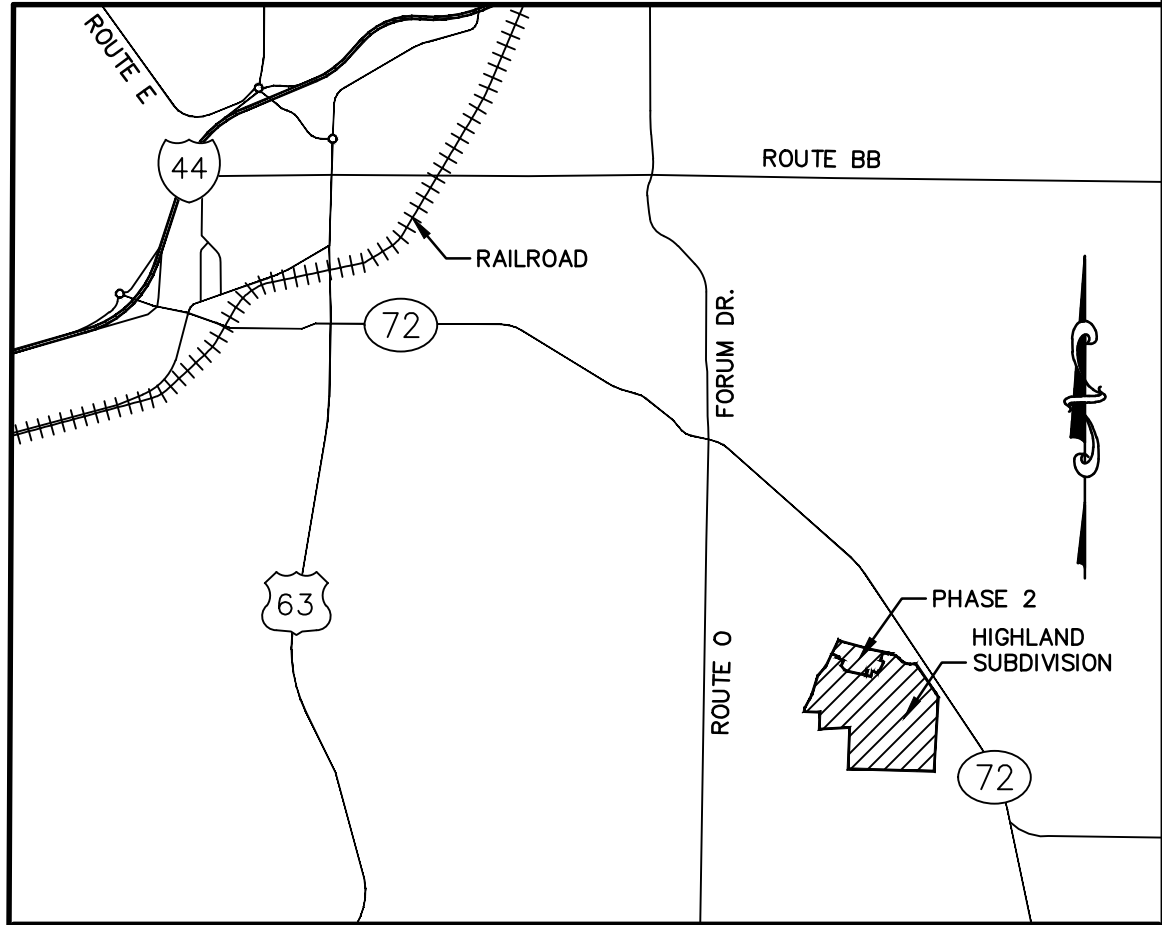
STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS.

