



# city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141  
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966

www.creve-coeur.org

## PUBLIC NOTICE

### APPLICATION TO PLANNING AND ZONING COMMISSION #21-012: MINOR SITE PLAN FOR A FOR A FENCE WITHIN THE FRONT-YARD SETBACK ALONG MOSLEY FOREST DRIVE FOR THE PROPERTY ADDRESSED AS 11 LADUE MEADOWS

FOR THE MEETING OF: **Monday, April 19, 2021, 6:30 PM**

LOCATION: 11 Ladue Meadows, zoned A-Single Family Residential.

REQUEST: Jordan Kinne, of Custom Design Fence & Deck, on behalf of the homeowner of 11 Ladue Meadows, have submitted an application for a 4.58 foot (55") tall, wrought-iron style fence, approximately 5 feet from the rear property line, within the area equivalent to the front-yard setback along Mosley Forest Dr. The subject property is zoned A Single Family Residential which has a front yard setback of 50 feet. The City of Creve Coeur's Zoning Ordinance Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless approved by site development plan by the Planning and Zoning Commission.

ADDITIONAL INFORMATION: Review of the proposal is scheduled for the meeting on Monday, April 19, 2021. All meetings are held at 6:30 p.m., in the Council Chambers of the Creve Coeur Government Center located at 300 North New Ballas Road. Due to the pandemic emergency, the Planning and Zoning Commission and City Council meetings will be held via teleconference until further notice. Online meetings are hosted through a remote conferencing service called Zoom, which offers audio and/or video conferencing. We encourage you to attend remotely if you have any questions or wish to make a statement. For more information on the meeting and to register please go to: <http://www.crevecoeurmo.gov/1125/Public-Hearing-Registration>.

In addition, you can submit written or e-mail comments to Planning staff in advance of the meeting. Additional information regarding this proposal is available at the Government Center, Planning Division offices or on the City's website at [www.crevecoeurmo.gov/447/Current-Planning-Projects](http://www.crevecoeurmo.gov/447/Current-Planning-Projects). You may also call (314) 872-2501 or e-mail [wkelly@crevecoeurmo.gov](mailto:wkelly@crevecoeurmo.gov).

APPLICANT: Jordan Kinne  
Custom Design Fence & Deck  
3926 Hwy 79  
O'Fallon, MO 63366

PROPERTY OWNER: Ron Kruszewski  
Kruszewski Investments LLC  
11 Ladue Meadows  
Creve Coeur, MO 63116

#### Key Issues:

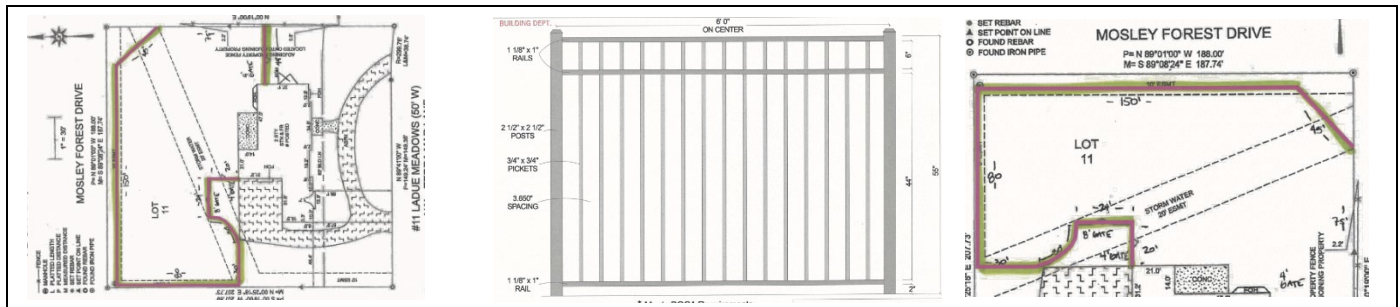
- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?

#### Comprehensive Plan References

- Estate Neighborhood 2 (ER2)
- Design Guidelines

#### Zoning Code References

- Section 405.250: A-Single Family Residential
- Section 405.640: Fences and Walls
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval



STAFF CONTACT: **Whitney Kelly, AICP, City Planner**

CC: Ellen Lawrence and Nicole Greer - Ward 2

Aerial Photo



City Limits

Parcels

April 1, 2021



Prepared By HORNER SHIFRIN