



## **CITY OF ROCK HILL**

827 N. Rock Hill Road ♦ Rock Hill, MO 63119 ♦ (314) 968-1410 ♦ Fax (314) 968-4843

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**Due to the St. Louis County Shelter in Place Order meetings are being held via teleconference only. Information about how to view the teleconference can be found at [www.rockhillmo.net/mayor-board-alderman/pages/teleconference-instructions](http://www.rockhillmo.net/mayor-board-alderman/pages/teleconference-instructions)**

**AGENDA  
ROCK HILL PLANNING AND ZONING MEETING  
WEDNESDAY, APRIL 22, 2020  
6:30 P.M.**

1. Call to order
2. Roll Call
3. Approval of the March 4, 2020 meeting minutes.
4. Approval of the agenda for the April 22, 2020 meeting.
5. Public Comment *Each person addressing the commission shall give his/her name, address, and organization or firm represented, if any. He/she shall speak for a period not to exceed three (3) minutes; additional time may be granted by the presiding officer or the commission.*

### **OLD BUSINESS**

### **NEW BUSINESS**

1. Architectural review for a residential addition at 2828 Raritan Dr.
2. Site Plan review for a residential addition at 2828 Raritan Dr.
3. Architectural review for a new house at 2417 Remington Lane
4. Site Plan review for a new house at 2417 Remington Lane
5. Request for rezoning at 320, 322, & 326 W. Thornton Ave from “PD-C” Planned Development-Commercial to “E” Industrial District and “A” Residence District.
6. Request for rezoning 326 W. Thornton Ave “A” Residence District to “D” Business District.
7. Adjournment

Posted at City Hall Friday, April 17, 2020

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY March 4, 2020

1. This meeting was called to order at 6:43 P.M.
2. Members in attendance: David Lancaster –Chairman, Clint Heath –Vice chairman, Art Mitchell, Mark McCarthy, Mike Sarli, and Jennifer Yackley – City Administrator  
  
Absent: Stacie Williams, Wyndell Hill, Larry Schneider, and Alderwoman Sabrina Westfall
3. Approval of the February 5, 2020 Meeting Minutes:  
  
**A motion was made by Clint Heath and seconded by Mike Sarli to approve the Minutes for the February 5, 2020 Planning and Zoning meeting. The motion passed unanimously.**
5. Approval of the Agenda for the March 4, 2020 Meeting:  
  
**A motion was made by Clint Heath and seconded by Mike Sarli to approve the agenda for the March 4, 2020 Meeting. The motion passed unanimously.**
6. Public Comment:  
  
None
7. Architectural review for a residential addition at 2601 Bremerton Road.  
  
**City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Andrew McKeown, for an addition onto the rear of his existing house at 2601 Bremerton Road. The proposed addition will be two stories, 1,036 square feet and 20 feet in height. Neither the city's masonry requirement nor the architectural element requirement are applicable to the proposed addition. The proposed addition will use white vinyl siding to match the existing house.**  
  
**A motion was made by Clint Heath and seconded by Mike Sarli to approve the Architectural review for the proposed addition at 2601 Bremerton Road. The motion passed unanimously.**
8. Site plan review for a residential addition at 2601 Bremerton Road.  
  
**City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Andrew McKeown, for an addition onto the rear of his existing house at 2601 Bremerton Road. The proposed addition will be two stories, 1,036 square feet and 20 feet in height. The property is zoned "A" Residence District.. The request is in compliance with all applicable City of Rock Hill Ordinances.**  
  
**A motion was made by Clint Heath and seconded by Mike Sarli to approve the Site Plan review for the proposed addition at 2601 Bremerton Road.. The motion passed unanimously.**

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY March 4, 2020

9. Site Plan review for an amended site plan at 2609-2629 Rock Hill Industrial Ct.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Kyle Wilson of Creative Cannabis Consultancy on behalf of John Pennington of New Growth Horizon, LLC to amend the elevations and site plan for New Growth Horizon's medical marijuana cultivating and manufacturing facility in a tenant space at 2609 & 2629 Rock Hill Industrial Court. The proposed changes to the site plan include:

- Increasing their tenant space from 28,116 square feet to 58,043 square feet.
- Restriping the parking areas to accommodate 55 parking spaces including 3 accessible spaces.
- Relocating the main entrance from the middle of the building to the north end of the building. An accessible ramp is also proposed for this entrance. The accessible parking spaces have also been relocated to the north end of the property.
- A new CO<sub>2</sub> tank in front of the building located next to an existing concrete ramp. Tank will be surrounded by concrete bollards and a 10 ft. tall chain link fence. The existing raised, concrete platform/dock area will be removed.

The Commission had a discussion about lighting as the petitioner reported they intend to install wall packs around the building for security. This information was not provided prior to the meeting and as a result no lighting plan was submitted for review.

Ms. Yackley reported that several items remain unchanged from the previous site plan. These items include:

- The site remains in compliance with the distance requirements for medical marijuana uses.
- The petitioner still needs to complete a Flood Development Permit. The petitioner has noted that they may seek a variance from the Board of Adjustment.

A motion was made by Clint Heath and seconded by Mike Sarli to approve the amended site plan at 2609-2629 Rock Hill Industrial Ct. with the following two conditions

1. The petitioner shall bring the building into compliance with the city's floodplain development regulations or receive the necessary variance(s) from

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY March 4, 2020

**the Board of Adjustment prior to the issuance of a Municipal Zoning Authorization for building permits.**

2. **The petitioner must provide a lighting plan to staff that compares the current and proposed lighting.**

**The motion passed unanimously.**

10. Architectural review for an amended elevation at 2609-2629 Rock Hill Industrial Ct.

**City Administrator/City Planner Jennifer Yackley explained that the changes from the previous elevations were the new generator and roof top units and the enclosure with masonry of several of the large windows on the west and north elevations.**

**A motion was made by Clint Heath and seconded by Mike Sarli to approve the amended elevations at 2609-2629 Rock Hill Industrial Ct. The motion passed unanimously.**

11. Adjournment

The meeting adjourned at 7:17 P.M.

\_\_\_\_\_ Date: \_\_\_\_\_

Stacie Williams, Secretary

\_\_\_\_\_ Date: \_\_\_\_\_

David Lancaster, Chairman



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### **Planning and Zoning Commission Staff Report**

**Subject:** Residential Addition

**Meeting Date:** April 22, 2020

**From:** Jennifer Yackley, AICP, City Administrator

**Location:** 2828 Raritan Drive

#### **Proposal Summary**

Michael Shea, AIA on behalf of Mike and Maria Lambing, has submitted a request for an addition onto the rear of the existing house at 2828 Raritan Drive. The proposed addition will be one story with a screened porch below, 850 square feet and 26 feet in height.

#### **Architectural Elevations**

- The city's masonry requirement is not applicable to the proposed addition.
- Design elements are not required on residential additions.
- The existing house is white brick. The proposed addition will have white vinyl siding to match.

#### **Site Plan Information**

- The property is zoned "A" Residence District.
- The proposed addition will be one story with a screened porch below, 850 square feet and 26 feet in height.
- The proposed addition meets all of the area regulations in the city code.

#### **Staff Input**

The request is in compliance with all applicable City of Rock Hill Ordinances. Staff recommends approval of the submitted elevations and site plan.

