

**Operation Manager's Report
RMU Board of Public Works Meeting**

**Date of Report:
April 25, 2023**

CURRENT WORK	
Location and Description	Timeline
Electric	
McCutchen Drive from 18th Street to Harvey Lane: Relocate existing overhead 34 kV sub-transmission and 12 kV overhead distribution and rebuild some overhead distribution.	In Progress. Milestone: 34 kV energized on December 14, 2022.
MO S&T General Services Building and Dangerous Materials Storage Building: Overhead and underground primary extensions, new transformer, and 2 metering connections for commercial development and emergency fire pumping equipment.	In progress
2184 Farrar Drive: Underground primary extension, new transformer, and metering for commercial development.	Completed
Tower Road Substation: Replacement of main breaker.	Breaker has been received. Will be installed when station is offline for other repairs.
Tower Road Substation: Failure in cubicle for circuit 1 on January 30, 2023. Replacement of conductors from substation to riser poles for circuits 1 and 3. Repairs as needed for cubicle for circuit 1.	In progress
Lions Club: 2 poles and 2 pole mounted transformers removed after windstorm on February 14, 2023. RMU primary electric, transformers and related infrastructure will be replaced at a later date.	In progress. Primary conduit has been installed.
Phelps County Law Enforcement Center : Overhead electric distribution system extension to provide service to existing facility during construction of facility expansion.	Completed
Review of transformer sizing relative to customer loads for some larger transformer locations.	In progress
MO S&T East Substation: Extension of overhead 34.5 kV system and installation of new metering.	In progress
Alley west of Rolla St between 8th and 9th Streets: Reconfiguration to accommodate new multi-story residential housing unit.	In progress
North Elm Street from 14th Street to Bishop Avenue: Various adjustments as needed to accommodate street and sidewalk improvements.	In progress
Installation of conduits by means of horizontal directional drilling on Mercy Parkway (new roadway lighting), in Lions Club Park (replacement of primary electric), and McCutchen Drive (multiple distribution system changes).	In progress
1735 North Bishop (EV charging station): Underground primary extension, new transformer and metering.	Pending contractor work that has commenced.
814 South Bishop Avenue: Commercial redevelopment	Pending developer work
Generators: Installation of louvers over openings in containers to better retain heat in the units when not in operation.	Purchase order issued for installation at one unit.
Additional pole attachments by multiple companies expanding telecommunications infrastructure in Rolla. Additional attachments will involve hundreds of poles.	In progress
Fiber	
Nagogami Substation to Nagogami Standpipe: Extension of fiber system to reduce reliance on radios.	In progress

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Water	
Holloway Street from Arkansas Avenue to 18th Street: Replacement of old water main with new 12" main.	In progress
Bardsley Road from 14th Street to 16th Street: Replacement of water main in conjunction with new residential development.	In progress
Sycamore Drive from Highway O to Cypress Drive: Replacement of old water main.	Completed
Cypress Drive from Sycamore Drive to Turkey Run: Replacement of old water main.	Completed
Service line adjustments for new sidewalk and street renovations: Elm Street from 14th Street to Bishop Avenue	In progress
East portion of Green Acres Drive: Replace service lines in advance of City street micropaving project.	In progress
MO S&T relocation of water meter on State Street north of 11th Street.	Completed
Nagogami Pressure Zone: Consideration of water distribution system improvements to development area(s) north of I-44. Any improvements would likely utilize the \$2 million of funds allocated by Legislative Priority Projects by State of Missouri for water and wastewater improvements.	Engineering study to develop Preliminary Engineering Report is in progress

AESTHETIC CHANGES THIS PERIOD	
Elm Street from 14th Street to Bishop Avenue: Multiple changes	In progress

FUTURE IDENTIFIED WORK	
Location and Description	Timeline
Electric, Water, and/or Fiber	
MO S&T Protoplex: New electric and water services for new development.	Pending University work
4017 HyPoint North: Building addition	Comments based on review of plans for permit have been provided. Pending response(s) from Owner and / or Consultant.
4000 Enterprise Drive (MO S&T): Requested additional transformer capacity and new service to existing building.	Pending work by University contractor
1000 North Oak Street: Electric and water service to new Planned Unit Development.	Plan review comments provided
3500 Enterprise Drive: New commercial development requiring new electric and water services.	Plan review comments provided
Rt. 66 Preferred RV Parking: Electric and water services to new development.	Pending communications from Developer
18th Street from Forum Drive to Farrar Drive: System modifications as needed in conjunction with City sidewalk project.	Pending design information from City
Main Street from 4th Street to 11th Street: System modifications as needed in conjunction with City street, sidewalk, and stormwater project.	Pending design information from City
Electric	
Aintree Road (East and West sides): Replacement of underground primary.	2023
Steeplechase Road (East side): Replacement of underground primary.	2023

