



# 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 #17-034 A MINOR SITE DEVELOPMENT PLAN FOR A FENCE WITHIN THE FRONT-YARD SETBACK ALONG LADUE AND MOSLEY ROADS FOR THE PROPERTY AT 1 WEST LADUE ESTATES

FOR THE PLANNING AND ZONING COMMISSION MEETING OF: **Monday,  
October 23, 2017, 6:30 PM.**

**SUBJECT PROPERTY LOCATION:** 1 West Ladue Estates (see attached map).

**REQUEST:** John Headrick, homeowner, has submitted an application for a 4 ½ foot tall, open picket aluminum fence within the setback along Mosley Road and Ladue Road, for the property addressed as 1 W. Ladue Estates Drive. 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. The subject property is zoned A Single Family District, which has a front yard setback of 50 feet.

**ADDITIONAL INFORMATION:** The Planning and Zoning Commission will review the request on Monday October 23, 2017 at 6:30 p.m., in the Council Chambers of the Creve Coeur Government Center located at 300 North New Ballas Road. Additional information is available at the Government Center, Planning Division offices and available on the City’s website at [www.creve-coeur.org](http://www.creve-coeur.org) under the Current Planning Projects page.

We encourage you to attend if you have any questions or wish to make a statement. In addition, you can submit written or e-mail comments in advance or at the meeting. For information about this proposal or to verify the meeting schedule, please call (314) 872-2501 or e-mail [wkelly@crevecoeurmo.gov](mailto:wkelly@crevecoeurmo.gov).

**APPLICANT / PROPERTY OWNER:** John Headrick  
1 W. Ladue Estates Dr.  
Creve Coeur, MO 63141

#### Key Issues:

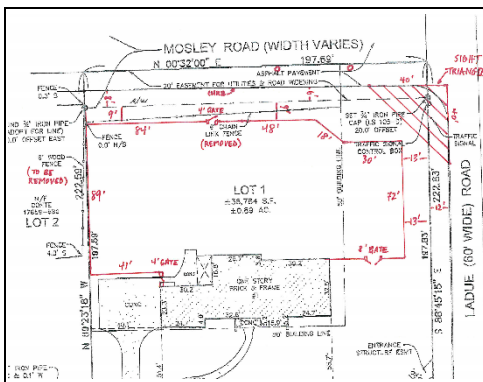
- Does the request further the goals and/or implement the Comprehensive Plan?
- Maintaining open green spaces
- Visual impact along Mosley and Ladue Roads

#### Creve Coeur 2030 References

- Residential Neighborhoods
- Design Guidelines

#### Zoning Code References

- Section 405.250: A Single-Family
- Section 405.640: Fences within the Front Yard Section and along Street Right-of-Way
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval



**MAJESTIC™**

*Sleek & Modern*

The flush top rail projects a more modern, streamlined look that beautifully accents flowers and shrubs when used as border landscaping. Pool panels with either 2 or 3 rails are available that perfectly match this style of fence as well as single, double and arched swing gates.

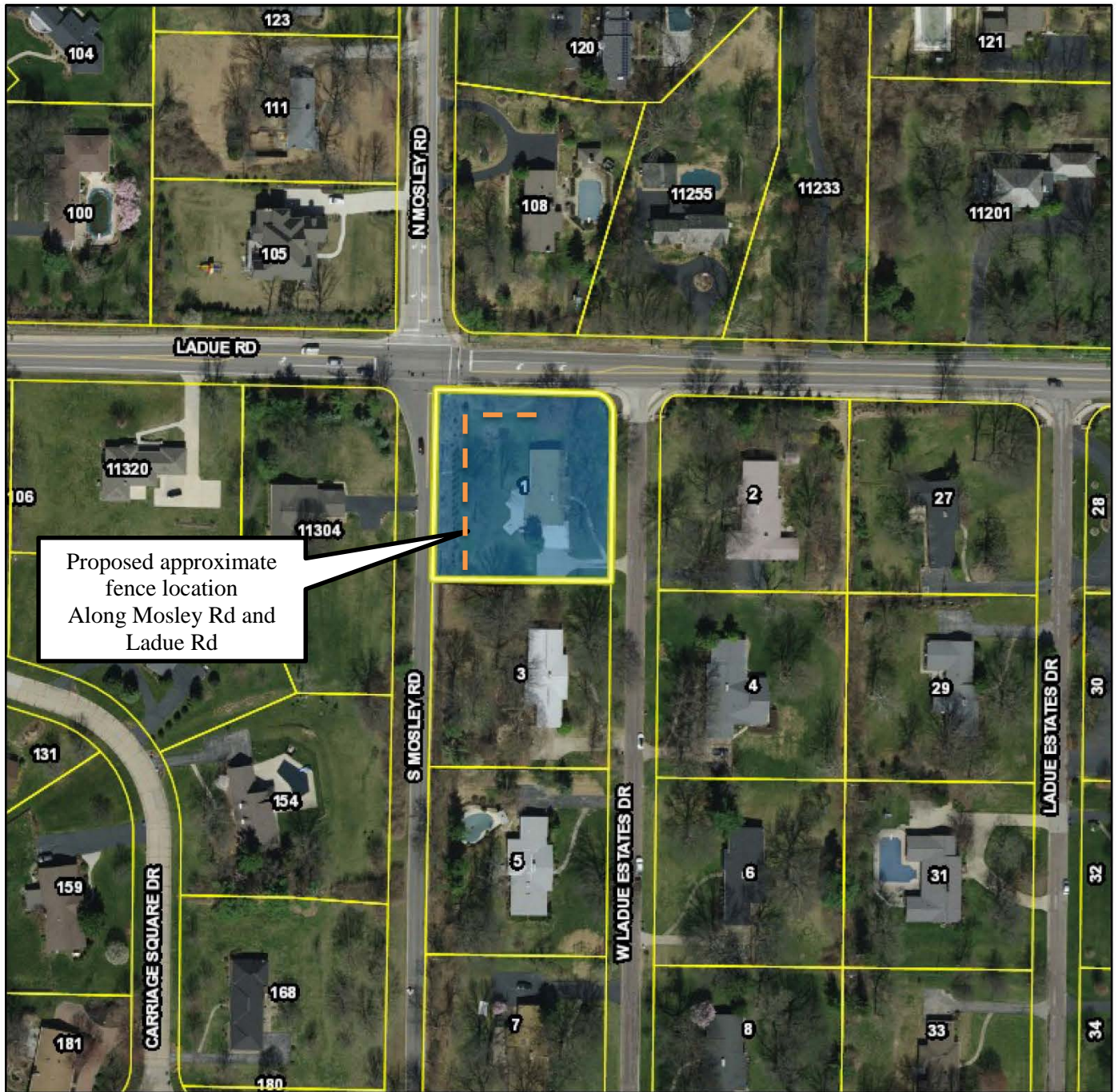
- 3-rail panels in 4', 5' and 6' heights
- 2-rail pool panels in 4' height and 3-rail in 4½' height

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

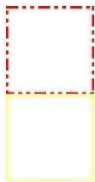
CC: Ted Ruzicka and Ellen Lawrence, Ward II

Aerial Map

1 West Ladue Estates Drive



Proposed approximate fence location Along Mosley Rd and Ladue Rd



City Limits

Parcels

Parcels Label

Roads Labels

October 2, 2017



Prepared By

HORNER SHIFRIN