Respectfully submitted,

Jennifer Yackley, AICP  
City Administrator



DRAWING  
NUMBER  
A-4  
OF  
6

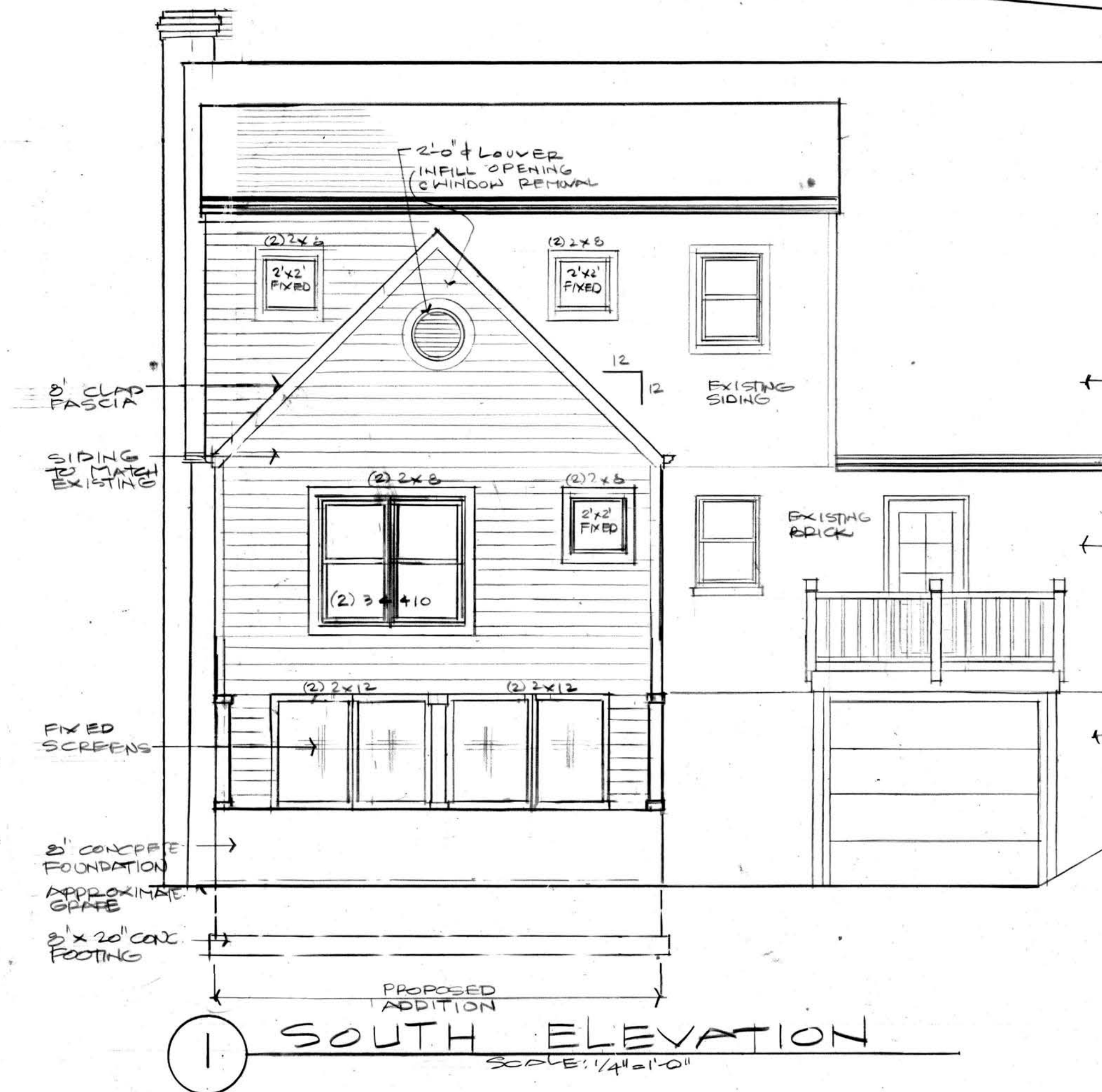




EXISTING HOUSE PROPOSED ADDITION

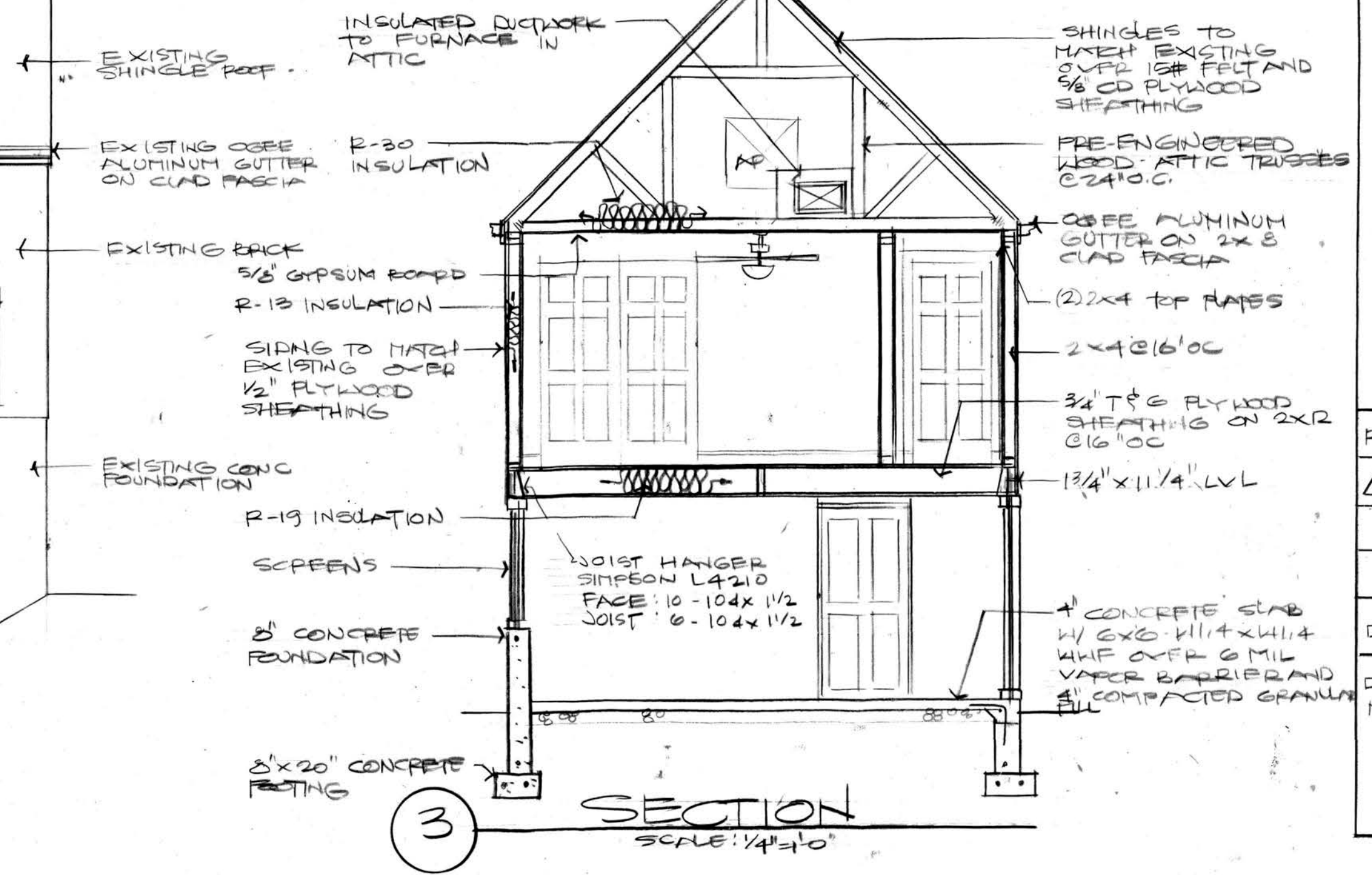
## 2 WEST ELEVATION

SCALE: 1/4" = 1'-0"



## 1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



## 3 SECTION

SCALE: 1/4" = 1'-0"

Michael E. Shea, AIA  
MO Registered Architect A-5809  
23 Bogey Club Lane  
St. Charles, MO 63303

ADDITION AT THE LAMBING RESIDENCE  
2828 RARITAN DRIVE  
ROCK HILL, MISSOURI 63119

REVISIONS:  
1 3.2.20 ADD #1  
SIDE SETBACK  
REVISION

DATE: 3.6.20

DRAWING  
NUMBER

A-3  
OF  
8





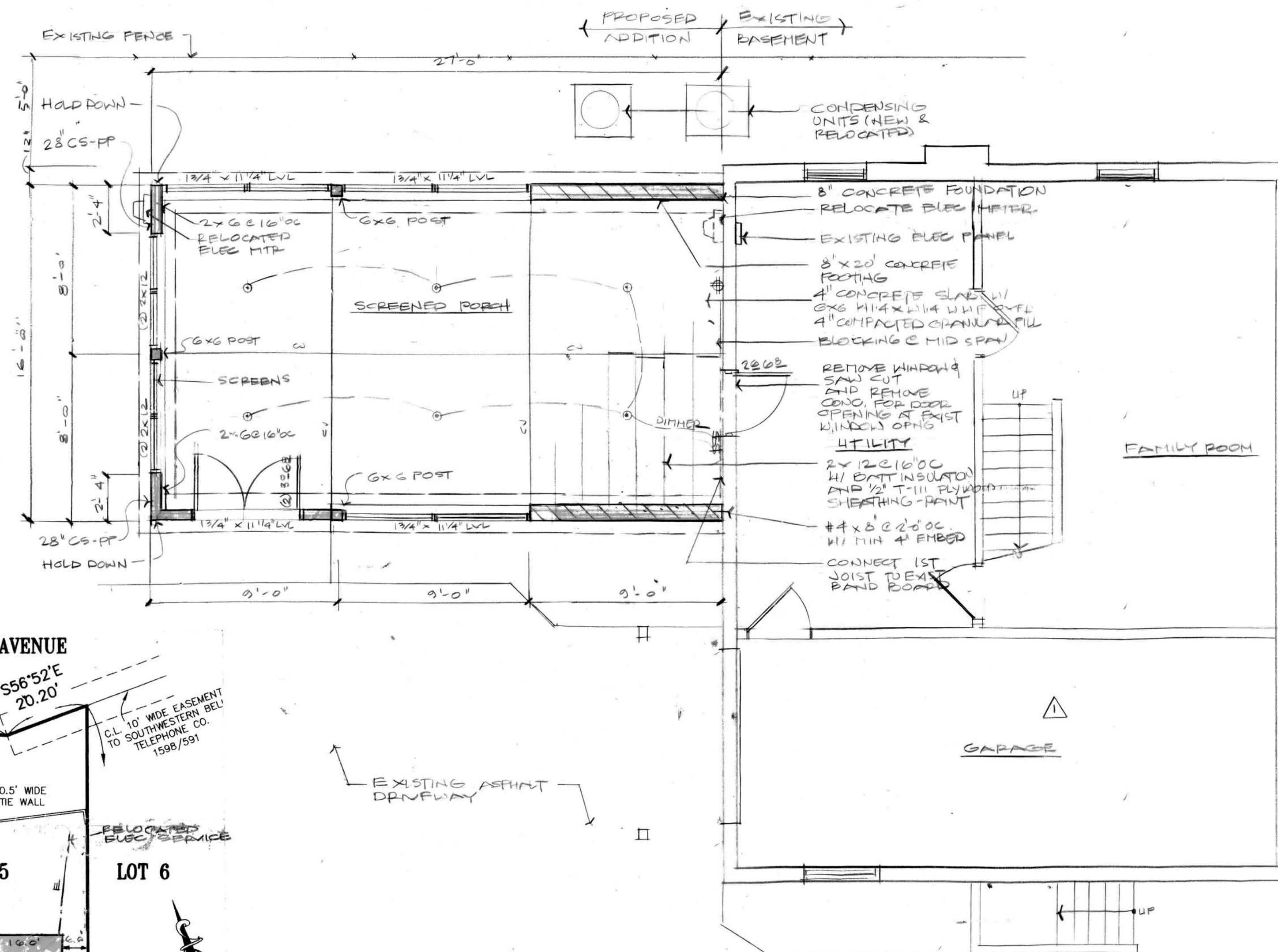
CALL OR CLICK  
BEFORE YOU DIG!

**Dig Safely.**

1-800-344-7483 OR DIAL 811

WWW.MO1CALL.COM

MISSOURI ONE CALL SYSTEM, INC.



DES PERES AVENUE

S32°24'E 31.17'

S56°52'E 20.20'

C.L. 10' WIDE EASEMENT TO SOUTHWESTERN BELL TELEPHONE CO. 159B/591

LOT 4 LOT 5 LOT 6

ASPHALT DRIVE

WOOD DECK

EXISTING 1.5-STORY BRICK & FRAME #2828

PROPOSED ADDITION REFER TO 2/A-1 & 1/A-2

135.03'±

25' BUILDING LINE

ENCROACHMENT ASPHALT DRIVE 0.7'± WEST

ENCROACHMENT ASPHALT DRIVE 0.4'± WEST

FOUND IRON PIPE

CONC.

S36°10'E

RARITAN (50' WIDE) DRIVE

SITE PLAN

SCALE: 1" = 20'

2 BASEMENT PLAN

SCALE: 1/4" = 1'-0"

CODE DATA

JURISDICTION: CITY OF ROCK HILL  
ST LOUIS COUNTY, MISSOURI

CODES ENFORCED:

2009 INTERNATIONAL RESIDENTIAL CODE  
2009 INTERNATIONAL MECHANICAL CODE  
2008 UNIFORM PLUMBING CODE  
2008 NATIONAL ELECTRIC CODE

USE GROUP: SINGLE FAMILY RESIDENTIAL  
CONSTRUCTION TYPE: WOOD FRAME

REVISIONS:

2/2/20 ADD #1 SIDE SETBACK REVISION

DATE: 3-6-20

DRAWING NUMBER

A-1

Michael E. Shea, AIA

MO Registered Architect A-5809

23 Bogey Club Lane

St. Charles, MO 63303

ADDITION AT THE LAMBING RESIDENCE

2828 RARITAN DRIVE

ROCK HILL, MISSOURI 63119





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### Planning and Zoning Commission Staff Report

**Subject:** New Residence

**Meeting Date:** April 22, 2020

**From:** Jennifer Yackley, AICP, City Administrator

**Location:** 2417 Remington Lane

#### Proposal Summary

Roger Bettlach has submitted a request for a new residence at 2417 Remington Lane. The proposed house will be two stories, 2,949 square feet and 30.4 feet in height. The existing house will be taken down.

#### Architectural Elevations

- The city's masonry requirement is applicable to the proposed house. There are eleven houses within the 150 foot radius. Nine of the houses have brick or stone as their primary building material; equalling 81% of the total. The city's masonry requirement is triggered at 80% or above. The minimum masonry requirement is 25% of the facade of the new house. The masonry can be applied to any combination of the four elevations of the house. The total area of the facades of the house equals 2,769 square feet. The petitioner is providing 731 square feet or 26% of masonry. The masonry will be located on the front facade and will include both sides of the garage.
- Design elements are provided as follows:
  - Front façade (3 elements needed)
    1. Multiple roof lines
    2. At least three windows provided
    3. Multiple materials
  - Rear façade (2 elements needed)
    1. At least three windows provided
    2. Decorative architectural elements-banding board between the first and second floors.
  - Right side (2 elements needed)
    1. At least three windows provided
    2. Decorative architectural elements-banding board between the first and second floors.
  - Left side (2 elements needed)
    1. At least three windows provided

2. Multiple materials-the side of the garage is brick while the remaining portion of the house is siding.

- The colors for the house are as follows:

Material	Color
Masonry	Grey
Vinyl Siding	White
Fiberglass Shingles	Black

### Site Plan Information



- The property is zoned "A" Residence District.
- The existing house will be removed.
- The proposed house will be two stories, 2,949 square feet and 30.4 feet in height.
- The proposed house is in compliance with the applicable area regulations for the "A" Residence District.