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Fox Creek Road (West side between Soest Road and Whitehall Road): Replacement of underground primary, including installation of new conduit.	2023
Rolla Senior Apartments (1101 McCutchen): Replacement of underground primary. Also converting to operate on 4kV system instead of 12kV system.	2023
100 block of Greentree Road: Convert some overhead primary to underground (including removal from poles owned by Brightspeed) as part of solution for new residential service on previously undeveloped lot.	2023
Ann Lee Estates (Ann Lee Drive located south of Lions Club Drive on South Rolla Street): New underground distribution as subdivision construction takes place.	To be constructed as development of the subdivision progresses.
18th Street from Farrar Drive to Forum Drive: Relocate existing overhead 34 kV sub-transmission and 12 kV overhead distribution to same poles.	Winter 2022/2023
9th Street Conversion - Phase 1 (9th and Rolla Street to 10th and State Street): Convert overhead electric distribution to underground.	2023
9th Street Conversion - Phase 2 (Elm Street to Rolla Street): Convert overhead electric distribution to underground.	2023/2024
11th Street from Oak Street to Rolla Street: Utilization of electric conduit system installed earlier.	2023 to 2024
Pine Street from 16th Street to Bishop Avenue: Reconfigure existing system to minimize amount of overhead distribution system in conjunction with City of Rolla street project.	2023 or later pending scheduling by others
Pine Street from 12th Street to Bishop Avenue: New roadway lighting as part of City of Rolla street project. Grant application to request funds for this part of the project is being submitted by City.	Pending grant application review.
909 Facilities Avenue (MO S&T Temporary Research Facility): Revision to electric service to connect directly to RMU.	Pending information from University
Tim Bradley Way east of Highway 63 - MO S&T Parking garage under construction: Potential temporary electric service.	Pending information from University
500 South Bishop (WalMart): Owner initiated project to reconfigure from two electric services to one.	Pending information from Owner and Consultants
500 South Bishop (WalMart): Revise electric distribution system.	2023
629 South Bishop: Revise electric service for commercial renovation.	Pending work by others
4030 and/or 4040 HyPoint North: Electric service modification(s).	Comments based on review of plans for permit have been provided. Pending response(s) from Owner and / or Consultant.
3860 HyPoint Blvd: Conversion of electric service at request of owner.	Pending owner progress
2003 North Bishop: Upgrade of electric service as part of remodel / expansion.	Plan review comments provided
100 Fairgrounds Road: Conversion of electric service from 120/208 to 277/480 to allow for installation of EV charging	Pending work by contractor
Fairgrounds Road: Kingshighway to Gale Drive: Conversion of overhead distribution from 4 kV to 12 kV	Pending work by contractor for 100 Fairgrounds Road
MO S&T substations	Pending University work
RMU switchgear at Phelps Health	Undetermined
RMU switchgear at Hartmann USA	Undetermined
Net metering: Monitoring of testing and insurance requirements, review of applications, and installing new metering.	As needed

**Operation Manager's Report
 RMU Board of Public Works Meeting**

**Date of Report:
 April 25, 2023**

Water	
18th Street from Maxwell Street to Farrar Drive: Replacement of old water main.	Summer 2023
Eastwood Drive: Replacement of old water main.	As time allows
Elmwood Drive: Replacement of old water main.	As time allows
Sycamore Drive from Cypress Drive to Cedar Hill Court: Replacement of old water main.	Winter 2023/2024
Cedar Hill Court: Replacement of old water main.	Winter 2023/2024
Mimosa Court: Replacement of old water main.	Winter 2023/2024
10th Street from Main Street to Rolla Street: Replacement of old water main.	Summer 2023
Rolla Street from 10th Street to 11th Street: Replacement of old water main.	Summer 2023
10th Street from Main Street to State Street: Abandonment of old water main.	Summer 2023
Strobach Street, South Walker Avenue, and South Spillman Avenue: Replace water main and/or service lines as needed in conjunction with City street overlay project.	2023
7th Street: Holloway Street to Grandsir Avenue: Replace water main and/or service lines and/or adjust meter pit locations as needed in conjunction with City street and sidewalk project.	2023
South Olive Street: Replace water main and/or service lines as needed in advance of City street micropaving project.	2023
Avon Court: Replacement of old water main.	As time allows
Lead Service Line inventory.	EPA deadline: October 16, 2024
Fiber	
9th Street Conversion - Phase 1 (9th and Rolla Street to 10th and State Street): Convert existing overhead to underground.	2023
9th Street Conversion - Phase 2 (Elm Street to Rolla Street): Convert existing overhead to underground.	2023/2024
Rolla Public Schools RTC building: Reconfigure RMU fiber going into and through the building.	2023
Fiber extensions requests for customers.	As requested

AGENDA
DEVELOPMENT REVIEW COMMITTEE

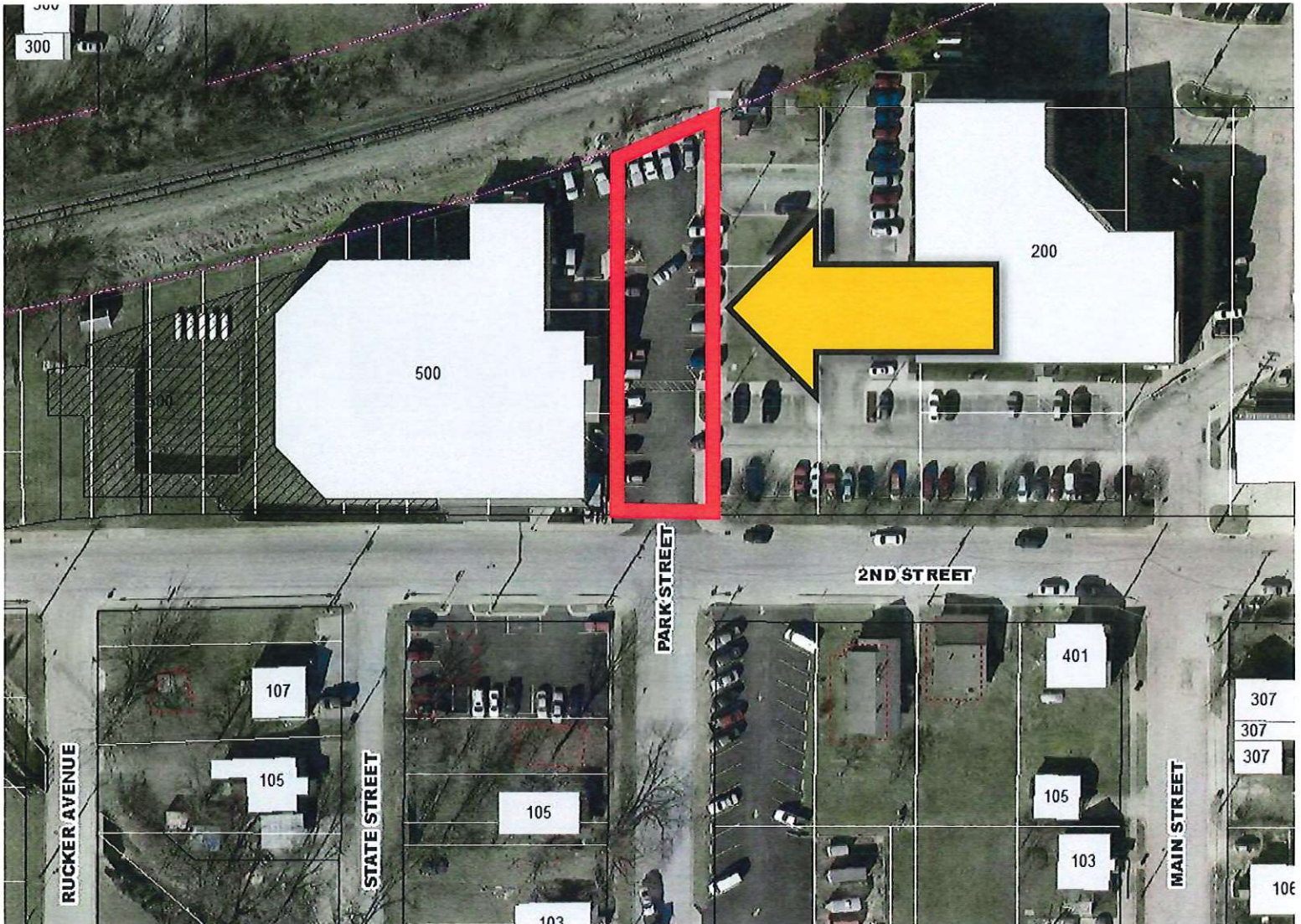
EVENT: Development Review Committee Meeting
LOCATION: Rolla City Hall – 901 North Elm Street Rolla, MO 65401
ROOM: 3rd Floor Conference Room
DAY: Tuesday, April 18, 2023
TIME: 1:30 PM