ON THIS _____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JEREMY ROTH, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE DULY AUTHORIZED AGENT OF ROLLA LAND STRATEGY, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND SAID JEREMY ROTH ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES: _____



LOCATION MAP
NO SCALE

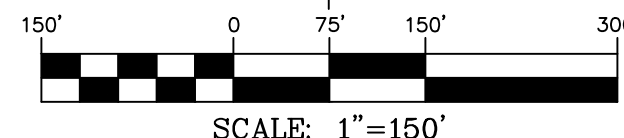
THE HIGHLANDS SUBDIVISION – PHASE 2B CITY OF ROLLA PHELPS COUNTY, MISSOURI	
 • Civil Engineering • Land Surveying • Architecture • Site Development • General Consulting • Master Planning COCHRAN 530A E. Independence Dr. Union, Missouri 63084 636-584-0940 (tx) 636-984-0912 (fax) mol@cochrang.com	
OWN. BY LJR	DATE OCT 6, 2026
AREA S18&19,T37N,R7W	SCALE N/A
PROJ. NO. 26-10624	
DWG. NO. 1 OF 3	
Missouri State Land Surveying Certificate of Authority #000380	



DANIEL K. GILDEHAUS
SURVEYOR
PLS #2006016625

THE HIGHLANDS SUBDIVISION – PHASE 2B

A TRACT OF LAND BEING PART OF THE SOUTH HALF OF LOT 1, OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER BEING ALL IN SECTION 18 AND BEING PART OF THE NORTH HALF OF LOT 1, OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER BEING ALL IN SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROLLA, PHELPS COUNTY, MISSOURI