### Staff Input

Planning and Zoning Commission

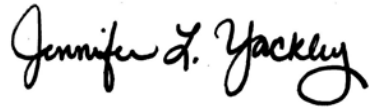
May 6, 2020

2417 Remington Lane

Page 3

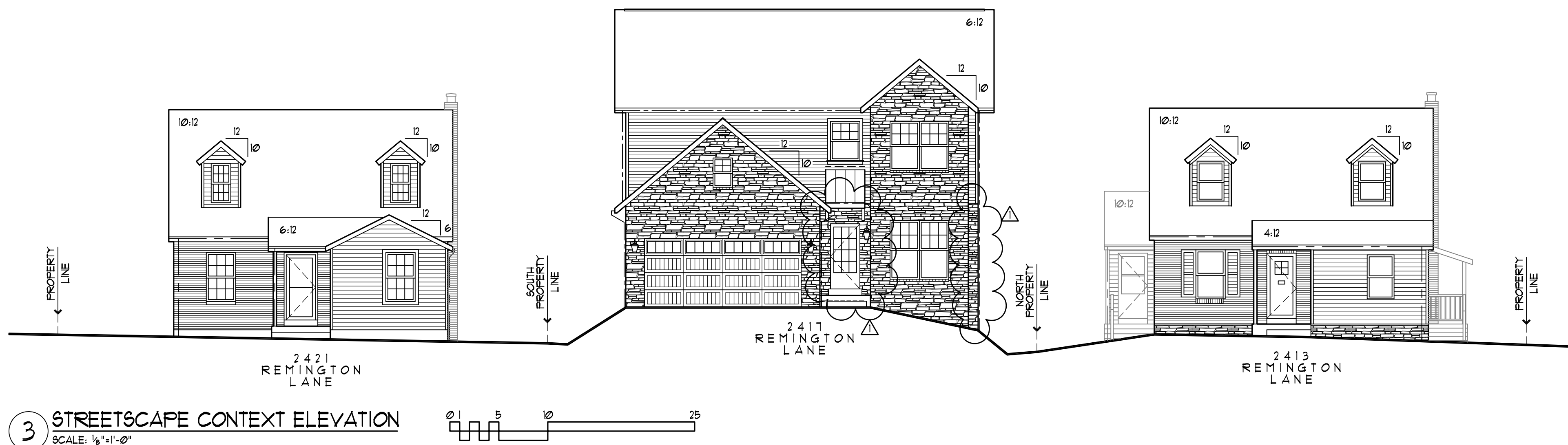
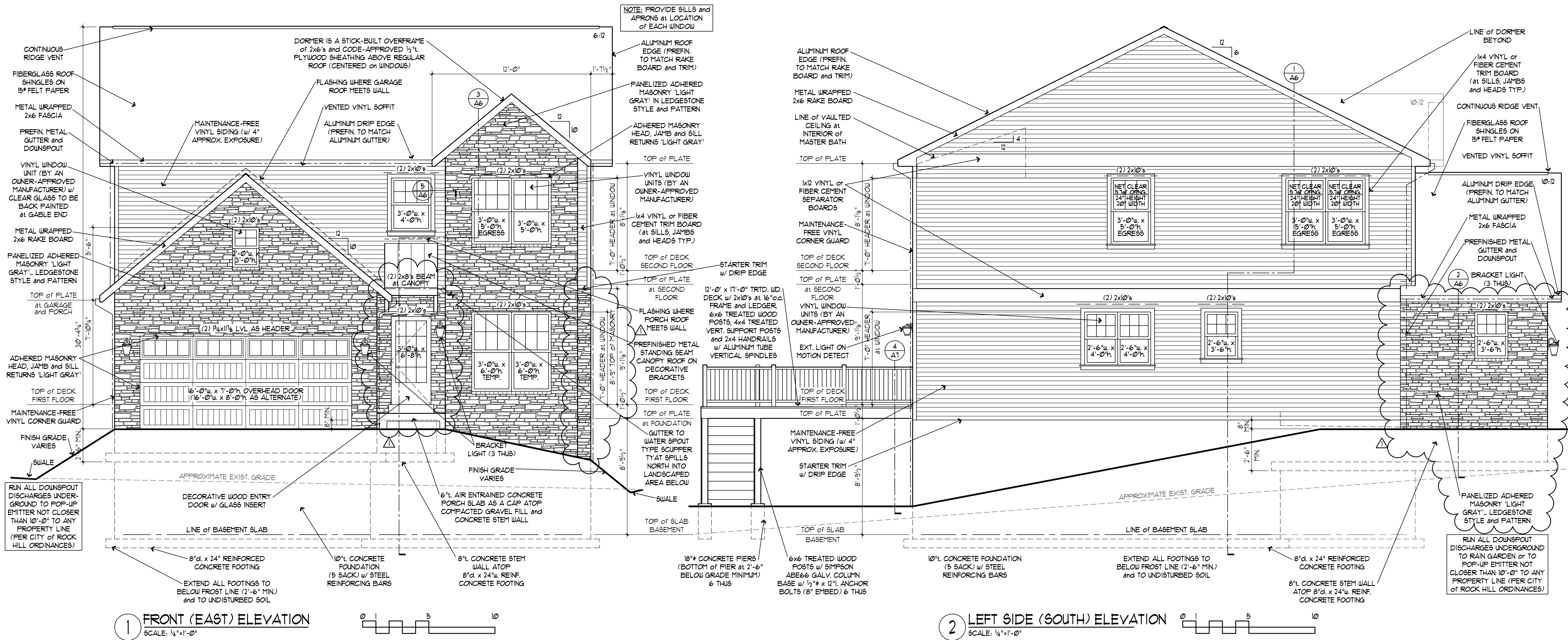
The request is in compliance with all applicable City of Rock Hill Ordinances. Staff requests action on the submitted request.

Respectfully submitted,

A handwritten signature in black ink, reading "Jennifer L. Yackley". The signature is written in a cursive, flowing style.

Jennifer Yackley, AICP  
City Administrator





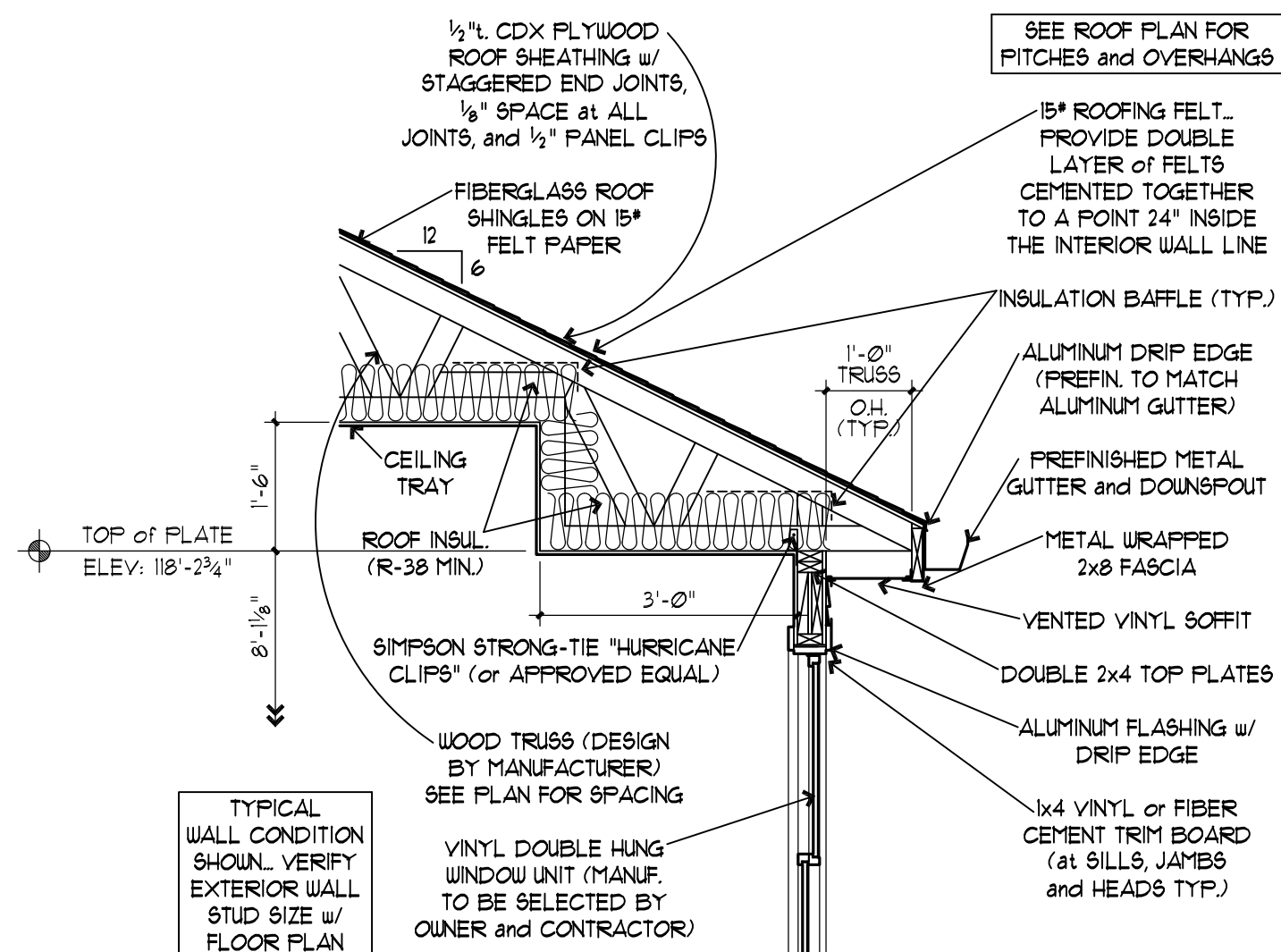


Rock Hill, Missouri 63144

ORIGINAL DATE	11MAR2020
CITY REVIEW	19MAR2020

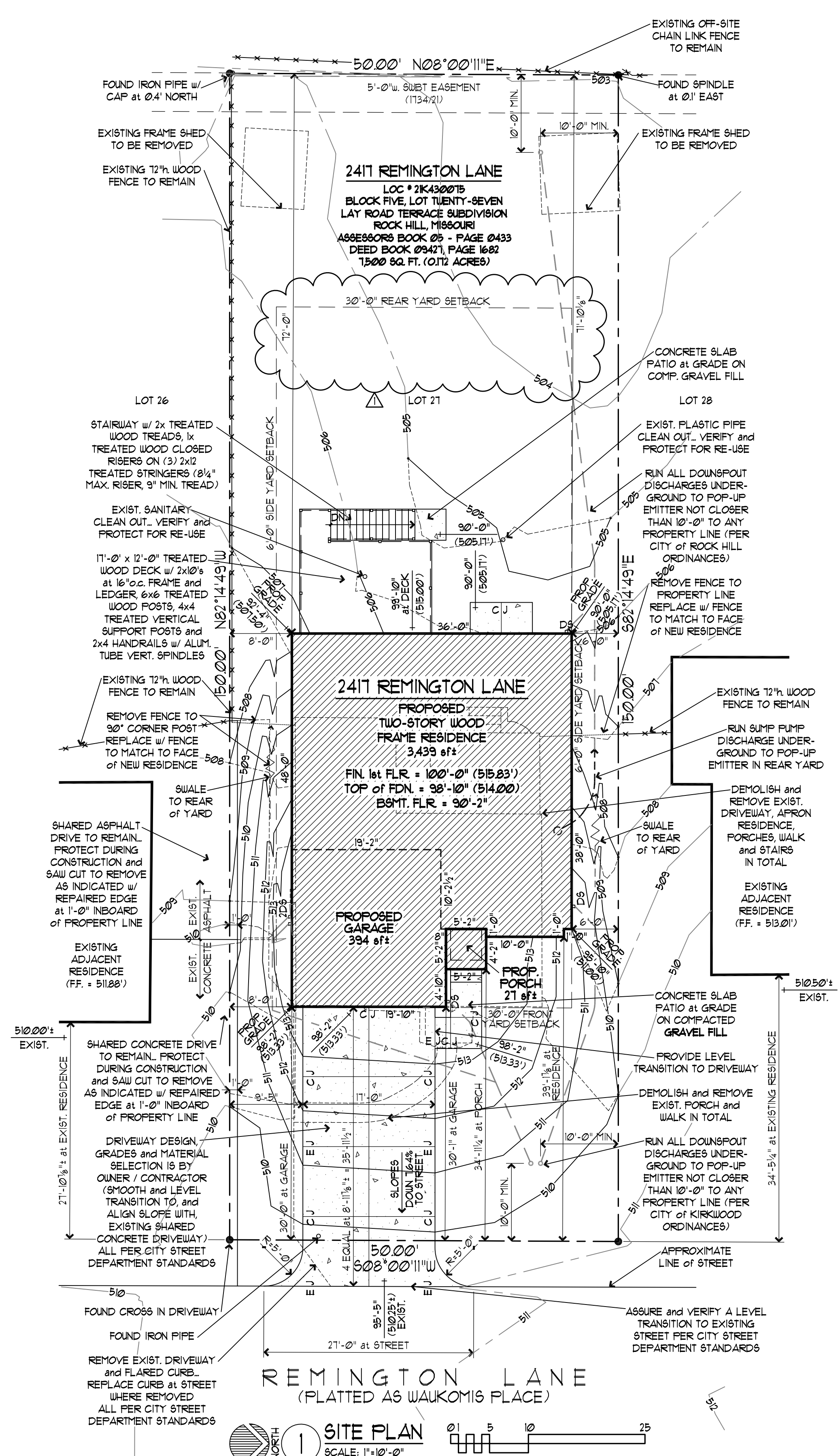
REAR and RIGHT  
EXTERIOR ELEV's.