NEW BUSINESS:

1. **VAC23-01:** Vacation of Park Street north of 2nd Street to railroad, adjacent to the Phelps County Courthouse and Sheriff's Department/Jail.
2. **ZON23-03:** Rezoning property at the SW corner of Richard Dr and Curtis Dr from C-1, Neighborhood Commercial to R-3, Multi-family

NEXT MEETING DATE:

DATE: May 2, 2023



Project Information:

Case No: VAC23-01
 Location: Adjacent to 500 W 2nd and 200 N Main (Phelps County Courthouse)
 Applicant: Phelps County Commission

 Request:
 Vacation of Park Street between 2nd Street and the railroad ROW

Public Hearings:

Planning Commission
May 9, 2023
5:30 PM
 City Hall: 1st Floor

 City Council
May 15, 2023
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



What is a Vacation?

A vacation is an application to vacate (or remove) all or a portion of a right-of-way adjacent to a property or an easement on a property. The right-of-way or easement must be found to no longer serve any current or future purpose.

What is a Right-of-Way?

In the context of a vacation application, a right-of-way refers to the area which has been dedicated to the City – usually for a public street. An easement is a portion of land that has granted the City the right to use a private property for some public purpose – usually for utilities, drainage, or access.

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 to learn details about the project. You will be given an opportunity to ask questions or make comments regarding the case.

What If I Cannot Attend the Meeting?

Please try to attend the meeting if you have any questions or concerns. However, if you are unable to attend the meeting, you may provide written comments by letter or email. These comments will be presented to the Board.

What If I Have More Questions?

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

LEGAL DESCRIPTION

All of Park Street between Block 14 and Block 15 of ORIGINAL TOWN of Rolla, Missouri, from the North Right-of-way line of Second Street to the Southerly Right-of-way line of the BNSF Railway, described as follows: A part of the NE 1/4 of Section 11, Township 37 North, Range 8 West of the 5th P.M., Rolla, Phelps County, Missouri, more particularly described as follows:

Beginning at a chiseled "X" in the sidewalk for the SW corner of Lot 7, Block 14 of said ORIGINAL TOWN, at the intersection of the North Right-of-way line of Second Street, and the East Right-of-way line of Park Street; Thence leaving said East Right-of-way line, with said North Right-of-way line, N 89°58'43" W, 60.00 feet to the SE corner of Lot 3, Block 15 of said ORIGINAL TOWN on, at the intersection of the North Right-of-way line of Second Street, and the West Right-of-way line of Park Street; Thence leaving said North Right-of-way line, with said West Right-of-way line, N 00°24'13" E, 199.76 feet to the intersection with the Southerly Right-of-way line of the BNSF Railway; Thence leaving said West Right-of-way line, with said Southerly Right-of-way line, along a curve to the left, having a radius of 1933.19 feet, an arc length of 63.62 feet, and a chord of N 71°00'03" E, 63.61 feet, to the intersection with the East Right-of-way line of Park Street; Thence leaving said Southerly Right-of-way line, with said East Right-of-way line, S 00°24'13" W, 220.49 feet to the point of beginning. Said tract contains 0.29 acres more or less, per survey by Integrity Engineering, Inc. dated April 3, 2023.



SUBDIVISION APPLICATION

Contact Information:

Property Owner:
 Phelps County

Name(s)
 200 North Main Street

Mailing Address
 Rolla, MO 65401

City, State, Zip

Phone

Email

Agent/Applicant (If Different Than Property Owner):

Terris L. Cates, PE, PLS

Name
 P.O. Box 700

Mailing Address
 Rolla, MO 65402

City, State, Zip
 (573) 341-2100 x1001

Phone
 terris@integrityeng.com

Email

Property/Request Information:

Request: Sketch Plat
 Major Subdivision
 Minor Subdivision
 Replat
 Subdivision Variance
 Vacation of ROW/easement

Park St. from 2nd to BNSF Railway
 Property Address/Location

N/A
 Property Zoning

0 0
 Number of existing and new lots proposed

Original Town of Rolla
 Name of Subdivision

APPLICATION CHECKLIST:

Applicant Checks Boxes

- Completed Application Form
- Agent Letter (If Applicable)
- Filing Fee - \$300 (Major Subdivision); \$100 (Minor Subdivision/Replat); \$350 (Subdivision Variance) + Recording Fee (\$44 or \$69)
- Improvement Plans (Final Plats only; 1 paper copy and pdf version)
- Plat (5 paper copies and pdf version) or Vacation Exhibit
- Letter of Request (Subdivision Variance only)

