



ECONOMIC DEVELOPMENT REPORT 2021

**CITY OF PARK
HILLS, MISSOURI**

TABLE OF CONTENTS

- 3
- 4
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 17
- 19
- 20
- 22
- 23
- 25
- 26
- 27
- 35
- 36
- Introduction
- Economic Summary
- Links
- City Base Map
- Industrial Park Map
- Rail Map
- Zoning Map
- TIF 3 Map
- TIF 4 Map
- TIF 5 Map
- TIF Financial Review
- TIF 101 Brochure
- Commercial Properties for sale
- Vacant Commercial Properties
- Vacant Residential Properties
- Flood Buyout Rental Program
- Tiny Home Brochure
- Setback Requirements
- Permit Fee Schedule
- Drawing Guide
- Climate, Soil, and Geology
- Contact Information

OUR MISSION

The City of Park Hills is dedicated to making our town the best possible place to live, work and raise a family. We are dedicated to meeting the citizens' needs which give us our direction and purpose.

The city of Park Hills specializes in offering a quality place for residents and businesses. Park Hills is always open for business and offers many market opportunities for expanding business and new businesses.



Business

Park Hills industrial sites offer full utilities, rail, and connection to four-lane US 67.



Safety

The 2015 Uniform Crime Report showed Park Hills as the 199th safest city in the U.S.



Recreation

Recreational activities include the ATV area at St. Joe State Park, great family parks and a city pool.



Services

Services include public works, utilities, library, senior nutrition, and curbside garbage collection.



Community

The Community Development Director oversees building code enforcement and zoning concerns within the City of Park Hills.



Mission Statement

The City of Park Hills is dedicated to making our town the best possible place to live, work and raise a family. We are dedicated to meeting the citizens' needs which give us our direction and purpose.

OUR VISION

Our vision is to provide the people with a safe, economically prosperous place to live, work, and raise a family.

OUR VALUES

- Honesty
- Integrity
- Quality of Service
- Listening to Customer's Needs
- Environmental Responsibility
- Trust and Trustworthiness

2022 ECONOMIC SUMMARY

In 1994 Park Hills was consolidated from the cities of Elvins, Esther, Flat River, and the Village of Rivermines. The City maintains financial reserves of at least 17% of annual revenues. Current tax rates per \$1 are: State 4.225%, County 1.250%, Ambulance District 0.500%, 911 Communications 0.375%, City 3.00%, and Transportation Development District 0.0500%.

We are located off Missouri State Highway 67, between the Parkway Drive Exit and the Fairgrounds Drive exit. The current average annual daily traffic count between Parkway Drive and Fairgrounds Drive is 12,112 with AADT at Parkway drive being 3,554 and Fairgrounds Drive being 5474.

Park Hills' population is currently at 8,553 citizens. The racial composition of Park Hills is 89.71% White, 6.04% mixed race, 3.79% Black or African American, and 0.46% Native American. Ancestries in the City include 12.3% Irish, 10.7% German, 8.1% French, and 6.5% English. We have a 49.21% Female to 50.79% Male sex ratio.

Park Hills' median house value is \$82,300. We currently have a 55.9% rate of home ownership with the remaining being rentals. The average monthly rent is \$638. The current property tax average is \$800. We estimate the construction of about 13 new single-family or duplexes a year. With an estimated 2.83% vacancy in residential structures. Current property tax rates over \$100 are County Tax on Real Property 5.1117%, County Tax on Commercial Real Property 5.3117%, and City Tax on Real Property 0.6222%.

The average household income is \$50,466. The average earnings per person are \$30,800. The average family size is 3.04, average age is age of 32.8, with a 41.7% child dependency ratio. 39.1% of the population are high school graduates, with 58.1% obtaining a form of a college education. We have about a 43% marriage rate.

2021 ECONOMIC SUMMARY

We have an average of 8.45% year-over-year employment growth rate. We currently have a 24.41% poverty rate, 5.6% unemployment rate, and a 0.20% year-to-year population decrease. Park Hills is also home to 613 Veterans from the Second Gulf War, Vietnam War, First Gulf War, and Korean War.

Park Hills (FIPS Code 56272) covers an area of approximately 20.4 square miles within Saint Francois County, Missouri (FIPS Code MO187). The City lies at the coordinates: Longitude -90.51587 and Latitude 37.855270 approximately 70 miles south of St. Louis. Elevations in the city range from approximately 660 feet above mean sea level up to 1,020 feet MSL.

There are several properties located in Tax Increment Financing Districts. TIF can assist with the cost of building. We currently have three open TIF Districts; Parkway Drive Exit TIF # 3, Downtown TIF #4, and Fairgrounds Drive TIF #5. We are encouraging new construction and alterations in these areas.

We are home to St. Joe State Park that hosts campgrounds, paved trails, hiking, biking, horseback riding, lakes, ORVs, and more. It is also home to the Missouri Mines State Historic Site. Park Hills is home to the Mineral Area Community College and the Mineral Area Fine Arts Academy. We have multiple City Parks for relaxing and are host to several community events; Crusin' for a Cause, Christmas in Our Hometown and Sauces and Shows. We have a large amount of community based organizations such as the Park Hills Farmer's Market, Garden Club, Downtown Park Hills Association, Park-Hills Leadington Chamber of Commerce, and more.

2021 ECONOMIC SUMMARY

We hope that you have found this information helpful! Below are a few links for additional information.

- <http://parkhillsmo.net/>
- <https://semorpc.maps.arcgis.com/apps/webappviewer/index.html?id=342aabab0b87485aa1004797daa4e762>
- <https://stfrancois.missouriassessors.com/search.php>
- www.missourieconomy.org
- <http://onthemap.ces.census.gov>
- <http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>
- <http://www.onetonline.org/>
- www.jobs.mo.gov/
- <http://www.missouriconnections.com/>
- <http://ded.mo.gov/ncrc/>
- www.jobs.mo.gov
- <http://www.bls.gov/emp/>
- <http://www.act.org/workkeys/>
- <http://mc.ds.dese.mo.gov/Pages/default.aspx>
- <http://www.dhe.mo.gov/data/>