A5



3 TRAY SECTION at MASTER BEDROOM  
SCALE: 1/2"=1'-0"





PROJECT DATA:

ZONING:	RESIDENTIAL DISTRICT - "A"
GOVERNING CODE:	2015 INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL RESIDENTIAL CODE 2008 NATIONAL ELECTRICAL CODE 2009 INTERNATIONAL MECHANICAL CODE 2009 UNIFORM PLUMBING CODE 2009 FUEL GAS CODE
SETBACKS:	30'-0" FRONT YARD, 30'-0" REAR YARD and 6'-0" SIDE YARDS

SHEET INDEX:

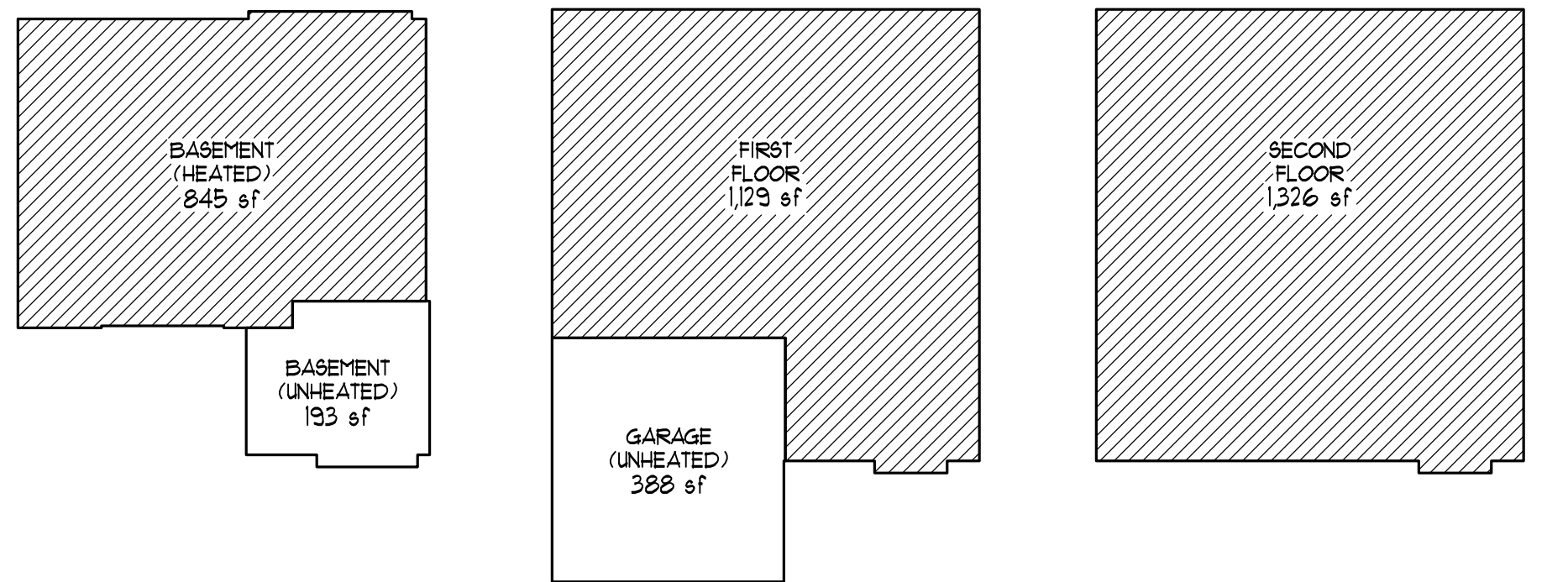
A1	SITE PLAN, PROJECT DATA and GENERAL NOTES
A2	BASEMENT / FOUNDATION PLAN and FIRST FLOOR PLAN
A3	SECOND FLOOR PLAN and ROOF PLAN
A4	FRONT and LEFT SIDE EXTERIOR ELEVATIONS and CONTEXT ELEVATION
A5	REAR and RIGHT SIDE EXTERIOR ELEVATIONS
A6	TYPICAL WALL, GARAGE, PORCH and REAR WALL SECTIONS
A7	STAIR SECTIONS (EAST and WEST RUNS)
A8	REFLECTED CEILING and ELECTRICAL PLANS (BASEMENT, FIRST and SECOND)
A9	BRACE WALL PLANS, ELEVATIONS and DETAILS

PROPOSED SITE DATA:

LOT AREA:	1,500 sf
PROPOSED LOT COVERAGE:	
BUILDING FOOTPRINT (INCL. GARAGE)	1,511 sf
UNENCLOSED FRONT PORCH	21 sf
FRONT PORCH DEDUCTION	-21 sf
TOTAL	1,511 sf
1,511 sf (COVERAGE) / 1,500 sf (LOT)	= 211
PROPOSED FLOOR AREA RATIO (FAR):	
MAIN FLOOR AREA	1,183 sf
UPPER FLOOR AREA	1,378 sf
HALF of ATTACHED GARAGE AREA	181 sf
TOTAL	2,750 sf
2,750 sf (COVERAGE) / 1,500 sf (LOT)	= 368
EXISTING IMPERVIOUS GROUND COVERAGE:	1,182 sf
PROPOSED TOTAL IMPERVIOUS GROUND COVERAGE:	
BUILDING FOOTPRINT	1,511 sf
ATTACHED GARAGE FOOTPRINT	394 sf
COVERED PORCH (FRONT)	21 sf
OPEN PORCH and OPEN STAIRS (REAR)	264 sf
EXISTING SHARED ASPHALT DRIVEWAY	29 sf
EXISTING SHARED CONCRETE DRIVEWAY	35 sf
NEW PAVING AREA, WALKS and STOODS	6,028 sf
TOTAL	2,938 sf
2,938 sf (COVERAGE) / 1,500 sf (LOT)	= 392
PROPOSED RESIDENCE CREATES AN ADDITIONAL IMPERVIOUS COVERAGE of 1,56 sf (39.3%)	

CONTEXTUAL CALCULATIONS:

PROPOSED FINISH FLOOR:	515.83'
EXISTING RESIDENCES FINISH FLOOR:	
TO THE NORTH:	513.01'
TO THE SOUTH:	511.88'
AVERAGE of ADJACENTS:	512.45'
PROPOSED FINISH FLOOR of 513.01' IS WITHIN 3.39' of the AVERAGE of the TWO ADJACENTS and IS 4.83' ABOVE the EXISTING and 1.83' ABOVE the FINISH FLOOR of the PROPOSED RESIDENCE the FRONT ELEVATION	
PROPOSED FRONT YARD SETBACK:	30'-0"
EXISTING RESIDENCES FRONT YARD SETBACKS:	
TO THE NORTH:	34'-5 1/4"±
TO THE SOUTH:	21'-10 1/4"±
AVERAGE of ADJACENTS:	31'-2 1/4"±
PROPOSED SETBACK of 30'-0" IS WITHIN 1'-2 1/4" of the AVERAGE of the TWO ADJACENT PROPERTIES	
EXISTING GRADE at MIDDLE of the FRONT YARD:	511.00'
EXISTING GRADE at MID-YARD of ADJACENT RESIDENCES:	
TO THE NORTH:	512.00'
TO THE SOUTH:	510.00'
AVERAGE of ADJACENTS:	511.00'
PROPOSED MID-YARD GRADE IS SET 2.33' HIGHER THAN the AVERAGE MID-YARD GRADES of the TWO ADJACENT PROPERTIES	



BASEMENT

NET USEABLE AREA TABULATION

HEATED (HATCHED)	BASEMENT (HEATED)	845 sf
	FIRST FLOOR	1,183 sf
	SECOND FLOOR	1,326 sf
	TOTAL	3,354 sf
NOT HEATED	BASEMENT (UNHEATED)	193 sf
	GARAGE (UNHEATED)	380 sf
	TOTAL	568 sf
GRAND TOTAL (WITHOUT GARAGE)		3,439 sf
GRAND TOTAL (INCLUDING GARAGE)		3,881 sf
TAKE-OFF CRITERIA IS THE INSIDE FINISHED FACE (PAINTABLE SURFACE) of PERIMETER WALL		

FIRST FLOOR

SECOND FLOOR

GENERAL NOTES:

- PROVIDE FULL 15# ROOFING FELT
- ALL SHEATHING SHALL BE APPROVED BY GOVERNING CODE and NAILED AS REQUIRED and AS PER SAME GOVERNING CODE (USE 1/2" PLYWOOD CLIPS). (ALTERNATE: 1/2" ZIP SYSTEM SHEATHING ATTACHED PER MANUFACTURER INSTRUCTIONS)
- MATERIAL FOR OVERHANGS, SOFFITS, ETC., SHALL BE APPROVED EXTERIOR GRADE MATERIALS
- FIRE RATED DRYWALL ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE w/ SPECIFICATIONS of APPROVED TESTING ASSEMBLY and AS PER GYPSUM ASSOCIATION RECOMMENDATIONS AS to SPACING of STUDS, FASTENERS, THICKNESSES, ETC.,
- SEAL THE FOLLOWING TYPES of JOINTS and EXTERIOR CONDITIONS PER APPLICABLE CODE:
- JOINTS at WINDOW and DOOR FRAMES
  - BETWEEN WALL CAVITY, WINDOWS and DOOR FRAMES
  - BETWEEN WALL PANELS
  - BETWEEN WALL and FOUNDATION
  - BETWEEN WALL and ROOF
  - at PENETRATIONS of WALLS, FLOORS and ROOFS INCLUDING UTILITY SERVICE ENTRANCES
  - RIM JOIST JUNCTION and at ANY PENETRATIONS IN THE EXTERIOR ENVELOPE
- WEATHERSTRIP ALL EXTERIOR WINDOWS and DOORS. PROVIDE CAULKING at ALL EXTERIOR WINDOWS and DOORS, and ALL OTHER OPENINGS IN EXTERIOR BUILDING ENVELOPE
- OVERHANGS SHALL HAVE (2) TWO LAYERS 15# FELT EXTENDING 2'-0" INSIDE of WALL
- FINISH GRADE TO BE 8" MINIMUM BELOW TOP of FOUNDATION and SLOPE 1/2" / 12" AWAY FOR MINIMUM of 10'-0". ALL AREAS ARE TO SLOPE TO LOWER ELEVATIONS or DRAINAGE STRUCTURE ON or NEAR SITE. CONTAIN ALL DIVERGED GRADE WATERFLOW ON SUBJECT PROPERTY
- FIRESTOP SOFFITS and DROP CEILINGS
- FIRESTOP TOP and BOTTOM of ALL STUD WALLS
- INTERIOR FINISH FLAME SPREAD MAXIMUM = 200
- BATHTUB, SHOWER and ALL AREAS w/ TILE INSTALL MUST HAVE DUROCK BACKER BOARD
- RUN ALL DOWNSPOUTS and SUMP PUMP DISCHARGES UNDERGROUND TO POP-UP EMITTERS NOT CLOSER THAN 10'-0" TO ANY PROPERTY LINE (PER CITY of ROCK HILL ORDINANCES)
- SMOKE DETECTORS TO BE A.C. POWERED, UL, APPROVED, INTERCONNECTED and INSTALLED PER NFPA 72-01 and FUNCTION ON BACKUP BATTERY
- DROPPED CEILINGS BELOW JOISTS or ON TRUSSES TO BE DRAFTSTOPPED at 500# INTERVALS and PARALLEL TO FRAMING MEMBERS. A 22"x30" MINIMUM ACCESS OPENING REQUIRED FOR ATTIC AREAS WHICH HAVE A CLEAR HEIGHT of 30". ACCESS DOORS IN DRAFTSTOPPING SHALL BE SELF-CLOSING and of APPROVED MATERIALS
- FOOTING, FOUNDATION, GARAGE and ALL EXTERIOR CONCRETE TO HAVE AIR ENTRAINMENT of 6% (1 1/2%) 5 1/2" SACK and BE of a COMPRESSIVE STRENGTH of 3,500psi. BASEMENT SLAB TO HAVE A COMPRESSIVE STRENGTH of 2,500psi (ALL at 28 DAY MINIMUM)
- SIDEWALL GAS VENTS ARE TO BE CONSTRUCTED, EXTEND and BE INSTALLED IN ACCORDANCE w/ THEIR UL LISTINGS (and PER APPLICABLE CODE)
- PROVIDE DOUBLE COMPOSITE FLOOR JOISTS at PARALLEL PARTITIONS
- PROVIDE DOUBLE STUD JAMBS and DOUBLE 2x10 HEADERS at ALL WINDOW OPENINGS
- WOOD STRENGTH TO BE 1+3500psi MINIMUM
- ALL TRUSSES TO BE DESIGNED BY MANUFACTURER and BE SUBMITTED FOR REVIEW UNDER SEPARATE COVER (TRUSS SPECIFICATIONS and DESIGN DOCUMENTS TO BE ON SITE FOR ALL FRAMING INSPECTIONS)
- ALL WINDOW SIZES ARE SHOWN GENERICALLY and ARE TO BE BY AN OWNER-APPROVED MANUFACTURER (ACTUAL WINDOW SIZE and CONFIGURATION MAY VARY BASED ON MANUFACTURER CHOSEN WINDOWS ARE TO BE HIGH PERFORMANCE LOW "E" DOUBLE GLAZED and ONE WINDOW IN EACH SECOND FLOOR BEDROOM TO HAVE A MIN. NET CLEAR OPENING of 5.1sf. A MIN. NET CLEAR OPENING HEIGHT of 24" and A MIN. NET CLEAR OPENING WIDTH of 20"
- ALL EXTERIOR DOORS ARE TO BE SOLID WOOD, 6'-8" HIGH UNLESS NOTED OTHERWISE
- ALL INTERIOR DOORS ARE TO BE 6'-8" HIGH UNLESS NOTED OTHERWISE. (SEE PLAN FOR FIRST FLOOR DOORS THAT ARE 8'-0" H)
- PROVIDE 6mil POLY VAPOR BARRIER at BASE
- ALL FOOTINGS ARE TO BE 2'-6" MINIMUM DEPTH BELOW FINISH GRADE and TO UNDISTURBED SOIL
- ALL DIMENSIONS ARE TAKEN FROM FACE-of-WOOD STUD, OUTSIDE FACE of INSULATION/SHEATHING, FACE-of-FOUNDATION, or TO CENTERLINE of WINDOW UNIT UNLESS NOTED AS OTHERWISE
- ALL FLOOR FRAMING at FINISHED AREAS TO BE TJ 11 1/4" 360# 1-JOISTS w/ RIM BOARD, HANGERS, NAILING PATTERN, BRACING and STIFFENERS PER MANUFACTURER and CODE REQUIREMENTS (PROVIDE DOUBLE JOISTS at PARALLEL PARTITIONS)
- FIRST FLOOR FRAMING at UNFINISHED BASEMENT TO BE TJ 1 3/4" x 11 1/8" TIMBERSTRAND 135E LSL FLOOR JOISTS at 16" o.c.
- ALL HEADERS, DOUBLED JOISTS, FRAMED OPENINGS and MicroLam BEAMS ARE TO HAVE SOLID TRIPLE 2x POST BEARING at EACH END of SPAN AS REQUIRED (SOLID BLOCKING CONTINUOUS FOR BEARING TO BEAM or FOUNDATION BELOW)
- ALL POURED CONCRETE FOUNDATION WALLS SHALL BE 8" or 10". (SEE FLOOR PLANS FOR EXTENT of EACH)
- FINAL FURNACE, AIR CONDITIONER and WATER HEATER SIZE and LOCATIONS TO BE DETERMINED BY CONTRACTOR and BE SUBMITTED UNDER SEPARATE COVER w/ MINIMUM PERFORMANCE SPECIFICATIONS of:
- IF GAS HEATING: MIN. 90 AFUE
  - IF HEAT PUMP: MIN. 14.5 SEER / 12 EER / 8.5 HSPF
  - AIR CONDITIONER: MIN. SEER 13.0
  - WATER HEATER: IF GAS 40 GPF, IF ELECTRIC 80 GPF
  - WATER HEATER STORAGE TANK: MINIMUM R-10 INSULATION
  - PROVIDE CODE APPROVED THERMOSTATS
- ALL EXTERIOR WALLS ARE 4 1/2" or 6 1/2". (MAINTENANCE-FREE VINYL SIDING, TYVEK BUILDING WRAP 1/2". CODE-APPROVED PLYWOOD SHEATHING 2x4 or 2x6 (AS INDICATED ON PLAN) STUDS at 16" o.c., R-13 MIN. BATT INSULATION, 6mil POLY VAPOR BARRIER ON WARM FACE of STUDS and 1/2" GYPSUM BOARD at INTERIOR) UNLESS OTHERWISE NOTED ON FLOOR PLANS
- DRIVEWAY and SIDEWALK DESIGN and MATERIAL SELECTION IS BY OWNER / CONTRACTOR
- \* ■ GRAPHIC ELEMENT INDICATES (3) 2x4 POST UNLESS OTHERWISE NOTED ON FLOOR PLANS. PROVIDE SOLID BLOCKING BELOW ALL POSTS TO FOUNDATION or SUPPORT STEEL
- NAILING SCHEDULE FOR BUILT-UP COLUMNS:
- THREE (3) 2x4 LAMINATIONS w/ ONE (1) ROW of STAGGERED 30d COMMON WIRE NAILS (D=0.207", L=4 1/2")
  - THREE (3) 2x6 LAMINATIONS w/ TWO (2) ROWS of 30d COMMON WIRE NAILS (D=0.207", L=4 1/2") ALL NAILS PENETRATE at LEAST 3/4 of the THICKNESS of the LAST LAMINATION
  - PROVIDE SOLID BLOCKING BELOW ALL POSTS to FOUNDATION or JOISTS
- EXTERIOR OUTLETS and OUTLETS IN BASEMENT, GARAGE, KITCHEN and BATHROOMS TO BE GFI PROTECTED
- ALL BEDROOM OUTLETS TO BE AFCI (ARC FAULT CIRCUIT INTERRUPT)
- PROVIDE SIMPSON STRONG-TIE "HURRICANE CLIPS" at EACH TRUSS CONNECTION (or OWNER and CODE-APPROVED EQUAL)
- A CARBON MONOXIDE ALARM TO BE INSTALLED ON EACH LEVEL and OUTSIDE of SLEEPING AREAS, IN THE IMMEDIATE VICINITY of SLEEPING AREAS and COMPLY w/ UL2034-2008
- PROVIDE A MINIMUM of (2) 5# REINFORCING BARS AROUND ALL OPENINGS IN FOUNDATION WALL (EXTEND BARS A MINIMUM of 24" BEYOND CORNERS of the OPENINGS)
- ASSURE THAT ALL LVL MicroLams TOP BEAR ON CONTINUOUS 2x POSTS AS INDICATED ON PLANS and ARE NOT JUST JOIST HANGERS TO SIDEWALL or POST

PHIL  
WILSON  
CONSULTING

1276 RIVERSIDE DRIVE  
FENTON, MO 63026  
pww63026@gmail.com 314.814.6332

PHILLIP A. WILSON - ARCHITECT  
SOLE PROPRIETERSHIP  
MO # A-5529

Korus Properties, LLC  
2517 Louis Avenue  
Brentwood, Missouri 63144  
attn: Roger Bettlach  
314.277.5251

A New Residence at:  
2417 Remington Lane  
Rock Hill, Missouri 63144

2417 Remington Lane  
Rock Hill, Missouri 63144

PROJECT NO: 202020

ORIGINAL DATE 11MAR2020  
CITY REVIEW 19MAR2020

PHILLIP A. WILSON - ARCHITECT  
MO # A-5529

DATE: 11MAR2020

SCALE: 1"=10'-0"

SITE PLAN,  
PROJECT DATA and  
GENERAL NOTES

A1





## CITY OF ROCK HILL

827 N. Rock Hill Road □ Rock Hill, MO 63119 □ (314)968-1410 □ Fax (314)968-4843

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### Planning and Zoning Commission Staff Report

**Subject:** Rezoning

**Meeting Date:** April 22, 2020

**From:** Jennifer Yackley, AICP, City Administrator

**Location:** 320, 322, & 326 W. Thornton Ave

#### Proposal Summary

The City of Rock Hill on behalf of the property owners, Matt Huggins and Jeremy Ketterer, has submitted a request for a change of zoning for 0.83 acres of property located at 320, 322, and 326 W. Thornton Ave (Locator Numbers 22L641385, 22L641396 & 22L641352). On January 21, 2020 the Rock Hill Board of Aldermen approved Ordinance #1988 rezoning the three properties to Planned Development-Commercial "PD-C". The rezoning was done at the request of Jose Ponce, LLC who intended to use the properties for a private gym. After Ordinance #1988 was passed, Jose Ponce, LLC, decided not to pursue their development plans for the properties. The city and the property owners desire to remove the Planned Development-Commercial Zoning and revert the properties back to their previous zoning. 320 W. Thornton Ave would revert to "E" Industrial District zoning. 322 and 326 W. Thornton Ave would revert to "A" Residence District zoning.

#### Zoning Analysis

The subject area, 320, 322, and 326 W. Thornton Ave, is currently zoned Planned Development-Commercial "PD-C". There is an existing building located on 320 W. Thornton Ave. 322 W. Thornton Ave serves as the parking lot for the building. 320 and 322 W. Thornton were previously used by the city as the location for city hall and the police department. The city vacated the properties in August 2018. The properties have been vacant since that time. The adjacent property at 326 W. Thornton Ave is a vacant house. The city's records indicate that the property has been vacant since at least 2007.

The subject area is adjacent to industrial property to the east and north, and residential property to the west. Rock Hill Creek abuts the subject area to the south.



In January 2020, the area was rezoned to Planned Development-Commercial. When that occurred the expectation of the city was that the three properties would be developed together in accordance with the site plan submitted and approved by Jose Ponce, LLC the proposed developer. Now that Jose Ponce, LLC no longer desires to develop the three properties as one unit, the property owners, Matt Huggins and Jeremy Ketterer, desire to revert the properties back to their previous zoning districts. Reverting the properties back to their previous zoning districts allows the property owners to use and develop their properties independently of each other; something that cannot be done under the existing Planned Development-Commercial zoning designation.

Both the city's Stream Buffer Regulations and the Floodplain Management Regulations apply to the properties. The regulations are applicable regardless of the zoning designation and will be applied to any new development on the properties.

### **Comprehensive Plan Analysis**

The Comprehensive Plan, completed in 2003, memorializes the city's vision for future growth and development within the city.

The subject area is designated as Industrial on the Comprehensive Plan's Future Land Use map. This land designation is intended to allow warehousing, storage, wholesaling and light manufacturing uses.



### **Staff Input**

When Jose Ponce, LLC decided not to pursue the development anticipated when the properties were zoned Planned Development-Commercial, this resulted in three parcels, under two different owners, being joined together in a development plan that would no longer happen. This rezoning request asks the Board of Aldermen to remove the Planned Development-Commercial zoning and zone the properties back to their previous zoning districts, Industrial "E" (320 W. Thornton Ave) and Residential "A" (322 & 326 W. Thornton Ave). Any future development on any of the three parcels would be subject to the city's development process.

### **Action by the Planning and Zoning Commission**

The Planning and Zoning Commission is being asked to provide a recommendation to the Board of Aldermen regarding this rezoning request. The Commission may do one of the following:

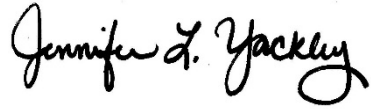
- Recommend approval
- Recommend approval with conditions
- Recommend denial

Respectfully submitted,



Planning and Zoning Commission  
April 22, 2020

320, 322 & 326 W. Thornton-Rezoning  
Page 3

A handwritten signature in black ink, reading "Jennifer L. Yackley". The signature is written in a cursive style with a large, stylized "J" and "Y".

Jennifer Yackley, AICP  
City Administrator



ABBREVIATIONS

AI - Area Inlet  
B/B - Back to Back  
BW - Base of Wall  
CB - Catch Basin  
CI - Curb Inlet  
CMP - Corrugated Metal Pipe  
CTV - Cable Television  
CHB - Chord Bearing  
Conc - Concrete  
Co - Cleanout  
DB - Dead Back  
DCB - Double Catch Basin  
DFL(N) - Drop FL from North  
DIP - Ductile Iron Pipe  
E - Electric  
F/F - Face to Face  
FES - Flared End Section  
FF - Finish Floor  
FL - Flow Line  
GI - Grate Inlet  
Gr MH - Grate Manhole  
L - Length of Curve  
MH - Manhole  
N/F - Now or Formerly  
OHE - Overhead Electric  
OHE&T - Overhead Electric & Telephone  
PB - Plat Book  
PG - Page  
PL - Property Line  
PVC - Polyvinyl Chloride Pipe  
R - Radius  
R/W - Right of Way  
RCP - Reinforced Concrete Pipe  
TBR - To Be Removed  
TBR&R - To Be Removed & Replaced  
TBR&L - To Be Relocated  
TC - Top of Curb  
TF - Top of Foundation  
TG - Top of Ground  
TP - Top of Pavement  
TW - Top of Wall  
TWK - Top of Walk  
Typ - Typical  
UGE - Underground Electric  
UGFO - Underground Fiber Optic  
UGT - Underground Telephone  
UIP - Use in Place / Use in Place  
VCP - Vitrified Clay Pipe  
W - Water Service

LEGEND

EXISTING

PROPOSED

CONTOURS

SANITARY SEWER

STORMSEWER

UTILITY SERVICE (E, T, G, W, etc.)