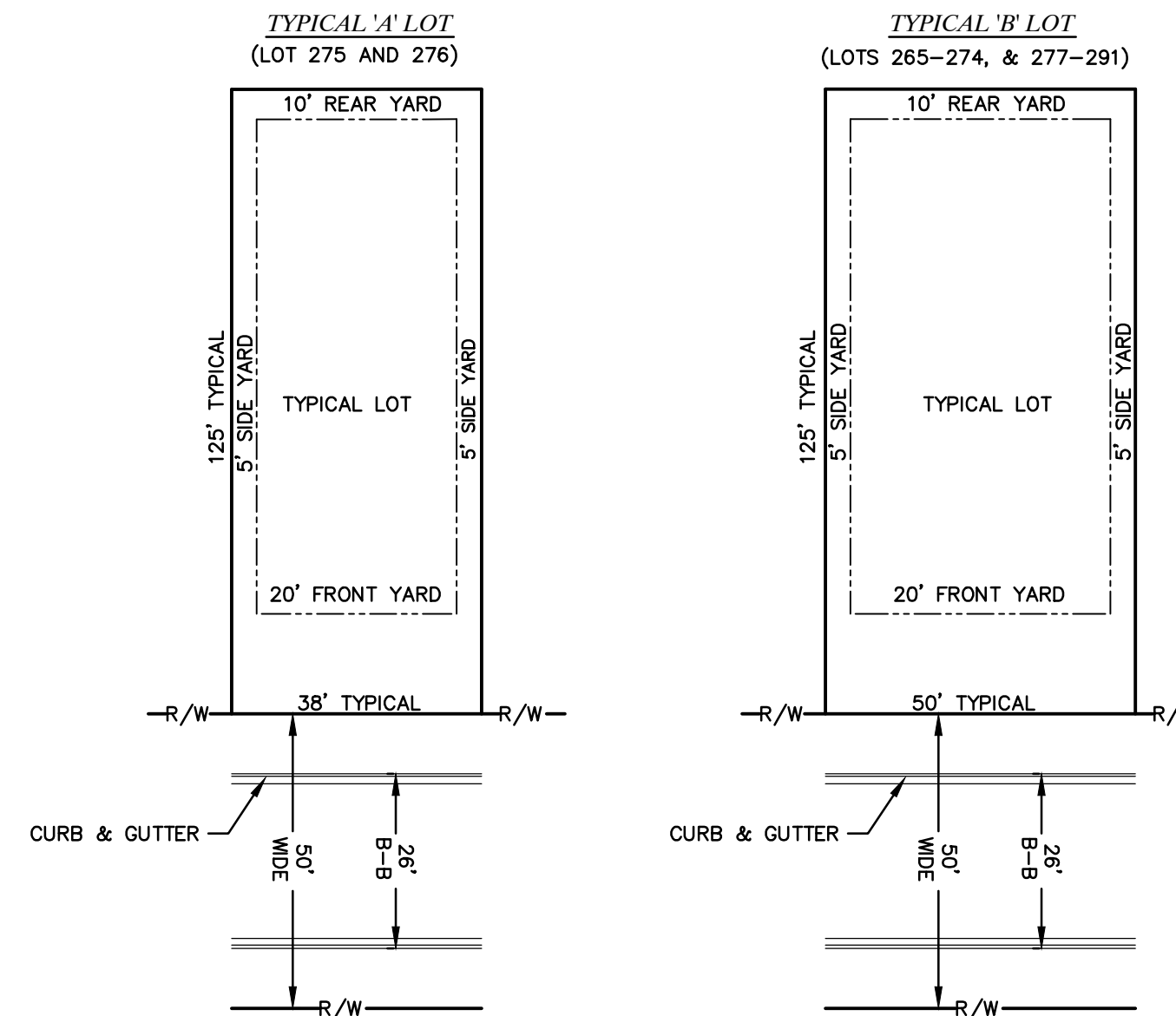


OCTOBER, 2026
LEGEND

- SET 5/8" X 24" IRON ROD WITH ALUMINUM CAP COCHRAN LS 380
- SET 5/8" X 18" IRON ROD WITH PLASTIC CAP COCHRAN LS 380
- FOUND IRON ROD WITH CAP ARCHER LS 2004017577-D OR AS NOTED
- RECORDED SURVEY INFORMATION
- SURVEY INFORMATION GATHERED BY COCHRAN
- STREET RIGHT OF WAY DEDICATION

SURVEYORS NOTES:

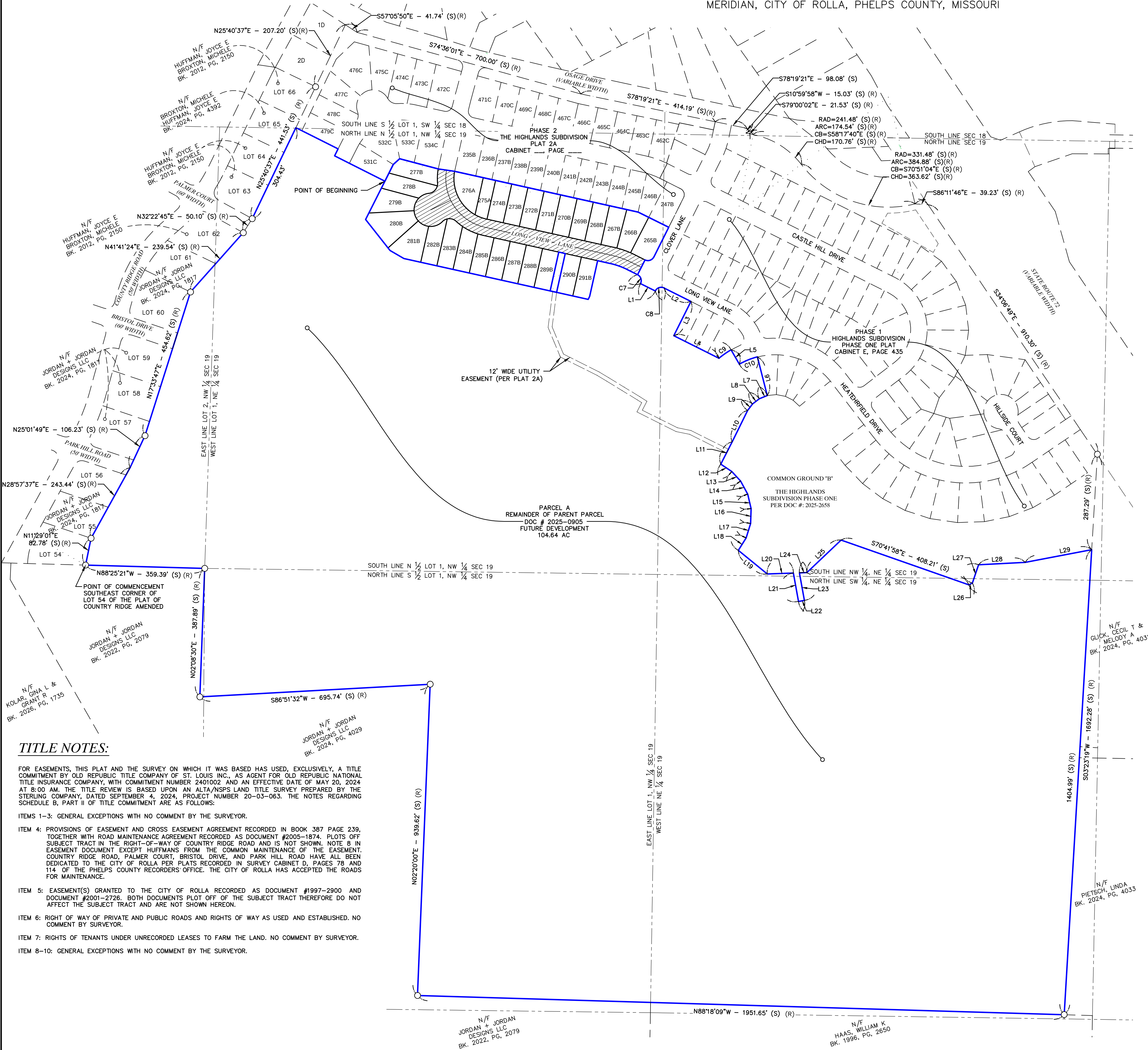
- OWNER/DEVELOPER: ROLLA LAND STRATEGY, LLC, A MISSOURI LIMITED LIABILITY COMPANY. ADDRESS: 17415 NORTH OUTER 40 ROAD, CHESTERFIELD, MO 63005
- THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PLAT AND DISCLAIMS (PURSUANT TO SECTION 327.41 RSMO) AND RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, OR REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PLAT APPEARS.
- THIS PLAT CONTAINS 5.12 ACRES MORE OR LESS, AND 27 RESIDENTIAL LOTS.
- THE SUBJECT PARCEL IS CURRENTLY ZONED "R-1 PUD" BY THE CITY OF ROLLA, MO.
- BEARINGS REFERENCED TO GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE.
- (S)– DENOTES SURVEY INFORMATION GATHERED BY COCHRAN.
(R)– DENOTES RECORDED SURVEY INFORMATION.
- SOURCE OF DEED: INSTRUMENT NO. 2025–0905 OF THE PHELPS COUNTY, MISSOURI, RECORDER OF DEEDS OFFICE.
- THIS PROPERTY LIES WITHIN "ZONE X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP FOR PHELPS COUNTY, MISSOURI AND INCORPORATED AREAS, PANEL 261 OF 575, COMMUNITY PANEL NUMBER 29161C0261D, EFFECTIVE DATE FEBRUARY 20, 2008.
- A REBAR AND CAP (COCHRAN LS 380) WILL BE SET AT REAR LOT CORNERS WITHIN 1 YEAR OF FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE.
- CURBS SHALL BE PERMANENTLY MARKED AT THE BEGINNING AND END OF ALL CURVES AND AT THE PROLONGATION OF ALL LOT SIDELINES WITHIN 1 YEAR OF FROM DATE OF RECORDING OF THIS PLAT.
- CROSSES SHALL BE SET AT THE INTERSECTION OF ALL STREETS, THE BEGINNING AND END OF ALL CURVES, ALONG STREET CENTERLINES, AND CENTER OF CUL-DE-SACS WITHIN 1 YEAR OF FROM DATE OF RECORDING OF THIS PLAT.
- THIS SURVEY MEETS THE ACCURACY REQUIREMENTS FOR "URBAN" PROPERTY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.