- Y
- N/A
- N/A
- N/A
- Y
- N/A

City Staff Verifies

OFFICE USE ONLY:

Case No: VAC 23-01

DRC Meeting Date: 4.18.23

PC Hearing Date: 5.9.23

Submission Date: 4.4.23

Advertise By: 4.20.23

CC Hearing Date: 5.15.23/6.5.23

I N F O R M A T I O N :

(Optional) **Sketch Plats** must include the following information (Section 42-32.1):

1. Proposed subdivision name, contact information for property owner, north arrow, scale, date.
2. Location map, general dimensions of property lines, existing easements, ROW's, buildings, cemeteries, watercourses, flood areas, contours, ect.
3. Name, location, dimensions of existing streets; name, width, classification or proposed streets and alleys.
4. Existing utilities and stormwater management facilities on and adjacent to property.
5. Location, dimensions, and configuration of proposed lots.
6. Location and general layout of proposed water and sewer lines.

Preliminary Plats must include the following information (Section 42-32.2):

1. Legal description and boundary line.
2. Name and location of adjoining existing subdivisions, streets, ROW widths, alleys, property lines, ect.
3. Proposed streets with width, centerline, grade, length; dimensions of easements and alleys, ect.
4. Existing property lines, buildings, and utilities.
5. Arrangement, location, dimensions of proposed lots with area, line bearings, angles, and setbacks.
6. Location, dimensions, and area of land to be dedicated or reserved for common ownership.
7. Contour lines, water courses, ravines, culverts, bridges, ponds, ect.
8. Proposed sewer lines, storm sewer lines, drainage facilities, bridges, ect. and easements

Final Plats must include the following information (Section 42-32.3):

1. Items shown on Preliminary Plat except contours, land features, street grades, and utilities.
2. Plat restrictions and restrictive covenants regarding building permits.
3. Dedication deed for easements, streets, alleys, parkland, ect.
4. Access limitation and improvement acceptance notes.
5. Planning and Zoning Commission and City Council approval.
6. City and County tax release.
7. Surveyors and Recorders Certificate.

Note: A Major Subdivision must include a Preliminary Plat. A Major Subdivision is a subdivision which creates (5) or more lots and/or requires the extension of streets.

Vacations of rights-of-way or easements must include a Vacation Exhibit which shows property lines, buildings, utilities or public infrastructure within 30 feet of the area to be vacated. Property lines and building locations must be based on a survey. Utility locations may be from field observations, GIS, utility companies, and/or field markings.

Acknowledgement and Authorization:

The owner(s) understand and agree that the application will be placed on hold until a complete application and all required items on the checklist are received. The owner(s) understand and agree to permitting employees of the City of Rolla to enter the subject property for purposes of posting a yard sign(s), retrieving the yard sign(s), taking photographs of the property/building(s), and investigating the property for pertinent information related to the request. Should ownership of the property change after the application is submitted, authorization is required from the new owner to continue with the review of the request, or the request will be withdrawn from consideration. The undersigned understands that refunds may be provided if the request is withdrawn prior to the Planning Commission hearing, less any costs already incurred.

Property Owner(s):

Applicant/Agent (If Different From Owner)