MANHOLE

CATCH BASIN

GRATE INLET

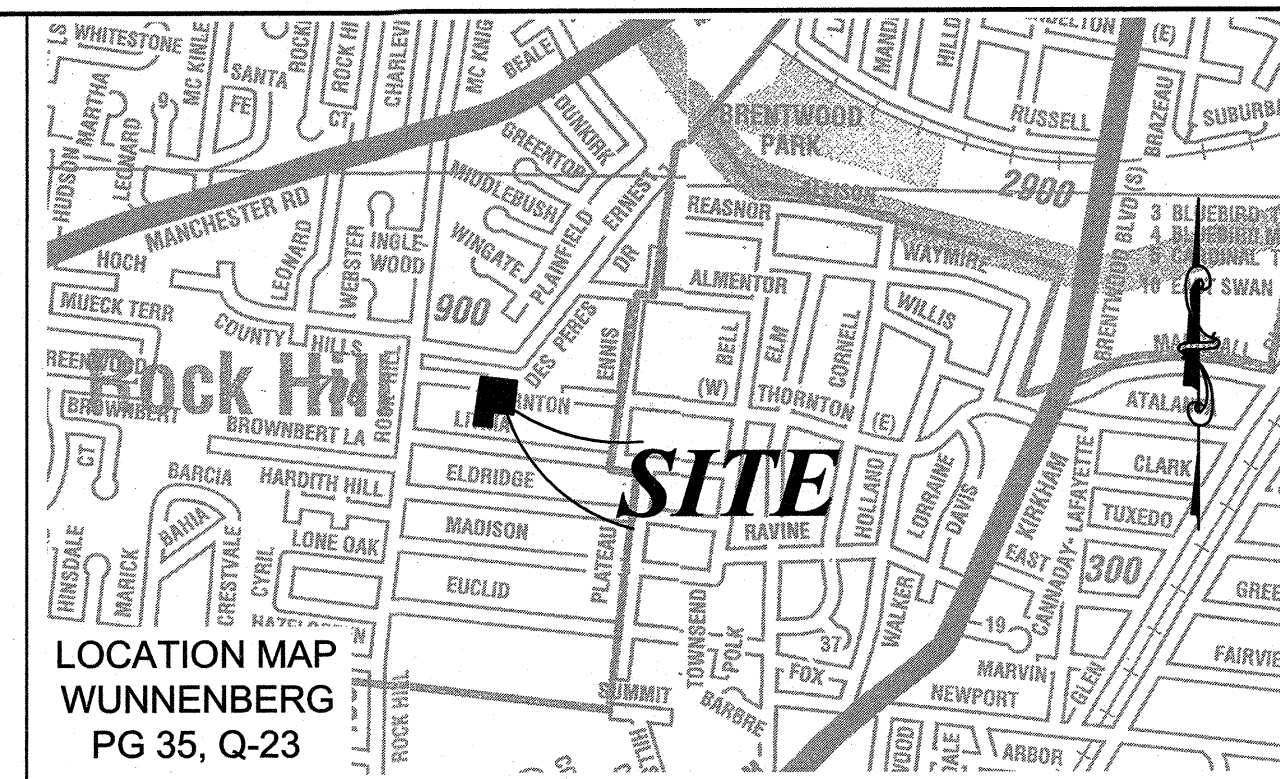
FLARED END

FIRE HYDRANT

STREET LIGHT

A Tract of Land being  
Adjusted Lot 4N and Adjusted Lot 5N of  
WOODARD BOUNDARY ADJUSTMENT PLAT  
Situated in U.S. Survey 1953, Township 45 North, Range 6 East,  
City of Rock Hill, St. Louis County, Missouri.

PROJECT BENCHMARK:  
A GPS survey tie to the Missouri Coordinate System  
of 1983, East Zone, by use of the Missouri Department  
of Transportation (MoDOT) RTK Network, which  
elevation datum is relative to the North American  
Vertical Datum of 1988 (NAVD'88), using a Trimble  
5800 receiver and software on October 23, 2019.



the clayton engineering company, inc.

ENGINEERS - SURVEYORS - PLANNERS

2268 WELSH INDUSTRIAL COURT, ST. LOUIS, MISSOURI 63146

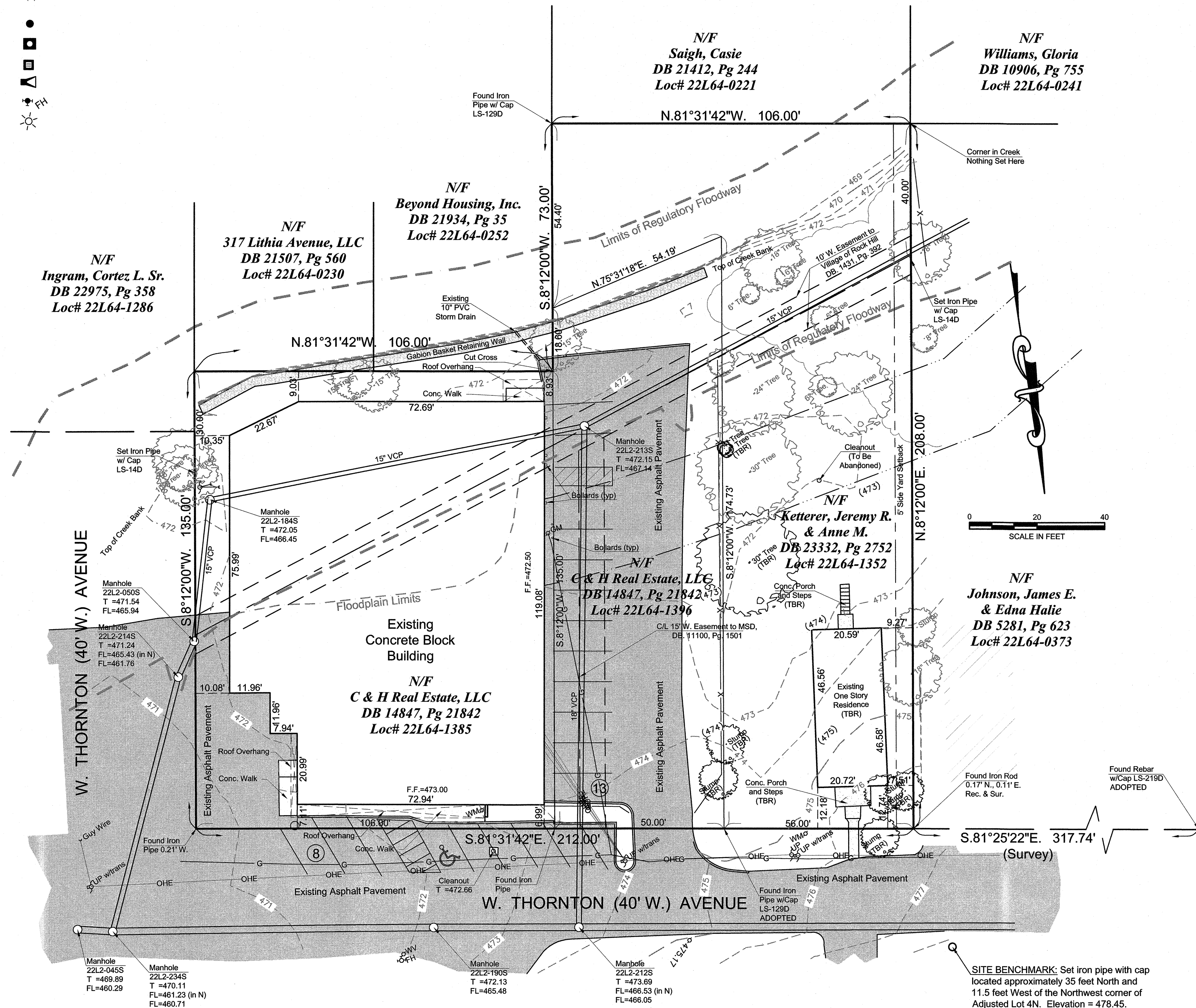
(314) 692-8888 FAX: (314) 692-8888 claytoneng.com

MO Cert of Authority - Prof. Engineering #00007 & Prof. Surveying #00014

A. Clay, President & Prof. Eng. Design & Engineering Corp. #15-02879

GENERAL NOTES:

- 1) Source of Title: Chicago Title Insurance Company Commitments for Title Insurance File No.: SC190836 having an effective date of August 13, 2019 and File No.: SC190837 having an effective date of August 28, 2019 prepared by True Title Company, LLC, as agent. All calls to Deed and Plat Books are for those books in the St. Louis County Records. The status of instruments affecting the subject tract has been determined as evidenced by the legal descriptions contained therein. Plottable easements are as shown, others are as follows:  
  
A) There are no building lines, easements, covenants, conditions, and rights of powers of trustees, including the power to levy assessments and architectural controls, which are set forth in the plat of Mentor Place recorded in Plat 3, Page 24.  
  
B) There are no building lines, easements, covenants, conditions, and rights of powers of trustees, including the power to levy assessments and architectural controls, which are set forth in the plat of Woodard Boundary Adjustment Plat recorded in Plat Book 345, Page 505.  
  
C) There is granted the owner of Lot 5 of Mentor Place, a subdivision recorded in Plat Book 3, Page 24, a conditional license to permit a building encroachment over an existing easement and sewer according to Resolution No. 1041 of The Metropolitan St. Louis Sewer District adopted March 18, 1969 recorded in Deed Book 6460, Page 1952 which affects the Eastern portion of Adjusted Lot 5N formerly being Lot 5 of said Mentor Place.  
  
D) There is an Agreement and License to Encroach on Sewer Easement by and between The Metropolitan St. Louis Sewer District (Grantor) and The Backer Company, Inc. (Grantee), whereby Grantor grants to Grantee "the right to construct and maintain a building without basement" over a sewer easement in Lot 5 of Mentor Place, a subdivision recorded in Plat Book 3, Page 24, reserving, however, to itself, its successors and assigns, certain rights and privileges "to use said easement strip for drainage purposes and to operate, maintain, repair or reconstruct the sewer...without any repayment to Grantee of any loss or damage thereby caused" according to instrument recorded in Deed Book 6460, Page 1954.
- 2) Project Benchmark: A GPS survey tie to the Missouri Coordinate System of 1983, East Zone, by use of the Missouri Department of Transportation (MoDOT) RTK Network, which elevation datum is relative to the North American Vertical Datum of 1988 (NAVD'88), using a Trimble 5800 receiver and software on October 23, 2019.
- 3) Site Benchmark: Set iron pipe with cap located approximately 35 feet North and 11.5 feet West of the Northwest corner of Adjusted Lot 4N. Elevation = 478.45.
- 4) The existence of utilities has been limited to those visible from the ground surface. Underground utilities and facilities have been plotted from available information, furnished by others, and are not certified as being complete or correct.



PROPERTY DESCRIPTION

A tract of land being a composite of those tracts of land conveyed to Jeremy R. Ketterer and Anne M. Ketterer, husband and wife, by deed recorded in Deed Book 23332, Page 2752 and C & H Real Estate, LLC, by deed recorded in Deed Book 14847, Page 2184, being Adjusted Lot 4N and Adjusted Lot 5N of "Woodard Boundary Adjustment", according to the plat thereof recorded in Plat Book 294, Page 5, all of the St. Louis County Records, situated in U.S. Survey 1953, Township 45 North, Range 6 East in the City of Rock Hill, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the Northeastern corner of Adjusted Lot 5N of Woodward Boundary Adjustment, as aforementioned, thence Southwesterly, along the Western right of way line of West Thornton Avenue, forty (40) feet wide, South 08 degrees 12 minutes 00 seconds West, 135.00 feet to the Southeastern corner of said Adjusted Lot 5N; thence Northwesterly, along the Southern line of said Adjusted Lot 5N, North 81 degrees 31 minutes 42 seconds West, 106.00 feet to an angle point therein; thence Southwesterly, continuing along the Southern line thereof, South 08 degrees 12 minutes 00 seconds West, 73.00 feet to an angle point therein; thence Northwesterly, continuing along the Southern line of said Adjusted Lot 5N and the Southern line of Adjusted Lot 4N of said Woodward Boundary Adjustment, North 81 degrees 31 minutes 42 seconds West, 106.00 feet to the Southwestern corner of said Adjusted Lot 4N; thence Northeasterly, along the Western line thereof, North 08 degrees 12 minutes 00 seconds East, 208.00 feet to the Northwestern corner of said Adjusted Lot 4N, being a point on the Southern right of way line of West Thornton Avenue, as aforementioned; thence Southeasterly, along the Southern right of way line thereof, South 81 degrees 31 minutes 42 seconds East, 212.00 feet to the point of beginning and containing 0.83 acres, more or less (6,358 square feet).