NOTE: BUILDING SETBACKS FOR ALL LOTS ARE SHOWN IN ACCORDANCE WITH THE CITY OF ROLLA ORDINANCE NO. 4813. NOTE: PROJECTIONS INCLUDING HVAC, UTILITY BOXES, DOWNSPOUTS, AND OTHER FEATURED CANTILEVERED BUILDING APPURTENANCES REFERENCED IN THE CODE 42-321 AND 42-322 CAN ENCRATCH INTO SIDEYARDS AS APPROVED IN CITY OF ROLLA ORDINANCE NO. 4813

TYPICAL LOT DETAILS
NOT TO SCALE

LINE #	DIRECTION	LENGTH
L1	S63°24'27"E	50.00'
L2	S63°24'27"E	90.00'
L3	S26°35'33"W	115.40'
L4	S63°24'27"E	152.64'
L5	S29°57'51"E	50.00'
L6	S14°17'08"E	120.00'
L7	S67°52'30"W	25.91'
L8	S52°11'48"W	25.91'
L9	S37°09'44"W	24.38'
L10	S26°12'52"W	105.34'
L11	S27°04'37"W	75.63'
L12	S56°02'03"E	40.15'
L13	S42°46'47"E	38.97'
L14	S28°30'10"E	44.93'
L15	S13°19'01"E	44.93'
L16	S01°52'08"W	44.93'
L17	S17°16'59"W	45.60'
L18	S32°14'26"W	44.23'
L19	S50°49'22"E	112.76'
L20	N88°01'00"E	78.78'
L21	S10°11'24"E	87.04'
L22	N79°48'36"E	18.00'
L23	N10°11'24"W	84.45'
L24	N88°01'00"E	22.45'
L25	N46°28'37"E	142.38'
L26	N63°54'50"E	12.00'
L27	N18°49'17"E	58.21'
L28	N86°57'35"E	140.92'
L29	N79°14'23"E	204.05'



TITLE NOTES:

FOR EASEMENTS, THIS PLAT AND THE SURVEY ON WHICH IT WAS BASED HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY OLD REPUBLIC TITLE COMPANY OF ST. LOUIS INC., AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH COMMITMENT NUMBER 2401002 AND AN EFFECTIVE DATE OF MAY 20, 2024 AT 8:00 AM. THE TITLE REVIEW IS BASED UPON AN ALTA/NSP LAND TITLE SURVEY PREPARED BY THE STERLING COMPANY, DATED SEPTEMBER 4, 2024, PROJECT NUMBER 20-03-063. THE NOTES REGARDING SCHEDULE B, PART II OF TITLE COMMITMENT ARE AS FOLLOWS:

- ITEMS 1-3: GENERAL EXCEPTIONS WITH NO COMMENT BY THE SURVEYOR.
- ITEM 4: PROVISIONS OF EASEMENT AND CROSS EASEMENT AGREEMENT RECORDED IN BOOK 387 PAGE 239, TOGETHER WITH ROAD MAINTENANCE AGREEMENT RECORDED AS DOCUMENT #2005-1874. PLOTS OFF SUBJECT TRACT IN THE RIGHT-OF-WAY OF COUNTRY RIDGE ROAD AND IS NOT SHOWN. NOTE 8 IN EASEMENT DOCUMENT EXCEPT HUFFMANS FROM THE COMMON MAINTENANCE OF THE EASEMENT. COUNTRY RIDGE ROAD, PALMER COURT, BRISTOL DRIVE, AND PARK HILL ROAD HAVE ALL BEEN DEDICATED TO THE CITY OF ROLLA PER PLATS RECORDED IN SURVEY CABINET D, PAGES 78 AND 114 OF THE PHELPS COUNTY RECORDERS OFFICE. THE CITY OF ROLLA HAS ACCEPTED THE ROADS FOR MAINTENANCE.
- ITEM 5: EASEMENT(S) GRANTED TO THE CITY OF ROLLA RECORDED AS DOCUMENT #1997-2900 AND DOCUMENT #2001-2726. BOTH DOCUMENTS PLOT OFF OF THE SUBJECT TRACT THEREFORE DO NOT AFFECT THE SUBJECT TRACT AND ARE NOT SHOWN HEREON.
- ITEM 6: RIGHT OF WAY OF PRIVATE AND PUBLIC ROADS AND RIGHTS OF WAY AS USED AND ESTABLISHED. NO COMMENT BY SURVEYOR.
- ITEM 7: RIGHTS OF TENANTS UNDER UNRECORDED LEASES TO FARM THE LAND. NO COMMENT BY SURVEYOR.
- ITEM 8-10: GENERAL EXCEPTIONS WITH NO COMMENT BY THE SURVEYOR.