DE SOTO

67

47

8

UP

UP

PARK
HILLS

FARMINGTON

221

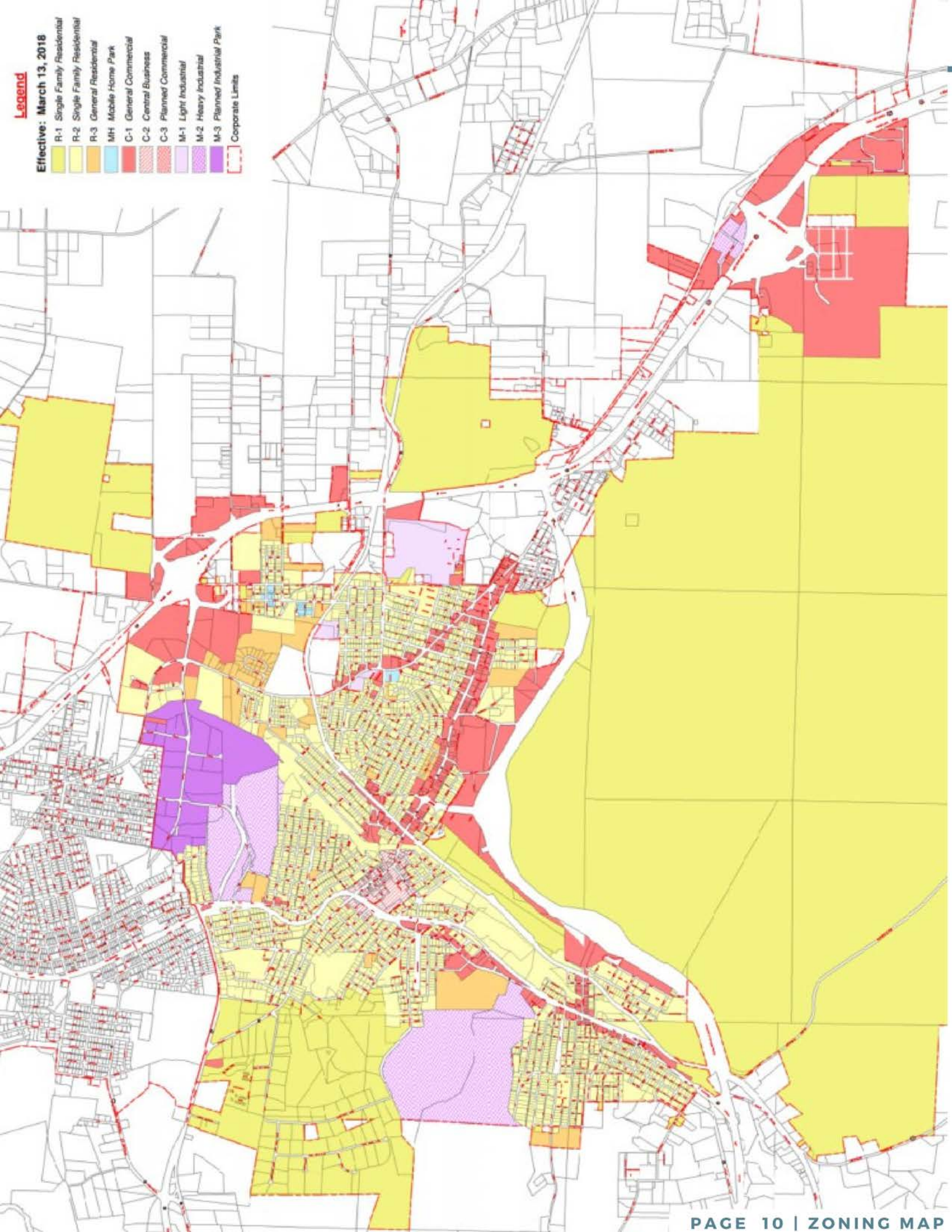
21

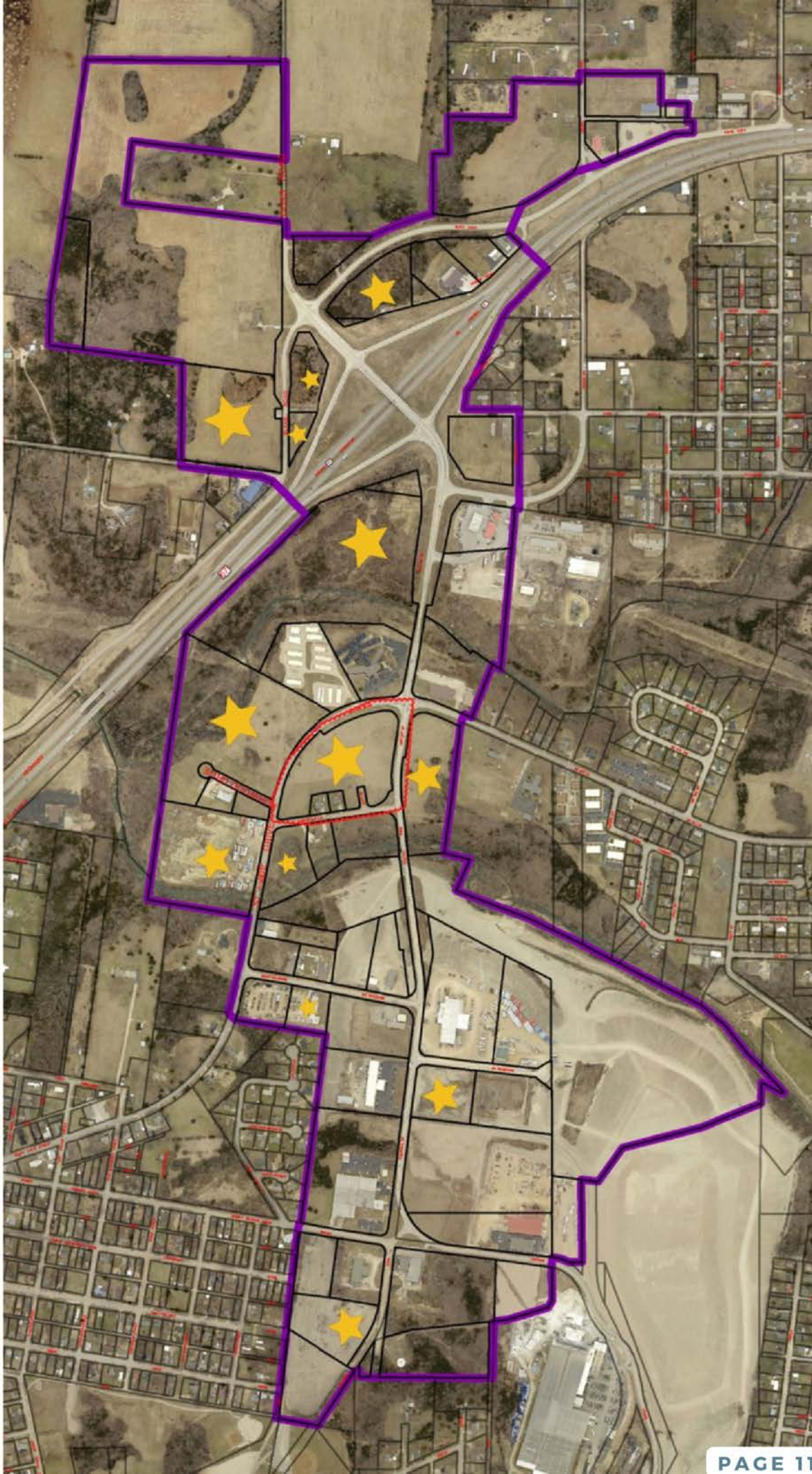
St. Francois

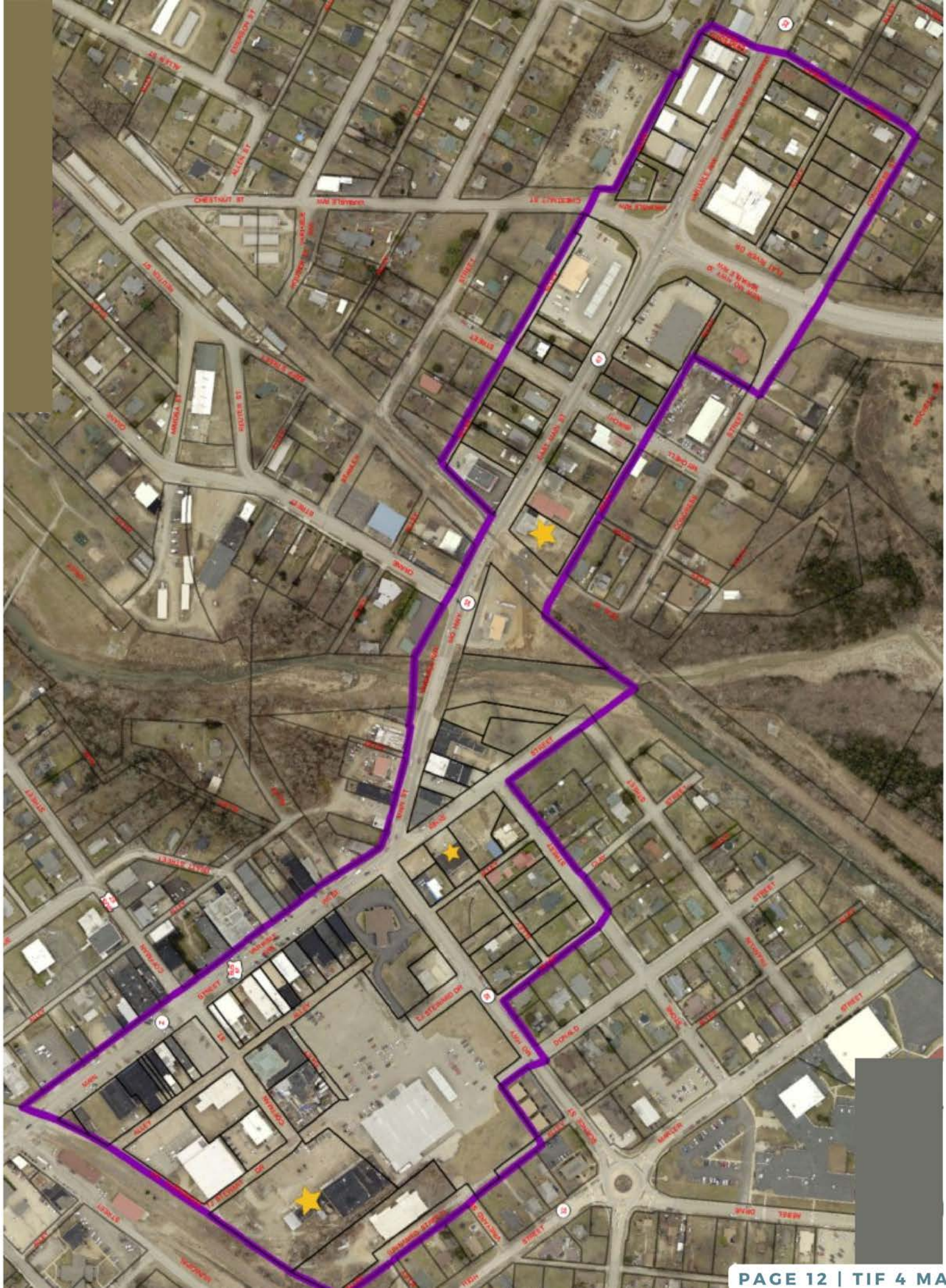
Legend

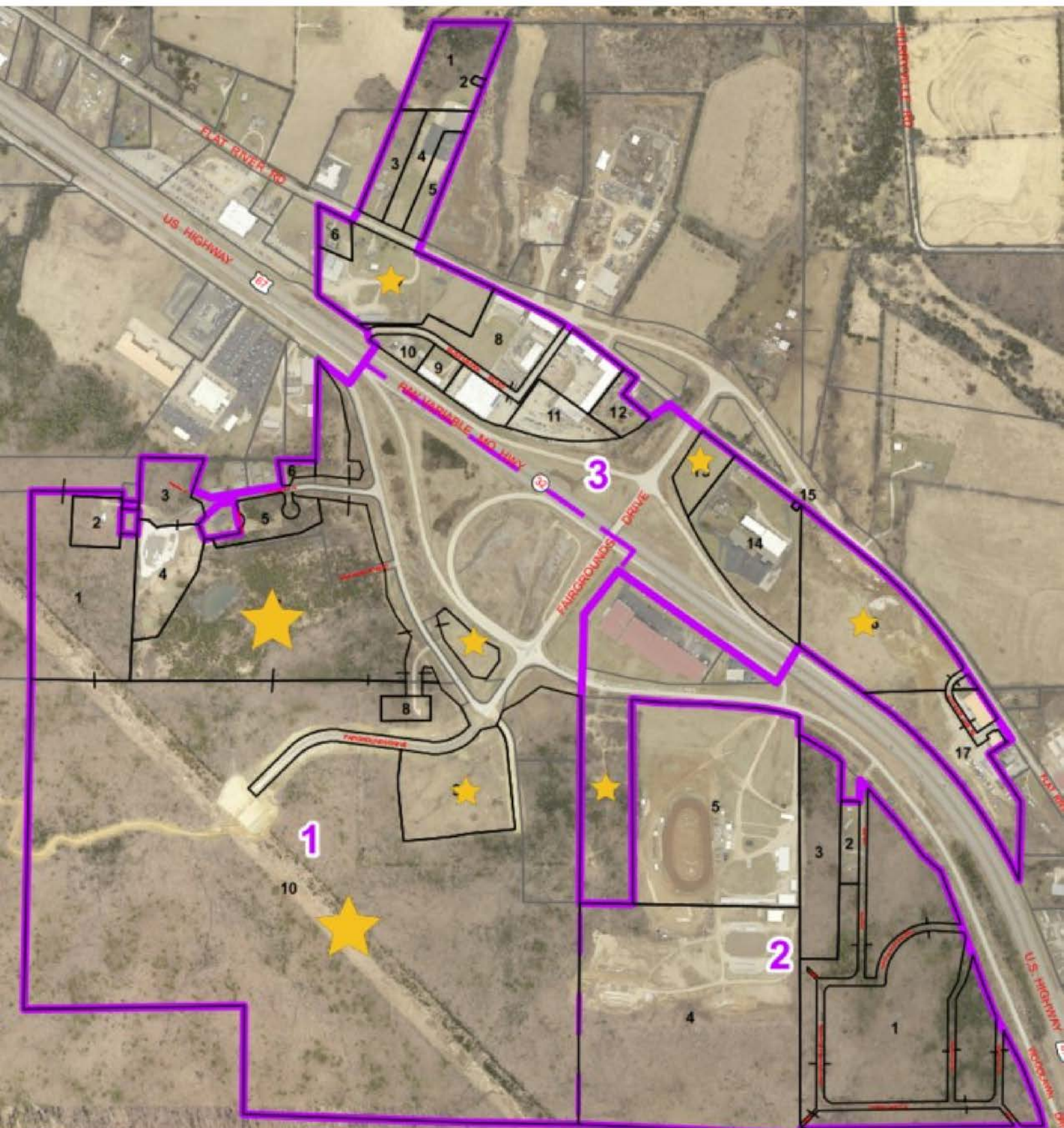
Effective: March 13, 2018

- R-1 Single Family Residential
- R-2 Single Family Residential
- R-3 General Residential
- MH Mobile Home Park
- C-1 General Commercial
- C-2 Central Business
- C-3 Planned Commercial
- M-1 Light Industrial
- M-2 Heavy Industrial
- M-3 Planned Industrial Park
- Corporate Limits









Economic Activity Taxes

Change in revenue from 2020-2021

- TIF 2 -\$192.39
- TIF 3 -\$21,337.33
- TIF 4 +\$53,127.80
- TIF 5 RPA 1 +\$5,258.14
- TIF 5 RPA 2 +/- \$0
- TIF 5 RPA 3 +/- \$0

Budget Comparison

Budgeted amount compared to actual reporting

- | | |
|--|---|
| • TIF 2 2021-2022 Budget \$83,360 | • TIF 2 2021 Reported \$117,194 |
| • TIF 3 2021-2022 Budget \$47,200 | • TIF 3 2021 Reported \$91,996.36 |