Sign

Print *Joseph H. Axler*
President's Commission

Sign

Print *Terris L. Cates*
Terris L. Cates
Sign Phelps County Board Commissioner

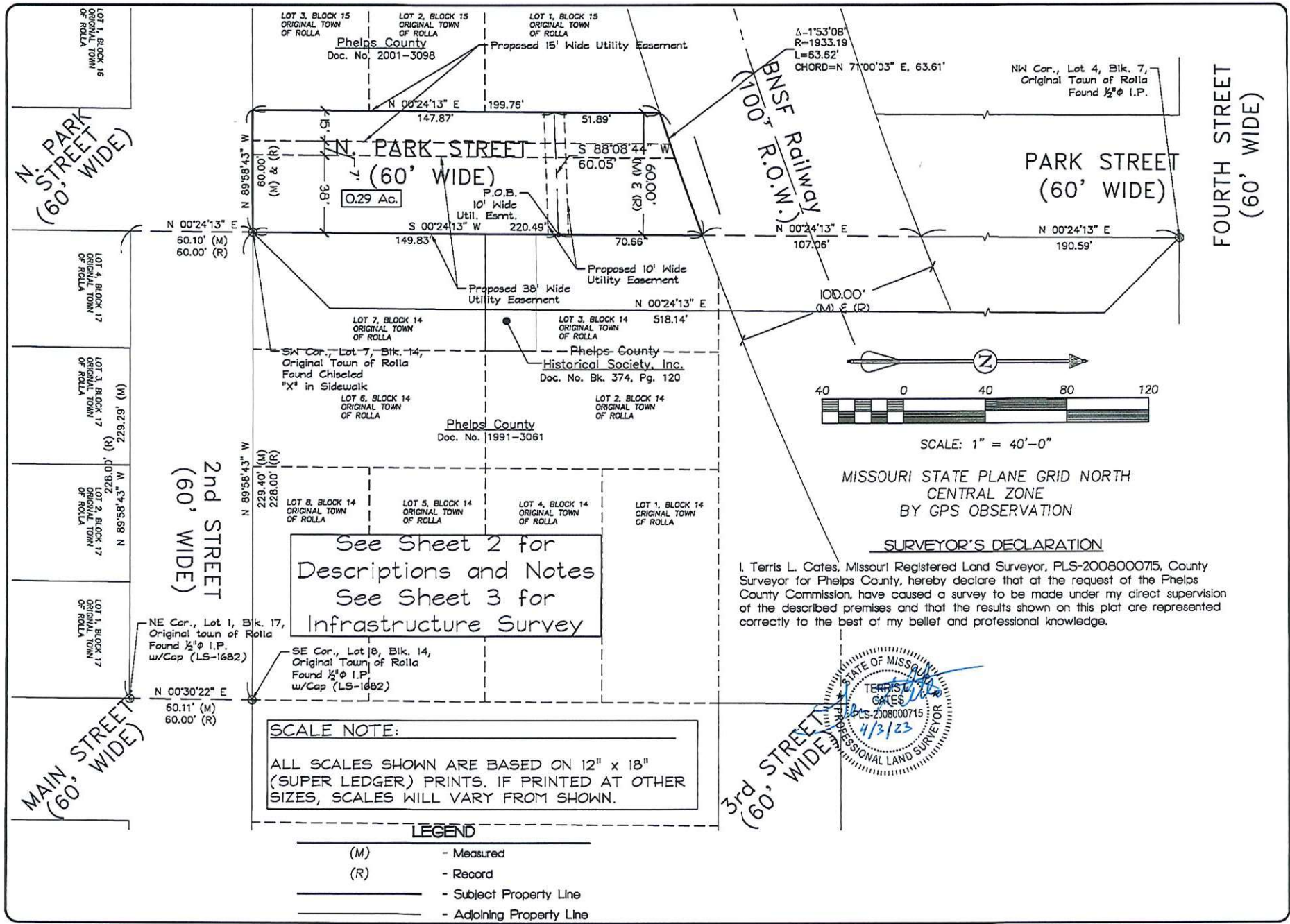
Sign

Print

Sign

Print

N:\Projects\Phelps County Commissioner\Vacate N Park Street\Drawings\2-Park ST - VACATE.dwg, 4/13/2023 4:12:05 PM



REVISIONS BY:

Integrity Engineering, Inc.
P.O. Box 1207 / 1714 East 15th St.
Rolla, Missouri 65402 / 65401
Phone 637.841.3100
Fax 637.841.3111
Email: info@integrityeng.com
Website: integrityeng.com
Missouri Certificate of Authority
Engineering: 0002102
Surveying: 0003889
Architectural: 00055

PROJECT FOR:
PHELPS COUNTY LAND COMMISSIONER
STREET VACATION PLAN
ROAD AND ROLLA, MISSOURI

STREET VACATION
NORTH PARK STREET (2nd to BNSF)

INTEGRITY ENGINEERING, INC.
ENGINEERING - ARCHITECTURE - LAND SURVEYING
Providing Engineering, Land Survey, Architectural and Environmental Services With Integrity

DRAWN BY:	EDW
CHECKED BY:	T.L.C.
DATE:	APRIL 13, 2023
SCALE:	AS SHOWN
JOB:	Park Street Vacation (2nd to BNSF)
TITLE:	PARK ST - VACATE.dwg
SHEET:	1
OF 3 SHEETS	

PROPOSED TEN FOOT WIDE UTILITY EASEMENT DESCRIPTION:

An easement for utility purposes, lying over and across a part of Park Street between Block 14 and Block 15 of ORIGINAL TOWN of Rolla, Missouri, being (10) ten feet in width, and lying (5) five feet on each side of the follow described centerline: A part of the NE ¼ of Section 11, Township 37 North, Range 8 West of the 5th P.M., Rolla, Phelps County, Missouri, more particularly described as follows: Commencing at a chiseled "X" in the sidewalk for the SW corner of Lot 7, Block 14 of said ORIGINAL TOWN, at the intersection of the North Right-of-way line of Second Street, and the East Right-of-way line of Park Street, Thence leaving said North Right-of-way line, with said East Right-of-way line, N 00°24'13" E, 149.83 feet to the point of beginning, Thence leaving said East Right-of-way line, S 88°08'04" W, 60.05 feet to the West Right-of-way line of Park Street and the point of termination. Description per survey by Integrity Engineering, Inc. dated April 3, 2023.

Notes:

1. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate easements, restrictive covenants, subdivision restrictions, or other land-use regulations, and any other facts which an accurate and current title search may disclose.
2. This survey was executed in accordance with the current "Missouri Standards for Property Boundary Surveys" (20 CSR 2030-16 & 2 CSR 90-60).
3. Tract is classified Urban (20 CSR 2030-16.040 & 2 CSR 90-60.040).
4. This survey is contingent on the evidence and conditions noted on the date of field work: February 3, 2023.
5. Bearings and distances shown are measured, unless noted otherwise.
6. This plat represents a Road Vacation Survey.
7. Only the record documents noted hereon were provided to or discovered by surveyor. No other record title documentation was provided surveyor.
8. This plat does not represent an "ALTA/ACSM Land Title Survey".
9. No statement is made concerning subsurface conditions, or the existence or nonexistence of underground or overhead containers or utilities which may affect the use or development of this tract. Environmental and subsurface conditions were not examined in this survey.
10. Utility locations shown are based on utility locates (where provided), and visible evidence observed on the date of this survey. The surveyor contacted the Missouri One Call System for utility locate markings and received notification of completion via email on January 30, 2023. Onsite observations confirmed the completeness of Gas, Electric, Water, Sanitary and most Storm utility locate markings. However, no locate markings were observed for communications (CATV, Telephone, etc.) or for the Storm System along the West side of the Street. Unmarked Communications and Storm Sewer elements in, or nearby to the Right-of-way of Park Street were located onsite, and are shown on this survey.

PARK STREET VACATION DESCRIPTION:

All of Park Street between Block 14 and Block 15 of ORIGINAL TOWN of Rolla, Missouri, from the North Right-of-way line of Second Street to the Southerly Right-of-way line of the BNSF Railway, described as follows: A part of the NE ¼ of Section 11, Township 37 North, Range 8 West of the 5th P.M., Rolla, Phelps County, Missouri, more particularly described as follows: Beginning at a chiseled "X" in the sidewalk for the SW corner of Lot 7, Block 14 of said ORIGINAL TOWN, at the intersection of the North Right-of-way line of Second Street, and the East Right-of-way line of Park Street, Thence leaving said East Right-of-way line, with said North Right-of-way line, N 89°58'43" W, 60.00 feet to the SE corner of Lot 3, Block 15 of said ORIGINAL TOWN on, at the intersection of the North Right-of-way line of Second Street, and the West Right-of-way line of Park Street, Thence leaving said North Right-of-way line, with said West Right-of-way line, N 00°24'13" E, 199.76 feet to the intersection with the Southerly Right-of-way line of the BNSF Railway, Thence leaving said West Right-of-way line, with said Southerly Right-of-way line, along a curve to the left, having a radius of 1933.19 feet, an arc length of 63.62 feet, and a chord of N 71°00'03" E, 63.61 feet, to the intersection with the East Right-of-way line of Park Street, Thence leaving said Southerly Right-of-way line, with said East Right-of-way line, S 00°24'13" W, 220.49 feet to the point of beginning. Said tract contains 0.29 acres more or less, per survey by Integrity Engineering, Inc. dated April 3, 2023. Subject to any easements, restrictions, reservations and covenants existing and/or recorded.

