



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

NOTICE OF PUBLIC HEARING

APPLICATION TO PLANNING AND ZONING COMMISSION #17-044 FOR THE REZONING FROM A SINGLE FAMILY RESIDENTIAL TO B SINGLE FAMILY RESIDENTIAL WITH RDD-RESIDENTIAL DESIGNED DEVELOPMENT DESIGNATION FOR 105 AND 157 N. NEW BALLAS ROAD, 1 SANTINO COURT, AND 11921 LADUE ROAD FOR THE PLANNING AND ZONING COMMISSION MEETING OF: Monday, December 18, 2017, 6:30 PM.

LOCATION: 105 and 157 N. New Ballas Road, 1 Santino Court, and 11921 Ladue Road (see attached map).

REQUEST: Brent Crittenden, of Urban Improvement Company, LLC, has submitted a request for the rezoning and preliminary plat approval of the 4.732 acres at 105 and 157 N. New Ballas Road, 1 Santino Court, and 11921 Ladue Road, Creve Coeur, MO from A Single Family Residential to B Single Family Residential with RDD-Residential Design Development designation to allow for the development of a 9 single family home subdivision with an average lot size of 20,017 square feet. Any rezoning and preliminary plat with RDD designation requires City Council approval, upon the recommendation from the Planning and Zoning Commission.

ADDITIONAL INFORMATION: The Planning and Zoning Commission will conduct a Public Hearing on this request on Monday, December 18, 2017 for recommendation to the City Council. 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. 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 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/PROPERTY OWNER: Brent Crittenden
Urban Improvement Company, LLC
1607 Tower Grove, Ave.
St. Louis, MO 63110

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?

Comprehensive Plan References

- Estate Neighborhood 1 (ER-1)
- Estate Neighborhood 2 (ER-2)

Zoning Code References

- Section 405.250: A Single Family Residential
- Section 405.260: B Single Family Residential
- Section 405.450.C: Residential Designed Development Procedure
- Section 405.1060: Zoning changes and Text Amendments

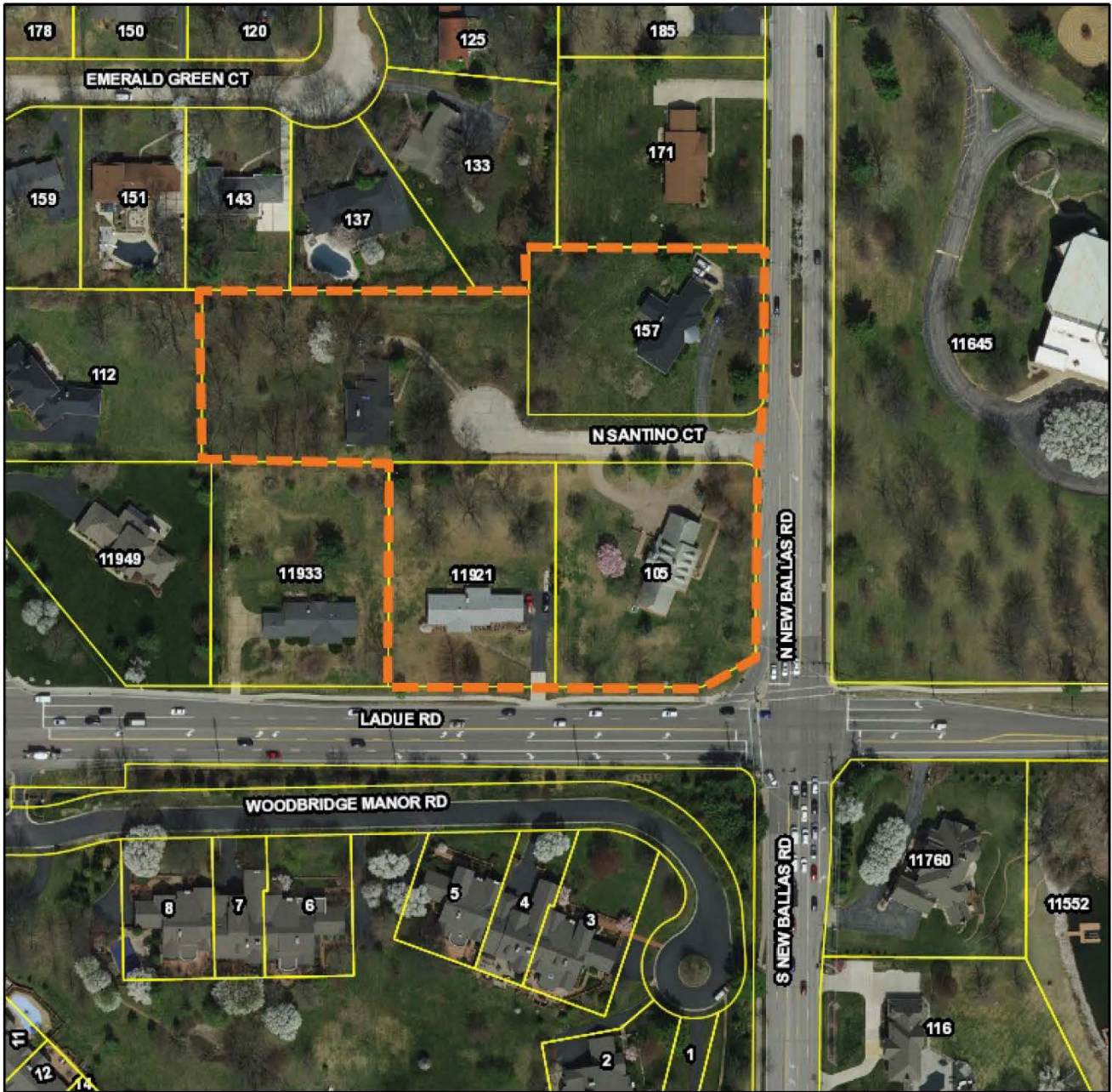


STAFF CONTACT: Whitney Kelly, AICP, City Planner

CC: Ted Ruzicka and Ellen Lawrence, Ward II

Aerial Photo

Santino Court Subdivision



City Limits



Parcels

Parcels Label

Roads Labels

December 4, 2017



Prepared By

HORNER SHIFRIN