| • TIF 4 2021-2022 Budget \$114,000 | • TIF 4 2021 Reported \$136,717.80 |
| • TIF 5 RPA 1 2021-2022 Budget \$8,182 | • TIF 5 RPA 1 2021 Reported \$10,739.65 |
| • TIF 5 RPA 2 \$0 | • TIF 5 RPA 2 \$0 |
| • TIF 5 RPA 3 \$0 | • TIF 5 RPA 3 \$0 |

WHAT IS TIF?

- TIF stands for Tax Increment Financing.
- Park Hills currently has four TIF districts.
- When the first project within the district starts, the economic activity taxes, EATS, and payments in lieu of taxes, PILOTS rates, are frozen. EATS are the sales tax revenue, and PILOTS are the property taxes. This is then called the base year.
- Developers apply for the funding by passing a Redevelopment Agreement with City Council.
- When reimbursement payments are due, the increment between the base year and current year are reviewed to create funding in the TIF.

- Developers can receive yearly reimbursements based on their EATS, 50% could be returned, and their PILOTS, 100% could be returned.

TEMPLATES AND EXAMPLES
AVAILABLE ONLINE AT
WWW.PARKHILLSMO.NET UNDER
'FORMS.'

stfrancois.missouriassessors.com/search.php
semogis.com/stfrancoiscounty.html

CONTACT US

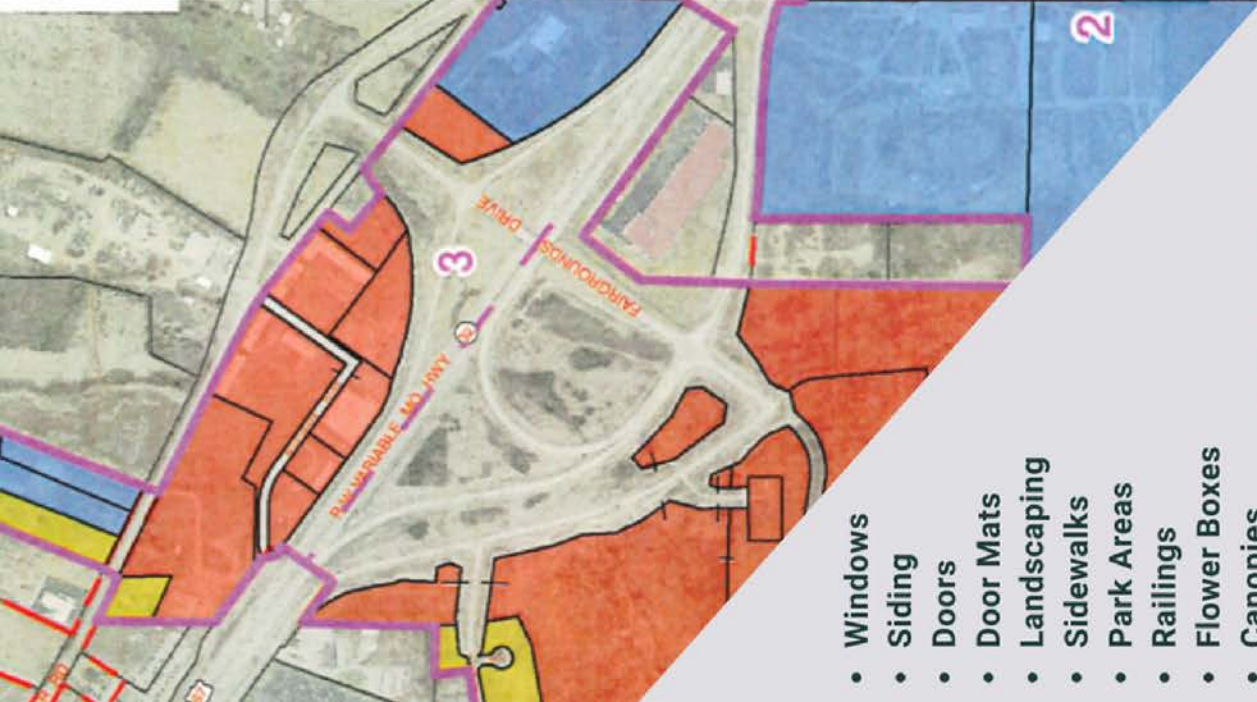
12 Municipal Drive
Park Hills MO 63601

(573) 431-3577 ext 32
CDDIRECTOR@PARKHILLSMO.NET

parkhillsmo.net

TAX INCREMENT FINANCING 101

A BRIEF SUMMARY OF WHAT TIF IS,
HOW TO USE IT AND HOW TO
RECEIVE REIMBURSEMENT



HOW CAN FUNDING BE USED?

- Windows
- Siding
- Doors
- Door Mats
- Landscaping
- Sidewalks
- Park Areas
- Railings
- Flower Boxes
- Canopies
- Awnings
- Lighting
- Paint

HOW TO RECEIVE REIMBURSEMENT

SUBMIT A REDEVELOPMENT AGREEMENT

Find the application on our website under 'Forms.' You should include cost, site plan, legal description, and recent assessed property values. If the property creates sales tax revenue, also include that data. This agreement gets approved by City Council.