Also: an easement for utility purposes, being 38 feet in width, along and parallel to the East side of the above described tract, running North and South from the North Right-of-way line of Second Street to the Southerly Right-of-way line of the BNSF Railway.

Also: an easement for utility purposes, being 15 feet in width, along and parallel to the West side of the above described tract, running North and South from the North Right-of-way line of Second Street to the Southerly Right-of-way line of the BNSF Railway.

See Sheet 1 for
Plat and Declaration
See Sheet 3 for
Infrastructure Survey

REVISIONS

Integrity Engineering, Inc.
P.O. Box 700 / 1114 East 10th St.
Rolla, Missouri 65402 / 65401
Phone: (573) 341-3100
Fax: (573) 341-1111
Email: integrity@integrityeng.com
Website: integrityeng.com
Missouri Certificate of Authority
Engineering: 001722
Surveying: 000360
Architecture: 000395



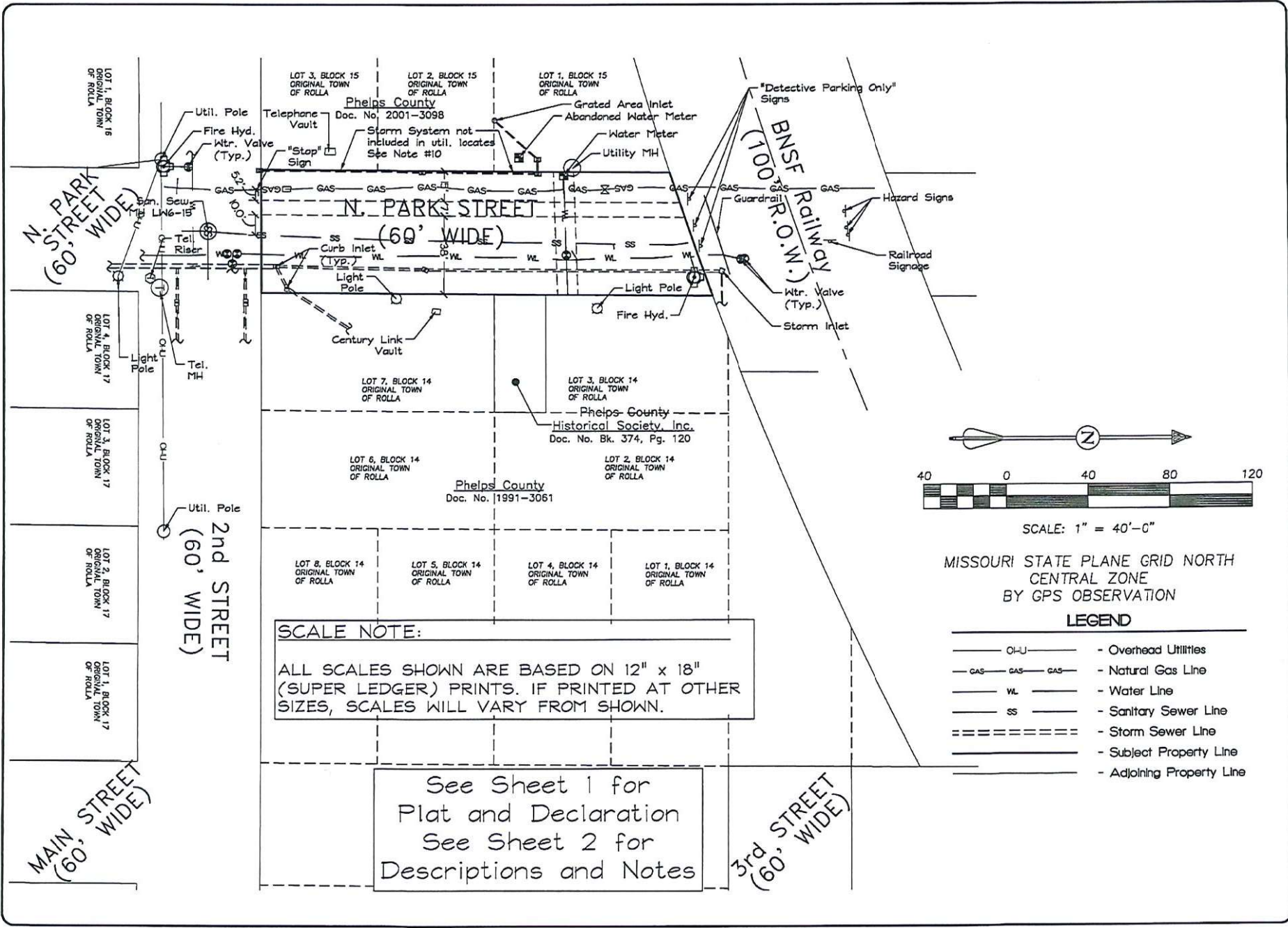
PROJECT FOR: PHELPS COUNTY LAND COMMISSIONER
STREET VACATION PLAN
ROLLA, PHELPS COUNTY, MISSOURI

STREET VACATION
NORTH PARK STREET (2nd to BNSF)

INTEGRITY ENGINEERING, INC.
ENGINEERING • ARCHITECTURE • LAND SURVEYING
Providing Expertise, Lead Planning, Architecture and Environmental Services with Integrity!

