



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 ST. PAUL DRIVE FOR THE PROPERTY AT 188 CARRIAGE SQUARE DRIVE

FOR THE PLANNING AND ZONING COMMISSION MEETING OF: **November 20, 2017, 6:30 PM.**

SUBJECT PROPERTY LOCATION: 188 Carriage Square Dr. (see attached map).

REQUEST: Jim Skiljan, of Superior Grading & Hardscapes, on behalf of Amin Radparvat, homeowner, has submitted an application for a 6 foot tall, dark color Vinyl Fence within the setback along St. Paul Drive, for the property addressed as 188 Carriage Square 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 November 20, 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 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.

APPLICANT: Jim Skiljan
Superior Grading and Hardscapes
PO Box 127
Ladie, MO 63055

PROPERTY OWNER: Amin Radparvat
188 Carriage Square Dr.
Creve Coeur, MO 63141

Key Issues:

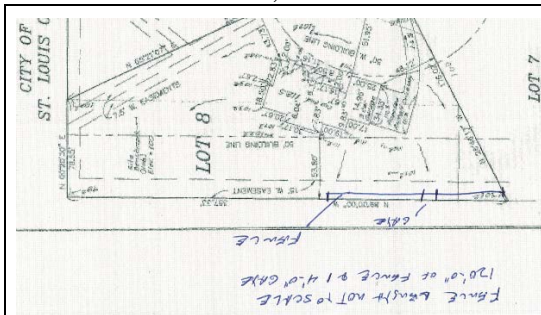
- Does the request further the goals and/or implement the Comprehensive Plan?
- Maintaining open green spaces
- Visual impact along St. Paul Drive.

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



STAFF CONTACT: Whitney Kelly, AICP, City Planner

CC: Ted Ruzicka and Ellen Lawrence, Ward II

Aerial Map

188 Carriage Square Drive



-  City Limits
-  Parcels
-  Parcels Label
-  Roads Labels

November 6, 2017



Prepared By  HORNER+SHIFRAIN