COMPLETE CERTIFICATE OF SUBSTANTIAL COMPLETION

When construction is complete, submit the certificate of substantial completion. A template is located on our website under 'forms.' This will begin the year long waiting period prior to receiving reimbursements.

SUBMIT CERTIFICATE OF REIMBURSABLE COSTS

A template can be found on the website under 'forms.' Along with this, be sure to include all receipts, bills, contracts, etc. of costs incurred for the project. The City will verify the data and complete a reimbursement based on the PILOTS and EATS.

CAN YOU GIVE ME AN EXAMPLE?

Here we have a very basic estimate of how long it would take to be reimbursed \$5,000.

In the first year of reporting, there was \$200 in PILOTS and \$1,000 in EATS.

You can be reimbursed 50% of the PILOTS, \$100 and 100% of EATS, \$1,000 for a total of \$1,100.

If this trend continues in exactly the same way, it would take you five years to be reimbursed.

Tax rates, assessments, and sales taxes can change each year. This could alter your payments.

TIF Reimbursement Estimator			
Total Redevelopment Agreement amount		\$	5,500.00
First Year Reporting		Reimbursement Amount	
PILOTS	\$	100.00	\$ 100.00
EATS	\$	2,000.00	\$ 1,000.00
		TOTAL	\$ 1,100.00
Amount of years for total reimbursement			5





2022 City of Park Hills Commercial Properties

Stop by and see us or view us online at:

<https://bit.ly/PHProperties>

These listings are made based on recent commercial property real estate postings on websites listing properties for sale. The City of Park Hills does not own or share an interest in any properties. These listings are only updated periodically.

OUR TOWN FEATURES

Flat River
Booming Main Street
Farmer's Market
Seasonal Events
Three Community Parks
Community College
One of the Nation's top
School Systems



GROWING
COMMUNITY



STATE
PARK



HISTORICAL



PARK HILLS
"MISSOURI"

CALL NOW

573 - 431 - 3577 x 42



MLS # 21029397
0 Blake Road
Park Hills MO, 63601



MLS # 22036232
600 North St Joe Drive
Park Hills MO, 63601



MLS # 22013908
3327 Conway Road
Park Hills MO, 63601



MLS # 22025466
124 Rivermines Street
Park Hills MO, 63601



MLS # 22024372
116 South Morice Street
Park Hills MO, 63601



MLS # 21051290
100 Vineyard Street
Park Hills MO, 63601

Please contact a real estate agent for assistance with these properties.

VACANT COMMERCIAL PROPERTIES

Please use the below links to view more information on these properties. These are NOT City owned properties. We recommend completing your own research and reaching out to a real estate agent for assistance. Properties will be updated periodically. Park Hills is providing this list based on properties that have been observed, have or had violations against them. Happy hunting!

<https://bit.ly/SFASSESSOR>

<https://bit.ly/SEMOSFGIS>

Site Number	Site Street
1	North Coffman
2	Coffman
5	Coffman Street
7	Coffman Street
13	East Main
15	Science Street
34	East Main
101	East Main
116	South Morice
124	Rivermines
200	East Main
201	Front Street
202	Crane Street
226	South Front
227	East Elvins Boulevard
308	South St Joe Drive
312	South St Joe Drive
508	East Main
600	North Front
600	North St Joe
703	East Main
716	South St Joe Drive
717	St Joe Drive
1020	East Main
3327	Conway Road
6004	Halter
	Blake Road
	Blake Road
	Blake Road
	East Church Street
	Fifth and St Joe
	Parkway Drive
	South St Joe Drive
	St Joe Drive
	St Joe Drive
	Third Street

Vacant Property List

Please use the following links for more information on these properties:

<https://bit.ly/SFASSESSOR>

<https://bit.ly/SEMOSFGIS>

These are NOT City owned properties. We recommend completing your own research and reaching out to a real estate agent for assistance. Properties will be updated periodically. Park Hills is providing this list based on properties that may have or had violations against them. Happy hunting!

House Number	Street Name
5	PINE
5	BARTON
7	BARTON
14	BARTON
15	WOOD
16	HILL
16	STANLEY
19	WOOD
34	EAST MAIN
100	E MAIN
104	COFFMAN
105	THIRD
105	FIFTH
105	FOURTH
107	SIXTH
114	PRENTISS
124	B STREET
125	S. FIRMAN
201	FLAT RIVER RD
202	BENNET
202	FITE
202	HAMPTON
205	MILL
208	SIMMONS
208	SIXTH
219	EMERSON
221	HOUSER
230	WEST A STREET
302	NORTH SWEET

306	TENTH
308	FIELD
309	HICKORY
309	CAMILLA
309	LAUREL
310	EDGEWOOD
310	CAMILLA
311	MILL
313	MILL
314	MEADOW
314	LAUREL
316	SECOND
324	FIRMAN
401	SIXTH
404	W A STREET
408	EVANS ROW
414	HAMPTON
416	ETHEL
419	CRANE
432	EAST ELVINS
500	THIRD #2
502	DIX
503	EAST MAIN
504	CAMILLA
504	LEWIS
509	DIX
509	W FITE
515	SIXTH
517	SIXTH
519	SIXTH
600	SIXTH
602	SIMMONS
602	FIFTH
603	SIMMONS
605	WATTS
609	DIX
610	SEVENTH
700	FIRST
702	TEAK
704	EIGHTH
709	EIGHTH
710	EIGHTH
711	TYLER
805	WESTWIND
907	GLENCOE
908	ST JOE
	E CHURCH & FRONT



PARK HILLS MISSOURI

FLOOD BUYOUT

RENTAL PROGRAM

For \$1 a year, you can lease a small lot from the City of Park Hills. Several lots are available. The property can only be used in accordance with the Stafford Act 42 U.S.C Section 5170c and the Hazard Mitigation Relocation Act of 1993, title 44, CFR, part 77. Visit our website, parkhillsmo.net, hover over 'Business' and click 'Available Sites.' Or use this link :

<https://bit.ly/FloodBuyOut>

For more information, contact us at:

(573) 431 - 3577 OR CITYHALL@PARKHILLSMO.NET



ABOUT

OUR BUILDING CODE

- The City of Park Hills Missouri currently complies with the 2012 International Building Code series. We have adopted appendix AQ of the 2021 International Residential Code specifically for tiny homes. You can research these specifications on your own or come to us with basic questions. Our current Municipal Code can be viewed on: www.ecode360.com/PA3394 All builds will require a standard set of building and site plans. Not limited to; site plan, foundation, cross sections, and floor plans. Working with an architect can eliminate guesswork.