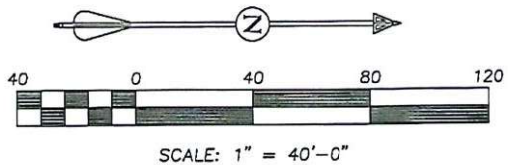
DESIGN BY:	EDP
CHECKED BY:	TEC
DATE:	APRIL 3, 2023
SCALE:	AS SHOWN
JOB:	Park Street Vacation (2nd to BNSF)
FILE:	PARK ST - VACATE.dwg
SHEET:	2
OF 1 SHEETS	

K:\Projects\Phelps County Commission Land Commissioner\2024-11-Park St\DRMILL55\PAWK_ST - VACATE.dwg - 2/3/2023 4:12:30 PM



SCALE NOTE:
 ALL SCALES SHOWN ARE BASED ON 12" x 18"
 (SUPER LEDGER) PRINTS. IF PRINTED AT OTHER
 SIZES, SCALES WILL VARY FROM SHOWN.

See Sheet 1 for
 Plat and Declaration
 See Sheet 2 for
 Descriptions and Notes



MISSOURI STATE PLANE GRID NORTH
 CENTRAL ZONE
 BY GPS OBSERVATION

- LEGEND**
- O—U ——— - Overhead Utilities
 - GAS — GAS — GAS — - Natural Gas Line
 - WL ——— - Water Line
 - SS ——— - Sanitary Sewer Line
 - ==== - Storm Sewer Line
 - — — — — - Subject Property Line
 - — — — — - Adjoining Property Line

Integrity Engineering, Inc.
 P.O. Box 700 / 1714 East 10th St.
 Rolla, Missouri 65861 / 65401
 Phone (313) 341-3100
 Fax (313) 341-3111
 Email integrity@integrityeng.com
 Website: integrityeng.com
 Missouri Certified Public Engineer
 Engineering 2007-2022
 Surveying 2007-2019
 Architecture 2009-11

PROJECT:
 PHELPS COUNTY LAND COMMISSIONER
 STREET VACATION PLAN
 IN ROLLA, MISSOURI

STREET VACATION
 NORTH PARK STREET (2nd to BNSF)

INTEGRITY
 ENGINEERING, INC.
 ENGINEERING - ARCHITECTURE - LAND SURVEYING
 Providing Engineering, Land Surveying, Architecture and Environmental Services Worldwide

DRAWN BY:	EDW
CHECKED BY:	
TITLE:	
DATE:	APRIL 3, 2023
SCALE:	AS SHOWN
JOB:	
FILE:	Park Street Vacation (2nd to BNSF)
SHEET:	3
OF 3 SHEETS	

PROPOSED TEN FOOT WIDE UTILITY EASEMENT DESCRIPTION:

An easement for utility purposes, lying over and across a part of Park Street between Block 14 and Block 15 of ORIGINAL TOWN of Rolla, Missouri, being (10) ten feet in width, and lying (5) five feet on each side of the follow described centerline: A part of the NE 1/4 of Section 11, Township 37 North, Range 8 West of the 5th P.M., Rolla, Phelps County, Missouri, more particularly described as follows: Commencing at a chiseled "X" in the sidewalk for the SW corner of Lot 7, Block 14 of said ORIGINAL TOWN, at the intersection of the North Right-of-way line of Second Street, and the East Right-of-way line of Park Street; Thence leaving said North Right-of-way line, with said East Right-of-way line, N 00°24'13" E, 149.83 feet to the point of beginning; Thence leaving said East Right-of-way line, S 88°08'04" W, 60.05 feet to the West Right-of-way line of Park Street and the point of termination. Description per survey by Integrity Engineering, Inc. dated April 3, 2023.

PARK STREET VACATION DESCRIPTION:

All of Park Street between Block 14 and Block 15 of ORIGINAL TOWN of Rolla, Missouri, from the North Right-of-way line of Second Street to the Southerly Right-of-way line of the BNSF Railway, described as follows: A part of the NE 1/4 of Section 11, Township 37 North, Range 8 West of the 5th P.M., Rolla, Phelps County, Missouri, more particularly described as follows: Beginning at a chiseled "X" in the sidewalk for the SW corner of Lot 7, Block 14 of said ORIGINAL TOWN, at the intersection of the North Right-of-way line of Second Street, and the East Right-of-way line of Park Street; Thence leaving said East Right-of-way line, with said North Right-of-way line, N 89°58'43" W, 60.00 feet to the SE corner of Lot 3, Block 15 of said ORIGINAL TOWN on, at the intersection of the North Right-of-way line of Second Street, and the West Right-of-way line of Park Street; Thence leaving said North Right-of-way line, with said West Right-of-way line, N 00°24'13" E, 199.76 feet to the intersection with the Southerly Right-of-way line of the BNSF Railway; Thence leaving said West Right-of-way line, with said Southerly Right-of-way line, along a curve to the left, having a radius of 1933.19 feet, an arc length of 63.62 feet, and a chord of N 71°00'03" E, 63.61 feet, to the intersection with the East Right-of-way line of Park Street; Thence leaving said Southerly Right-of-way line, with said East Right-of-way line, S 00°24'13" W, 220.49 feet to the point of beginning. Said tract contains 0.29 acres more or less, per survey by Integrity Engineering, Inc. dated April 3, 2023. Subject to any easements, restrictions, reservations and covenants existing and/or recorded.

Also: an easement for utility purposes, being 38 feet in width, along and parallel to the East side of the above described tract, running North and South from the North Right-of-way line of Second Street to the Southerly Right-of-way line of the BNSF Railway.

Also: an easement for utility purposes, being 15 feet in width, along and parallel to the West side of the above described tract, running North and South from the North Right-of-way line of Second Street to the Southerly Right-of-way line of the BNSF Railway.