The Clayton Engineering Company  
2268 Welsh Industrial Court, St. Louis, Mo. 63146-4222  
(314) 692-8888

This is to certify that we have, during the month of October and November, 2019, at the request of Jose R Ponce Holdings, LLC, performed a Boundary, Improvement and Topographic Survey of a tract of land being a composite of those tracts of land conveyed to Jeremy R. Ketterer and Anne M. Ketterer, husband and wife, by deed recorded in Deed Book 23332, Page 2752 and C & H Real Estate, LLC, by deed recorded in Deed Book 14847, Page 2184, being Adjusted Lot 4N and Adjusted Lot 5N of "Woodard Boundary Adjustment", according to the plat thereof recorded in Plat Book 294, Page 5, all of the St. Louis County Records, situated in U.S. Survey 1953, Township 45 North, Range 6 East in the City of Rock Hill, St. Louis County, Missouri. This Survey has been made in accordance with the current "Missouri Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects (20 CSR 2030-16) and the Department of Agriculture (2CSR 90-60), meets the accuracy requirements of Urban property, as defined therein and the results are as shown on this plat. Bearings are based on the Missouri Coordinate System of 1983 Grid North.

Joshua M. Bowmen, Deputy  
The Clayton Engineering Company

Date: 11-6-19

By:

James D. Boles  
MO PLS 2127

REVISIONS	FILE: G:\1000\0181_Thornton\DWG\2019-10-23\Borwmen.dwg	PLOTTED: 11/26/19 10:28 AM	F.B.
JOSE PONCE HOLDINGS, LLC 11400 Concord Village Avenue, Suite G St. Louis, Missouri 63123	EXISTING CONDITIONS / DEMOLITION PLAN	320-326 W. THORNTON AVENUE	
Prepared for:	JAMES D. BOLES REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER LS-2127	Designed: KRS Drawn: KRS Checked: EAS Date: November 5, 2019 Project Number: 19191 Sheet Number: 1 of 2	

Call Before you DIG  
Dial 811 or TOLL FREE  
1-800-344-7483  
mo1call.com  
MISSOURI ONE-CALL SYSTEM INC.

Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities.

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act.

The original of this drawing is on file at the office of The Clayton Engineering Company. Any modifications to this drawing shall release said The Clayton Engineering Company, the Engineer and/or Surveyor whose seal appears hereon from any liability resulting from said unauthorized modifications.

The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.





# CITY OF ROCK HILL

827 N. Rock Hill Road • Rock Hill, MO 63119 • (314) 968-1410 • Fax (314) 968- 4843

## Planning and Zoning Commission Staff Report

**Subject:** Rezoning

**Meeting Date:** April 22, 2020

**From:** Jennifer Yackley, AICP, City Administrator

**Location:** 326 W. Thornton Ave

### Proposal Summary

Jeremy and Anne Ketterer have submitted a request for a change of zoning for 0.32 acres of property located at 326 W. Thornton Ave (Locator Number 22L641352). The property is also the subject of a rezoning to revert the property and two adjacent properties back to their previous zoning after a failed redevelopment attempt. Under that rezoning petition, the property revert to “A” Residence District. This rezoning request is to change the zoning to “D” Business District. This request is being presented concurrently with the other zoning request so that the transition can happen smoothly.

### Zoning Analysis

The subject area, 326 W. Thornton Ave, is currently zoned Planned Development-Commercial “PD-C” and is under revert back to its previous zoning of “A” Residence District. There is a vacant house located on the property. The city’s records indicate that the property has been vacant since at least 2007. The petitioner has submitted a conceptual site plan for information only along with the rezoning petition. The conceptual site plan shows a proposed storage building on the site.

The subject area is adjacent to industrial property to the east and north, and residential property to the west. Rock Hill Creek abuts the subject area to the south.



Both the city’s Stream Buffer Regulations and the Floodplain Management Regulations apply to the property. The regulations will be applied during the site plan review process.

The petitioner intends to use the property as a warehouse or storage building. This is an allowed use in the “D” Business District. Other allowed uses in the “D” Business District include: all uses allowed in “C” Commercial, various manufacturing uses, and wholesale

businesses. A complete list of the permitted uses within the “D” Business District is attached to the end of this report.

### **Comprehensive Plan Analysis**

The Comprehensive Plan, completed in 2003, memorializes the city’s vision for future growth and development within the city.

The subject area is designated as Industrial on the Comprehensive Plan’s Future Land Use map. This land designation is intended to allow warehousing, storage, wholesaling and light manufacturing uses. These uses are consistent with the uses allowed in the “D” Business District.



### **Staff Input**

The rezoning request is consistent with the city’s Comprehensive Plan. The proposed “D” Business District is the appropriate district for the use proposed by the petitioner for the site. The list of permitted uses in the “D” Business District is extensive. However, the small size of the site, the buffer areas required by the Stream Buffer Regulations, the Floodplain Management Regulations, and the city’s parking regulations are all developmental constraints that create a small developable area on the property that is not suited to many of the permitted uses within the “D” Business District.

### **Action by the Planning and Zoning Commission**

The Planning and Zoning Commission is being asked to provide a recommendation to the Board of Aldermen regarding this rezoning request. The Commission may do one of the following:

- Recommend approval
- Recommend approval with conditions
- Recommend denial

Respectfully submitted,

A handwritten signature in black ink that reads 'Jennifer L. Yackley'.

Jennifer Yackley, AICP  
City Administrator



## Chapter 405. Zoning Code

### Article IX. "D" Business District

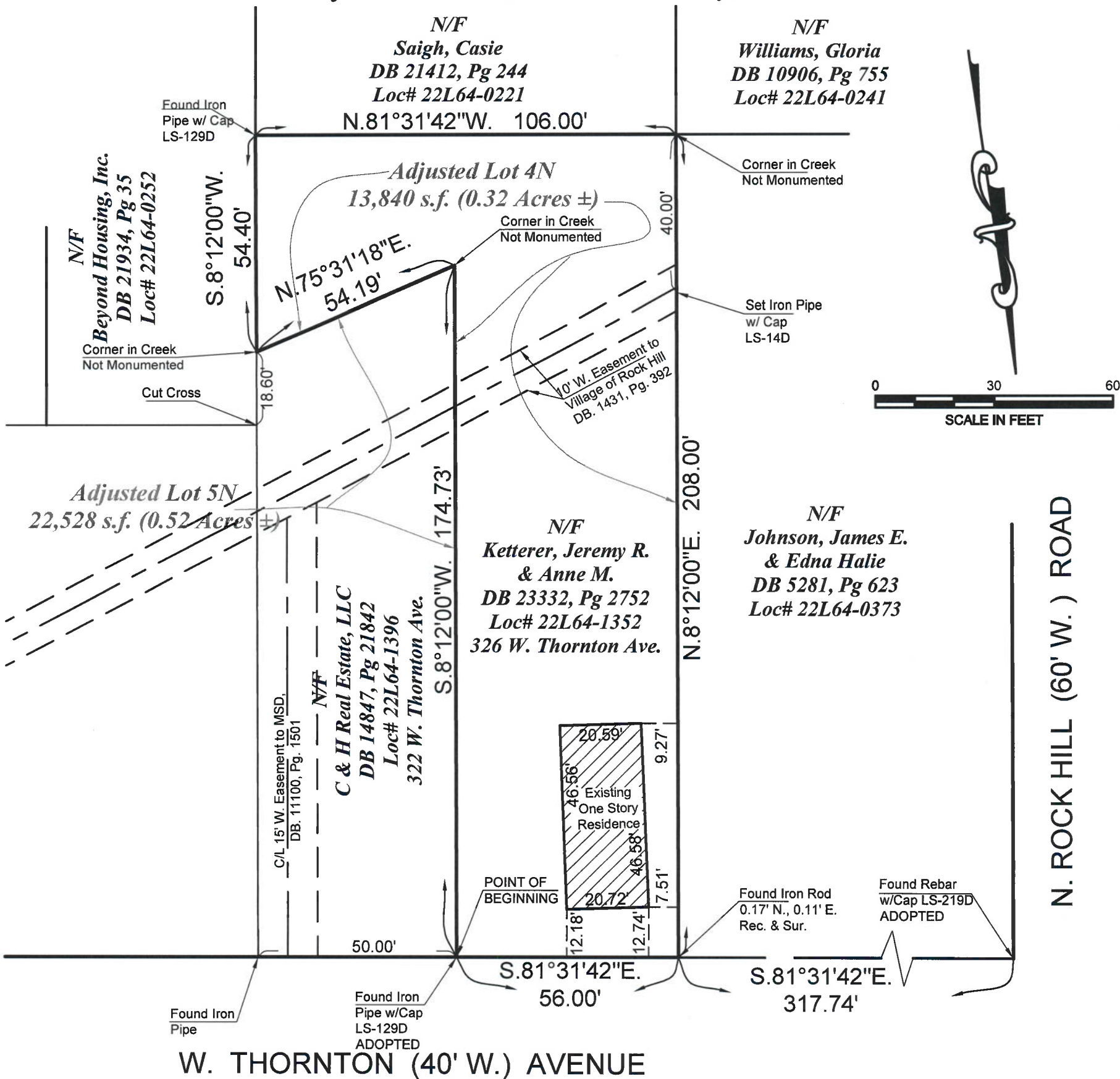
#### Section 405.350. Use Regulations.

[CC 1970 §33-32; Ord. No. 465 Art. 6 §2, 3-15-1955; Ord. No. 1347 §2, 1-7-1997; Ord. No. 1470 §1, 9-17-2002]

- A. Except as otherwise provided in this Chapter, a building or premises in a "D" District shall be used only for the following purposes:
1. Any use permitted in the "C" Commercial District.
  2. Animal hospital with exterior animal housing.
  3. Assembly plant.
  4. Bakery goods manufacturing or distributing.
  5. Bookbindery.
  6. Candy and confectionery manufacturing.
  7. Cannery (except fish and meat products).
  8. Ceramic products (previously pulverized clay kilns fired only by electricity or gas).
  9. Cleaning and dyeing works.
  10. Clothing manufacturing.
  11. Cold storage or refrigerating plant.
  12. Dairy products and milk manufacturing and distributing.
  13. Distributing plant.
  14. Drugs and pharmaceutical manufacturing.
  15. Electrical parts, assembly and manufacturing.
  16. Fiber products manufacturing (previously prepared fiber).
  17. Food products manufacturing (except fish and meat products, sauerkraut, vinegar, yeast and rendering or refining of fats and oils).
  18. Glass products manufacturing.
  19. Iron works, ornamental (no foundry, drop hammer and no punch presses over twenty (20) tons capacity).
  20. Laundry, steam or wet wash.
  21. Leather products manufacturing (previously prepared leather).

22. Machinery, farm sales, repairing and overhauling.
  23. Paint mixing and treatment (not employing a boiling process).
  24. Paper products manufacturing (previously prepared material).
  25. Parcel delivery service.
  26. Plastic products manufacturing (previously prepared material).
  27. Printing establishment.
  28. Sheet metal products (light).
  29. Sign painting shop.
  30. Soft drink manufacturing or bottling.
  31. Textile products manufacturing.
  32. Tool manufacturing (no drop hammer or punch presses).
  33. Toy manufacturing.
  34. Warehouse or storage building.
  35. Wholesale business.
  36. Wood products manufacturing (assembling work and finishing).
  37. Other uses similar to the above, in the judgment of the Zoning Administrator.
  38. Accessory buildings and uses customarily incident to the above uses.
- B. All uses permitted in this district shall be allowed only under the condition that they shall never be objectionable due to odor, dust, smoke, noise, vibration or other similar causes so long as the use applies with State and Federal environmental regulations.

A Tract of Land being  
Adjusted Lot 4N of  
WOODARD BOUNDARY ADJUSTMENT PLAT  
Situating in U.S. Survey 1953, Township 45 North, Range 6 East,  
City of Rock Hill, St. Louis County, Missouri.



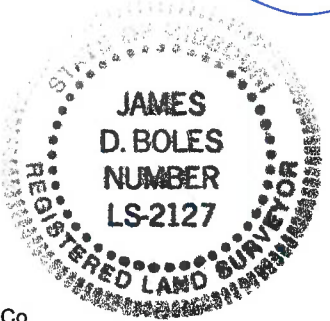
The Clayton Engineering Company  
2268 Welsch Industrial Court, St. Louis, Mo. 63146-4222  
(314) 692-8888

This is to certify that we have, during the month of October, 2019 and March 2020, at the request of Jeremy R. and Anne M. Ketterer, performed a Boundary Survey of a tract of land being a tract of land conveyed to Jeremy R. Ketterer and Anne M. Ketterer, husband and wife, by deed recorded in Deed Book 23332, Page 2752, being Adjusted Lot 4N of "Woodard Boundary Adjustment", according to the plat thereof recorded in Plat Book 294, Page 5, all of the St. Louis County Records, situated in U.S. Survey 1953, Township 45 North, Range 6 East in the City of Rock Hill, St. Louis County, Missouri. This Survey has been made in accordance with the current "Missouri Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects (20 CSR 2030-16) and the Department of Agriculture (2CSR 90-60), meets the accuracy requirements of Urban property, as defined therein and the results are as shown on this plat. Bearings are based on the Missouri Coordinate System of 1983 Grid North.