LET'S CONNECT

Phone

573-431-3577 ext 32

Website

www.parkhillsmo.net

Email

cddirector@parkhillsmo.net

Address

12 Municipal Drive
Park Hills MO 63601



City of Park Hills

BUILDING CODE

BASED ON THE MUNICIPAL
CODE, 2012 INTERNATIONAL
RESIDENTIAL CODE AND
APPENDIX AQ OF THE 2021
INTERNATIONAL RESIDENTIAL
CODE

A general
guide to

TINY HOMES

CAN I BUILD A 'TINY HOME?'



OVERALL, YES!

There are many aspects of the building, zoning and municipal codes that go into permitting 'tiny home' builds. In general a tiny home is:

- Between 120 sf and 719 sf
- Has two egress points
- Is permanently fixed to a foundation
- Is traditionally 'stick-built' with framing attached to the foundation
- Has all the amenities of a regular home

We recommend discussing your options with a licensed and trusted contractor. Those who work in the area will be experienced with the Residential Code and the design of small spaces.

" Can I purchase a prefab shed as my tiny home? "

Generally, no. A shed does not meet the egress requirements, square footage, framing, ceiling height or climatic and geographic load for our zone.

" Do I need a kitchen? "

Yes. A kitchen sink, stove/oven, refrigerator and cabinets or clean food preparation areas are all required.

" Can my tiny home be on wheels? "

No. A home will need a permanent foundation with the wall framing appropriately attached. Basement, slab, and crawl spaces are acceptable.

" Do I need a bathroom? "

Yes. Toilet, shower/tub and hand sink are required.

" Can there be more than one home on a lot? "

Yes, if the set-back requirements can be met and each home is on its' own utilities.

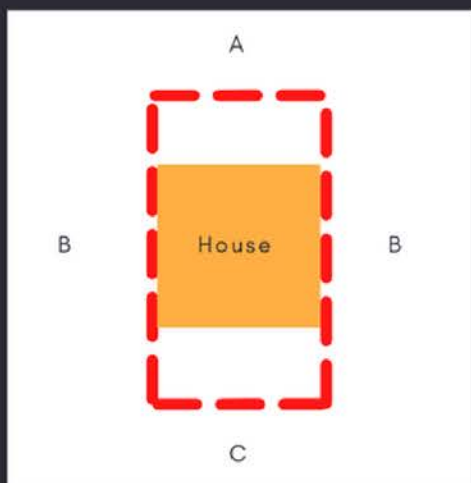
WHAT ELSE?

APPENDIX AQ BASICS

- Minimum ceiling height is 6' 8", except lofts.
- Loft minimum area is 35 sq ft
- Loft minimum ceiling height is 3'
- Loft guards are required
- Stair minimum width is 17"
- Emergency escape window/opening required in lofts

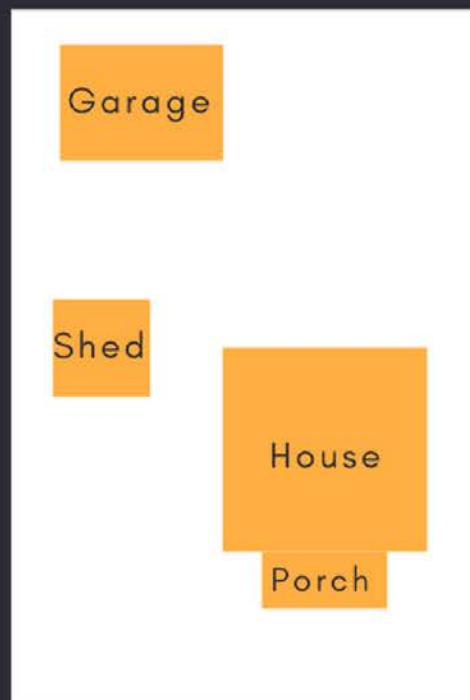
COMMON SETBACK REQUIREMENTS

Per Code Section 400 and the 2012 International Zoning Code



Zone	Front (A)	Side (B)	Rear (C)
R-1	30'	15'	30'
R-2	25'	10'	25'
R-3	25'	6'	25'
C-1	25'	5'	25'

- Accessory structures must be 5' from property lines.
- Accessory structures must be 10' from other structures.
- An open porch cannot extend more than 10'.
- Most accessory structures require permits.
- Garages built on property lines near an alley must be 10' from the alley.



SOME EXCEPTIONS MAY BE MADE, SEE SECTION 400.150 OF THE MUNICIPAL CODE. SOME VARIANCES MAY BE GRANTED THROUGH THE BOARD OF ADJUSTMENTS. IF YOU HAVE QUESTIONS ABOUT EXCEPTIONS, PLEASE REACH OUT TO US!

Contact Community Development (573) 431-3577 ext 42
 12 Municipal Drive Park Hills MO 63601
www.ParkHillsMO.net



CONSTRUCTION, BUILDING AND PLANNING & ZONING FEES

Brought to you by the Community Development Department

COMMERCIAL (NEW CONSTRUCTION)

- 120 square feet - 10,000 square feet: **0.085** cents per square foot.
- 10,000 square feet or more: **0.090** cents per square foot.



COMMERCIAL ALTERATION

- **Level 1** - Removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures (mechanical, electrical, or plumbing): **0.065** cents per square foot.
- **Level 2** - Reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment. : **0.07** cents per square foot.
- **Level 3** - Where the work area exceeds 50% of the aggregate space of the building: **0.07** cents per square foot.

RESIDENTIAL (NEW CONSTRUCTION)

- 120 square feet or more: **0.075** cents per square foot.



RESIDENTIAL ALTERATION

- **Level 1** - Removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures (mechanical, electrical, or plumbing): **0.055** cents per square foot.
- **Level 2** - Reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment: **0.055** cents per square foot.
- **Level 3** - Where the work area exceeds 50% of the aggregate space of the building: **0.055** cents per square foot.

ACCESSORY STRUCTURES

- Detached garages, work shops, playhouses, pergolas, detached decks, detached porches, pools, fences, sheds, carports, portable buildings, permanent structures, temporary structures, chicken coops, pool houses, gazebos, green houses, smoke houses or similar, 120 square feet - 400 square feet: \$30.00

DEMOLITION

- Demolition of structures greater than 120 square feet: \$30.00



EXCAVATION

- Work with a depth greater than 8 (eight) inches. Including excavation for sidewalks, stages, patios, stairs, parking lots, driveways or similar: \$30.00

FIRE PROTECTION

- Firework stands (temporary and permanent), sprinkler systems, automatic fire alarms, and other means of automated fire protection systems or similar: \$30.00

PLANNING AND ZONING

- Annexation, boundary adjustment, re-zoning, special use permit, vacation, variance, or other: \$60.00
- Chicken \$15 initial application with a \$10 annual renewal fee.
- Subdivision \$120.00
- Additional fees may be incurred for advertisements, mailouts, administrative work or similar.