PRELIMINARY

DANIEL K. GILDEHAUS
SURVEYOR
PLS #2006016625

THE HIGHLAND SUBDIVISION – PHASE 2B
CITY OF ROLLA
PHELPS COUNTY, MISSOURI

• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning

COCHRAN
530A E. Independence Dr.
Union, Missouri 63084
636-584-0940 (toll-free)
636-984-0912 (fax)
mail@cochraneng.com

OWN BY	LJR	DATE	OCT 6, 2026	PROJ. NO.	26-10624
AREA	S18°19,137N,R7W	SCALE	1" = 150'	DWG. NO.	2 OF 3

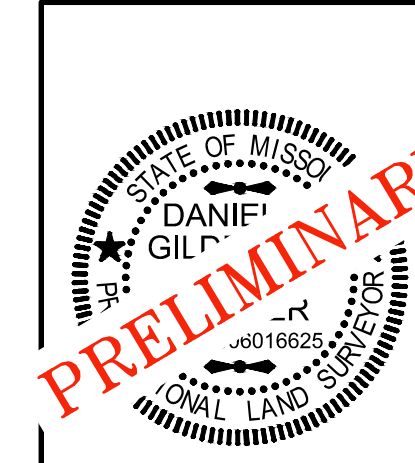
Missouri State Land Surveying Certificate of Authority #000380



SET 5/8" X 24" IRON ROD
WITH ALUMINUM CAP COCHRAN LS 380
SET 5/8" X 18" IRON ROD
WITH PLASTIC CAP COCHRAN LS 380
FOUND IRON ROD WITH CAP
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RECORDED SURVEY INFORMATION
SURVEY INFORMATION GATHERED BY COCHRAN
ADDRESS
STREET RIGHT OF WAY DEDICATION

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S63°24'27"E	50.00'
L2	S63°24'27"E	90.00'
L3	S26°35'33"W	115.40'
L4	S63°24'27"E	152.64'

EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
E1	N14°50'22"E	4.97'
E2	N75°09'38"W	79.47'
E3	N77°30'13"W	10.76'
E4	S0°22'23"E	225.48'
E5	S22°35'23"E	79.27'
E6	S30°51'13"W	14.94'
E7	N22°35'23"W	91.38'
E8	N07°22'23"E	229.77'
E9	N33°14'25"E	22.14'
E10	N56°14'04"W	8.51'
E11	S26°35'33"W	76.95'



THE HIGHLAND SUBDIVISION – PHASE 2B
CITY OF ROLLA
PHELPS COUNTY, MISSOURI



- Civil Engineering
- Land Surveying
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COCHRAN
530A E. Independence Dr.
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636-584-0512 (fax)
mail@cochraneng.com

DANIEL K. GILDEHAUS
SURVEYOR
PLS #2006016625

DWN. BY	LJR	DATE	OCT 6, 2026	PROJ. NO.	26-10624
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AREA S18/19,T37N,R7W	SCALE 1" = 50'	DWG. NO. 3 OF 3
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Missouri State Land Surveying Certificate of Authority #000380