Joshua M. Bowmen, Deputy  
The Clayton Engineering Company

Date: 3-11-2020

By: James D. Boles  
MO PLS 2127



PROPERTY DESCRIPTION

A tract of land being a composite of those tracts of land conveyed to Jeremy R. Ketterer and Anne M. Ketterer, husband and wife, by deed recorded in Deed Book 23332, Page 2752, being Adjusted Lot 4N of "Woodard Boundary Adjustment", according to the plat thereof recorded in Plat Book 294, Page 5, all of the St. Louis County Records, situated in U.S. Survey 1953, Township 45 North, Range 6 East in the City of Rock Hill, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the Northwestern corner of Adjusted Lot 5N of said Woodward Boundary Adjustment, said point also being on the South Right-of-Way line of West Thornton Avenue, forty (40) feet wide, thence leaving said South Right-of-Way line, South 08 degrees 12 minutes 00 seconds West, 174.73 feet to the Southwestern corner of said Adjusted Lot 5N; thence, North 75 degrees 31 minutes 18 seconds West, 54.19 feet along the Southern line of said Adjusted Lot 5N to an angle point therein; thence South 08 degrees 12 minutes 00 seconds West, 54.40 feet along the Eastern line of property conveyed to Beyond Housing, Inc. as recorded in Deed Book 21934, Page 35 of the St. Louis County Records, to a point; thence North 81 degrees 31 minutes 42 seconds West, 106.00 feet along the North Line of property conveyed to Casie Saigh as recorded in Deed Book 21412, Page 244 of the St. Louis County Records to the northwestern corner of said Saigh property; thence, North 08 degrees 12 minutes 00 seconds East, 208.00 feet along the Eastern line of property conveyed to James E. and Edna Haile Johnson as recorded in Deed Book 5281, Page 623 of the St. Louis County Records to a point on the Southern right of way line of West Thornton Avenue, as aforementioned; thence South 81 degrees 31 minutes 42 seconds East, 56.00 feet along said Southern Right-of-Way line to the point of beginning and containing 0.32 acres, more or less (13,840 square feet).

Prepared for:		JEREMY R. KETTERER 59 Frederick Lane Glendal, Missouri 63122 573.301.5550	
Project Number: 20072		Designed: KRS	
F.S.		SUR.	
F.B.		BY: KRS	
FILE: G:\20xxx\20072_KETTERER\Plans\2020-03-10 BasePlan.dwg PLOTTED: 3/11/2020 8:40 AM			

the clayton engineering company, inc.

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2268 WELSCH INDUSTRIAL COURT  
ST. LOUIS, MISSOURI 63146  
(314) 692-8888 FAX: (314) 692-8688 claytoneng.com  
MO Cert. of Authority - Prof. Engineering #000067  
& Prof. Surveying #000014  
IL Dept. Financial & Prof. Reg. Prof. Design  
& Engineering Corp. #184.000879

The Professional Architects seal affixed to this sheet indicates that the named Architect has prepared or directed the preparation of the material shown only on this sheet. Other drawings and documents not exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.  
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Chad Alan Jones  
Missouri License #: A-2016042027

ARCHITECTURE

**Chad Alan Jones**  
Sole Proprietor  
Missouri License #: A-2016042027  
317 Edna Drive O'Fallon, IL 62269  
Phone: 618-977-7845  
E-mail: [advantagearchitect@att.net](mailto:advantagearchitect@att.net)

PROJECT TITLE

Proposed Development Site Plan For:

**Jeremy Ketterer**

326 W. Thornton Avenue  
Rock Hill, Missouri 63119

DRAWING ISSUE / REVISION

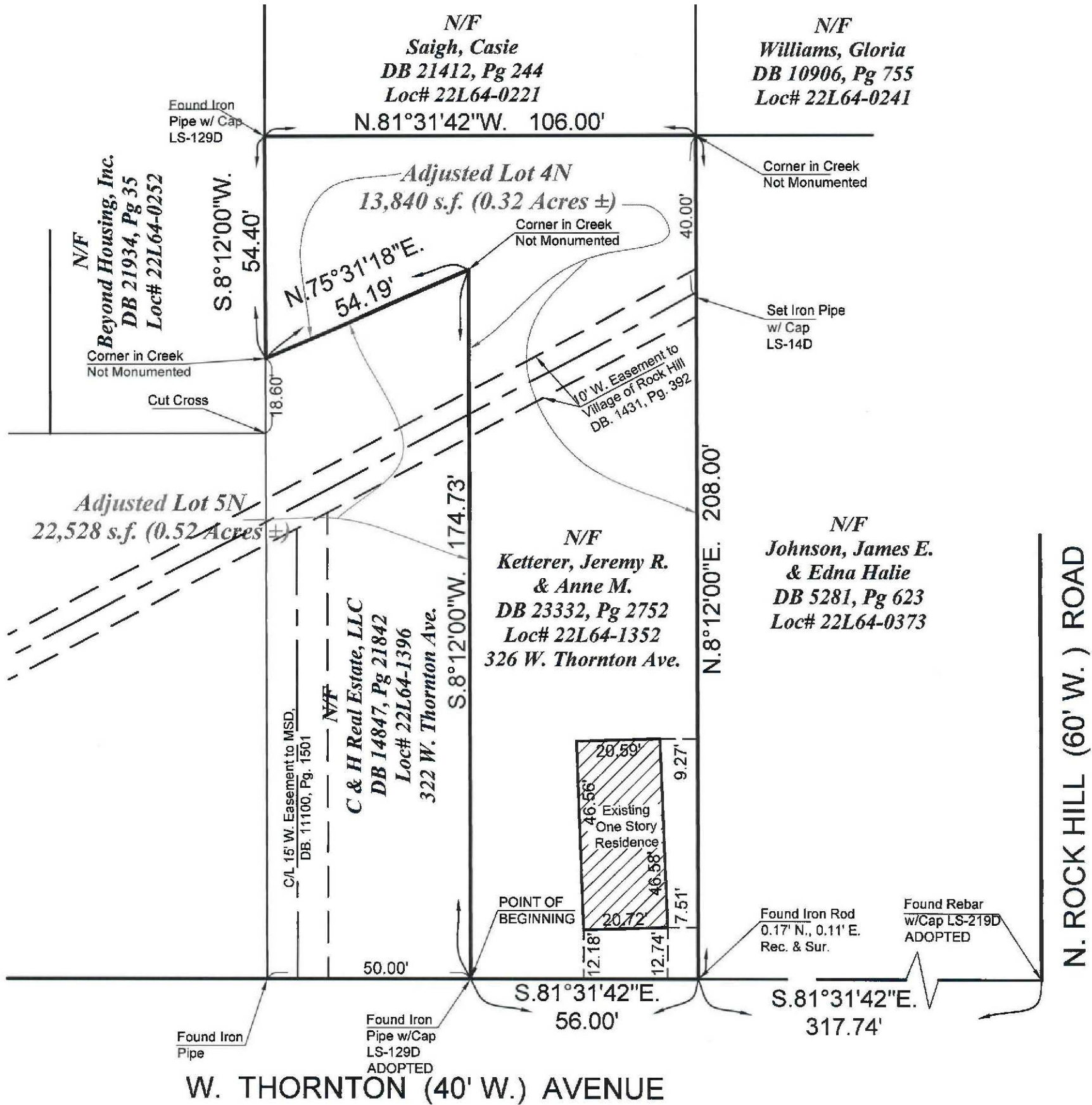
REV #	DESCRIPTION	DATE
1	ZONING	4.9.20

DRAWING TITLE  
EXISTING  
SITE PLAN

SHEET NUMBER

**A1-01**

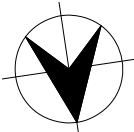
JOB # N/A  
SHEET SIZE 36" X 24" LANDSCAPE



1

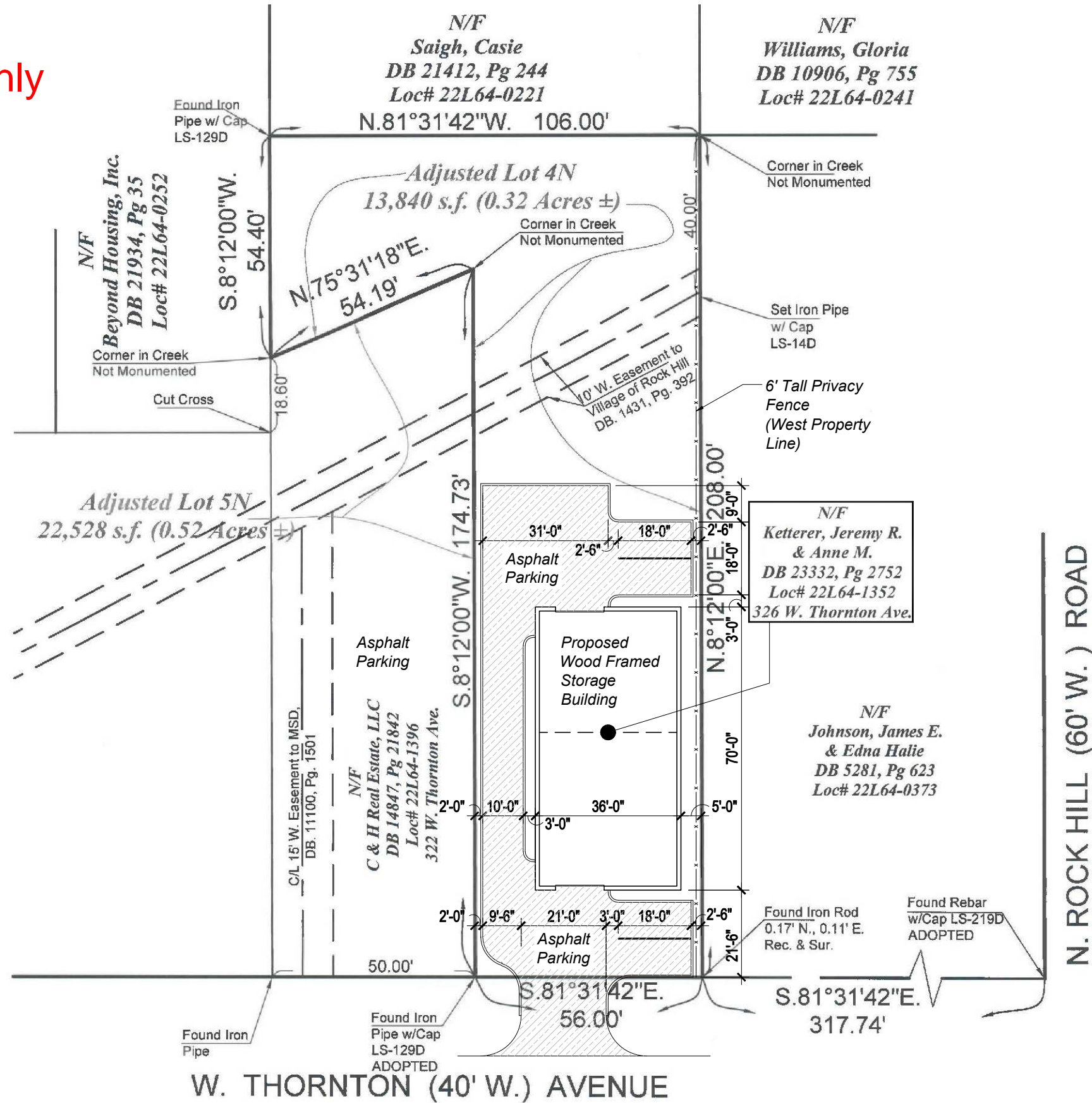
EXISTING SITE PLAN

SCALE: 1" = 30'-0"





Conceptual Site Plan  
Provided for information only



The Professional Architects seal affixed to this sheet indicates that the named Architect has prepared or directed the preparation of the material shown only on this sheet. Other drawings and documents not exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.  
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Chad Alan Jones  
Sole Proprietor  
Missouri License #: A-2016042027  
317 Edna Drive O'Fallon, IL 62269  
Phone: 618-977-7845  
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PROJECT TITLE

Proposed Development Site Plan For:  
**Jeremy Ketterer**  
326 W. Thornton Avenue  
Rock Hill, Missouri 63119

DRAWING ISSUE / REVISION		
REV #	DESCRIPTION	DATE
1	ZONING	4.9.20

DRAWING TITLE  
PROPOSED  
SITE PLAN

SHEET NUMBER	
A1-02	
JOB #	N/A
SHEET SIZE	36" X 24" LANDSCAPE