OCCUPANCY

- For structures where no work has taken place and there is a change in ownership, change in tenant or change in use: \$30.00





DRAWING GUIDE

*Please reference the City of Park Hills
Municipal Code and the 2012
International Building Code for more
information on the construction
documents for your project*

Permit applications are available online at:

<http://parkhillsmo.net/forms-applications/>

or at

12 Municipal Drive Park Hills MO, 63601



APPLICATION FOR PERMIT

To obtain a permit, an application should be filed first. The application should include:

- Identify and describe the work
- Describe the land by legal description and address
- Indicate the use and occupancy class
- Include a copy of construction documents
- State the value of the proposed work
- Property owner's signature
- Other such data and information as required by the Community Development Department

CONSTRUCTION DOCUMENTS

The Community Development Department can assist in verifying what documents are needed or if they need to be designed by a registered design professional. A general list could include:

- Fire protection systems shop drawings. Sprinkler system, fire suppression, hood installation, etc.
- Means of egress. Location, dimensions, placement of walls, windows, doors, etc.
- Floor plan. Room sizes, means of egress placement, ceiling height, etc.
- Occupant load
- Interior envelope. Wall thickness, stud material, anchor placement, wall height, windows, doors, insulation, and blocking. etc.
- Exterior wall envelope. Flashing, corners, control joints, roofs, eaves, drainage, etc.
- Site plan. Scale and size of new construction, existing structures, distance from lot lines, street grades, proposed finished grades, floodway, etc.
- Mechanical. Heating and cooling devices, hangers, duct work, vent locations, etc.
- Electrical. Wire type, outlet placement, light switch placement, other fixtures, electrical panel, conduit, etc.
- Plumbing. Sanitary, waste and stormwater, pipe or tubing dimensions, slopes, length of runs, holes in framing, toilet, sink, garbage disposal, sump pump etc.

INSPECTIONS

Typical inspections to be completed are:

- Footing and foundation
- Concrete slab and under-floor
- Lowest floor elevation
- Framing
- Lath and gypsum board
- Fire resistive and smoke resistant penetrations
- Energy efficiency
- Special inspections
- Final inspection



A generic template of construction documents is included in this packet.

For aerial imaging, go to:

to <https://www.semogis.com/stfrancoiscounty.html>
or
<https://stfrancois.missouriassessors.com/search.php>

Application for Construction Permit

Residential	☐	Commercial	☐	Industrial	☐
Type of Construction	(Circle One)				
New Construction	Alteration	Pool	Electrical	Plumbing	Accessory Structure
	Excavation		Demolition	Mechanical	Fire Prevention

Description of Project:

Street _____ City **PARK HILLS** State **MO** Zip **63601**

Applicant Name, phone and e-mail: _____

Applicant Address: _____

Property Owner Name, phone and e-mail: _____

Owner Address: _____

Contractor Info (please include name, phone, e-mail and address)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

Construction Value \$ _____

Area (sq ft): _____ Length: _____ Width: _____ Height: _____ Stories: _____

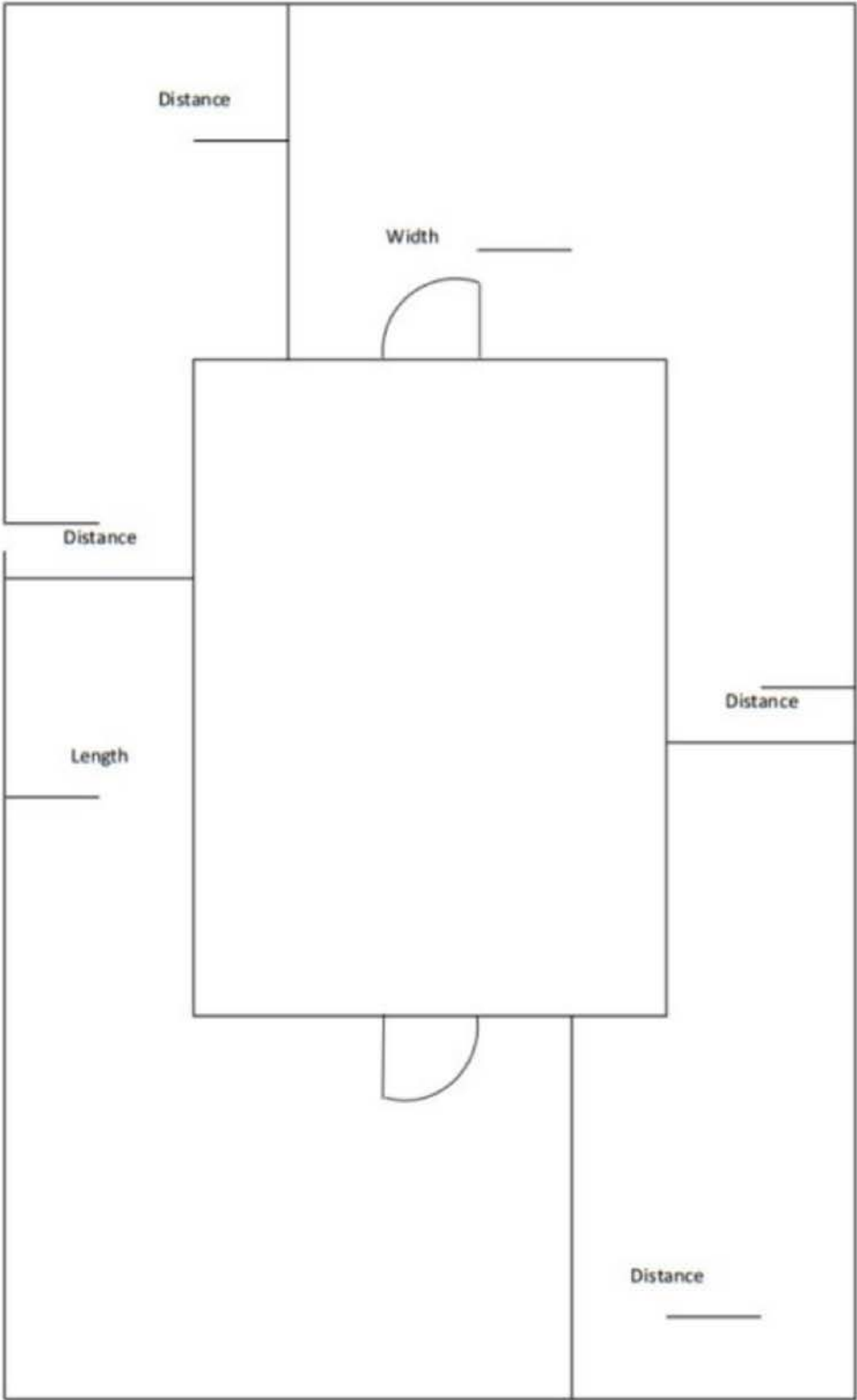
Water Service (inch) _____ Sewer Service (inch) _____ Electrical Services (amps) _____

Use the drawing templates to show your construction plans. Construction documents are not required to be prepared by a design professional for work of a minor nature, as determined by the Community Development Department or for work in one and two family dwellings.