Project Information:

Case No: ZON23-03
Location: SW Corner Richard Dr/Curtis Dr
Applicant: Deborah Castle/Castle Family LP
Request:
Rezoning from C-1, Neighborhood Comm. to R-3, Multi-family

Public Hearings:

Planning and Zoning Commission
May 9, 2023
5:30 PM
City Hall: 1st Floor

City Council
May 15, 2023
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



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

Lot 17, Resubdivision of Lots 12, 15-19 of the Amended Subdivision Plat of Scottsvale Subdivision, Rolla, Phelps County, Missouri



pd ck # 225102

City of ROLLA



COMMUNITY DEVELOPMENT DEPARTMENT
901 North Elm St
Rolla, MO 65401
P.O. Box 979

573-364-5333 + www.rollacity.org/comdev

LAND USE APPLICATION

Contact Information:

Property Owner:
Castle Family Limited Partnership

Name(s)
16800 State Route 0

Mailing Address
Rolla, MO 65401

City, State, Zip
Debbie's cell: 573-368-1823

Phone
dbcastle50@yahoo.com

Email

Agent/Applicant (If Different Than Property Owner):

Name

Mailing Address

City, State, Zip

Phone

Email

Property/Request Information:

Request: Rezoning
 Planned Unit Development
 Conditional Use Permit
 Annexation
 Text Amendment

Property Address/Location All of Lot 17 of a Resubdivision of Lots 12, 15-19 of the Amended Subdivision Plat of Scottsvale Subdivision

Property Zoning (Current and Proposed)
current C-1 Proposed R-3

Proposed Development/Project/Amendment
4 Plex or duplex construction

APPLICATION CHECKLIST:

Applicant Checks Boxes	<input type="checkbox"/>	Completed Application Form	<input type="checkbox"/> 6
	<input type="checkbox"/>	Agent Letter (If Applicable)	<input type="checkbox"/> N/A
	<input type="checkbox"/>	Filing Fee - \$375 (Rezoning/CUP); \$475 (PUD); \$300 (CUP/PUD Amendment); \$62.50 (Annexation for advertisement)	<input type="checkbox"/> 375
	<input type="checkbox"/>	Legal Description (Unplatted and Irregular Lots Only)	<input type="checkbox"/> 0
	<input type="checkbox"/>	Site Plan (If Applicable)	<input type="checkbox"/> N/A
	<input type="checkbox"/>	Letter of Request/Project Report (If Applicable)	<input type="checkbox"/> N/A

City Staff Verifies

OFFICE USE ONLY:

Case No: 20N23-03 DRC Meeting Date: 4.18.23 PC Hearing Date: 5.9.23

Submission Date: 4.12.23 Advertise By: 4.20.23 CC Hearing Date: 5.15.23/6.5.23

I N F O R M A T I O N :

Rezoning (Map Amendments) are *reviewed* to meet the following criteria:

1. Consistency with the intent of the Rolla Comprehensive Plan.
2. Changed or changing conditions in the neighborhood.
3. Compatibility with other properties in the immediate vicinity.
4. Adequacy of utility service and facilities.
5. Impact on vehicular and pedestrian traffic safety.
6. Correction of an error in the application of the zoning regulations.
7. Viability of economic use of the subject property if rezoning is denied.
8. Relevant information received at the public hearing.

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

1. Implementation of the Rolla Comprehensive Plan.
2. Efficient use of land to protect/preserve natural features of the land.
3. Harmonious and coherent site and building design to create a sense of place.
4. Direction of development to existing or proposed transportation and utility facilities.

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

1. Compliance with zoning district regulations.
2. Impact to traffic or pedestrian safety and mitigation.
3. Not dominating the immediate neighborhood.
4. Provision of adequate parking facilities.
5. Adequacy of utilities and drainage facilities.
6. Compatibility with surrounding vicinity.

Annexation requests must include a *notarized* petition that includes the following statements:

1. That the all property owners or agents have signed the application.
2. That the property is not part of any incorporated municipality and is contiguous to the city of Rolla limits.
3. That the applicants request to be annexed as authorized by RSMo. Section 71.012.

Text Amendment requests must include a letter/report with includes the following:

1. Reasons for amending the codes and demonstrating that the request serves the general welfare and preserves the community interest.
2. Proposed modifications with proposed language in underline and language to be removed in ~~striketrough~~.

Acknowledgement and Authorization:

The owner(s) understand and agree that the application will be placed on hold until a complete application and all required items on the checklist are received. The owner(s) understand and agree to permitting employees of the City of Rolla to enter the subject property for purposes of posting a yard sign(s), retrieving the yard sign(s), taking photographs of the property/building(s), and investigating the property for pertinent information related to the request. Should ownership of the property change after the application is submitted, authorization is required from the new owner to continue with the review of the request, or the request will be withdrawn from consideration. The undersigned understands that refunds may be provided if the request is withdrawn prior to the Planning Commission hearing, less any costs already incurred.

Property Owner(s):

Applicant/Agent (If Different From Owner)

Deborah Lane Castle Deborah Lane Castle, Partner

Sign

Print

Sign

Print

B-R Castle Brian R. Castle, Partner

Sign

Print

Sign

Print



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

DATE: April 19, 2023
TO: Tom Coots, City Planner, City of Rolla
cc: Rodney Bourne, General Manager; Chad Davis, Operations Manager; File
FROM: Dale Brown, Engineer 1
SUBJECT: April 18, 2023 DRC Agenda

1. **VAC23-01:** Vacation of Park Street, north of 2nd Street to the railroad, adjacent to the Phelps County Courthouse and Sheriff's Department/Phelps County Jail
 - A utility easement needs to be retained for the existing water line in the street to be vacated. RMU does not expect there to be an easement for the water service line from the water main to the structure since the water service line is owned by the Customer.
 - RMU is neutral concerning the prospect of retaining the entire 60-foot width of Park Street as an easement, as was discussed at the DRC meeting, so long as easement for the water main, as previously mentioned, is retained.

2. **ZON23-03:** Rezoning of the property at the southwest corner of Richard Dr., and Curtis Dr., from C-1, Neighborhood Commercial, to R-3, Multi-family Residential.
 - RMU is neutral concerning this proposal.

3. **Easement Vacation (Added to the agenda):** Vacation of utility easement at 1908 N. Bishop Ave.
 - Since there are no RMU utilities within this easement, RMU is neutral concerning this proposal.