I certify that I am the owner in fee or agent authorized to apply for the building permit. In addition, I certify that I am authorized to apply for the above listed trade permits on behalf of the licenses. I understand that the submittal of incomplete plans or failure to complete this application in its entirety may result in delay of plan review and permit approval.

Applicant Signature: _____ Date: _____

SITE PLAN



Check all that apply and draw them on this page

- North Arrow
- Proposed Construction
- Structures on shared lot lines
- Accessory structures
- Existing structures
- Stormwater

x
x

- Distances to lot lines
- Windows
- Doors
- Structure dimensions
- Retaining wall

x

- Patios/Porches/Decks
- Driveway
- Sidewalk
- Fence
- Pool
- Other (See notes)

NAME: _____

ADDRESS: _____

DATE: _____

Floor Plan

Width _____

Length _____

Check all that apply and draw them on this page

North Arrow	☒	Lights	☐	Patios/Porches/Decks	☐
Proposed Construction	☒	Windows	☐	Smoke Detectors	☐
Electrical	☐	Doors	☐	Room Types	☐
Mechanical	☐	Structure dimensions	☐	Washer/Dryer	☐
Existing structures	☐	Outlets	☐	Water Heater	☐
Plumbing	☐	Vents	☐	Cooktop	☐
Fireplace	☐	Stairs	☐	Carbon Monoxide	☐
Room Dimesions	☐	HVAC	☐	Other (See notes)	☐

Notes:

NAME: _____

ADDRESS: _____

DATE: _____

Foundation Plan

Width

Length

Slab Thickness

Slab Rebar

Fill Type

Fill Thickness

Wall Width

Wall Height

Wall Rebar

Footing Depth

Footing Thickness

Footing Rebar

Footing Width

Check all that apply and draw them on this page

North Arrow	☐	Rough Openings	☐	Patios or Porches	☐
Proposed Construction	☐	Tie Beams	☐	Driveway	☐
Sill plate	☐	Piers	☐	Sidewalk	☐
Anchor Bolt	☐	Steel Reinforcement	☐	Other (See notes)	☐
Insulation	☐	Fill	☐		

Footing Depth Min 30"

Fill Depth Min 4"

Reinforcement Vertical Spacing Min 36"

Footing Width Min 12"

Slab Thickness Min 3 1/2"

Footing Thickness Min 6"

Overlap Min 2'

Reinforcement Horizontal Min 2'/footing and 2'/wall

Wall Thickness Typ 8"

Wall/Footing Reinforcement Min #4

Notes: _____

NAME: _____

ADDRESS: _____

DATE: _____

Cross Section

Roof Covering _____

Decking Material _____

Insulation _____

Truss Plate _____

Sill Plate _____

Gutter _____

Siding Material _____

Sill Plate _____

Sill Plate _____

Foundation _____

Truss Materials and dimensions _____

Overall height of structure _____

Second Story Height _____

Ceiling Covering _____

Framing Type _____

Insulation _____

Wall Covering _____

Sub Floor Material _____

Floor Covering _____

Joist material and dimensions _____

Ceiling Covering _____

Sub Floor Material _____

Slab _____

Check all that apply and draw them on this page

North Arrow
Proposed Construction
Ceiling Covering
Second Story Height
Floor Joist
Interior Wall Framing
Exterior Covering Type

☒
☒
☐
☐
☐
☐
☐

Roof Covering
Insulation Type
Exterior Wall Framing
Soffit
Gutter
Stormdrain
Other (See notes)

☐
☐
☐
☐
☐
☐
☐

Decks/Balconies
Overall Height
Truss Drawings
Skylight
Floor Covering
Subroof

☐
☐
☐
☐
☐
☐
☐

Notes:



Contact us!

PERMITCLERK@PARKHILLSMO.NET

(573) 431-3577 EXT 42

WWW.PARKHILLSMO.NET

12 MUNICIPAL DRIVE

PARK HILLS MO, 63601

CLIMATE, SOIL, AND GEOLOGY

THE CLIMATE OF PARK HILLS IS TEMPERATE, WITH FOUR DISTINCT SEASONS. SUMMER TEMPERATURES REACH THE MID TO UPPER 80'S (F) WHILE LOW TEMPERATURES IN THE WINTER FALL BELOW FREEZING. IN THE AUTUMN THE HARDWOOD TREES OF THE OZARKS OFFER A DAZZLING SPECTACLE OF COLORS. SEVERAL RESIDENTS MAINTAIN MATURE MOUNTAIN MAGNOLIA TREES AS ORNAMENTS ALONG CITY STREETS. THE EARLIEST KILLING FROST NORMALLY OCCURS IN OCTOBER. THE AVERAGE ANNUAL TEMPERATURE IS 55 DEGREES (F). THE COLDEST MONTH IS JANUARY (29-DEGREE AVERAGE) AND THE WARMEST MONTH IS JULY (76.8-DEGREE AVERAGE). AVERAGE ANNUAL RAINFALL IS 41.0 INCHES, AND SNOWFALL AVERAGES 13.7 INCHES. THE AVERAGE RELATIVE HUMIDITY IS 60% AT MID-AFTERNOON. THE PREVAILING WIND COMES FROM THE SOUTH AND REACHES 12 MILES PER HOUR IN EARLY SPRING.

THE SURFACE SOILS OF PARK HILLS AREA CONSIST OF A SILT-LOAM OF SILTY-CLAY-LOAM TEXTURE WITH CLAY OFTEN UNDERLAIN AT DEPTHS OF ONE TO TWO FEET BY CLAY-SILT OR CLAY. STEEPLY SLOPED TRACTS THROUGHOUT THE CITY REFLECT THE SURROUNDING CHARACTERISTICS OF THE ST. FRANCOIS MOUNTAINS AND THE NEARBY NORTHERN OZARK MOUNTAINS. THE BEDROCK UNDERLYING PARK HILLS CONSISTS OF CAMBRIAN ROCK SUCH AS DOLOMITE, SIMILAR TO LIMESTONE. FLAT RIVER AND KOEN CREEK FLOW NORTH THROUGH PARK HILLS, TO A CONFLUENCE WITH BIG RIVER.

CONTACT US



RACHEL ST. PIERRE
DIRECTOR OF COMMUNITY DEVELOPMENT
OFFICE (573) 431-3577 X32
CELL (573) 430-8696
FAX (573) 431-2598
CDDIRECTOR@PARKHILLSMO.NET



RAY ROBERTSON
CODE INSPECTOR
OFFICE (573) 431-3577 X16
RROBERTSON@PARKHILLSMO.NET



COMMUNITY DEVELOPMENT SECRETARY
OFFICE (573) 431-3577 X42
PERMITCLERK@PARKHILLSMO.NET

