



# 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

## REVISED PUBLIC NOTICE

### APPLICATION TO PLANNING AND ZONING COMMISSION #18-024 A MINOR SITE DEVELOPMENT PLAN FOR A SIX-FOOT TALL TAN VINYL AND 4 FOOT ALUMINUM FENCE WITHIN THE FRONT- YARD SETBACK ALONG LITCHEFORD WAY AND LITCHEFORD COURT FOR THE PROPERTY AT 227 LITCHEFORD COURT

FOR THE PLANNING AND ZONING COMMISSION MEETING OF: **Monday,  
June 18, 2018, 6:30 PM.**

**SUBJECT PROPERTY LOCATION:** 227 Litcheford Court, located at the corner of Litcheford Way and Litcheford Court (see attached map).

**REQUEST:** Jim Graeler, of Chesterfield Valley Nursery, on behalf of Rick and Pascale Myroup, homeowners, has submitted an application for a 6-foot tall tan-vinyl fence, with a four foot tall open picket aluminum fence to be placed approximately 5 feet from the property line of Litcheford Way and within the setback of Litcheford Court, around the existing pool, for the property addressed as 227 Litcheford Court. 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 any fence over 4 feet in height and open slatted decorative metal fencing, and closer than 15 feet to the front yard setback or the area equivalent to the front yard setback shall be subject to site development plan approval in accordance with Section 405.1080. The subject property is zoned A-RDD which has a platted front-yard setback of 45 feet along any street right-of-way.

**ADDITIONAL INFORMATION:** The Planning and Zoning Commission will review the request on Monday June 18, 2018 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).

#### Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Maintaining open green spaces
- Visual impact along Litcheford Way and Litcheford Court

#### Creve Coeur 2030 References

- Residential Neighborhoods
- Design Guidelines

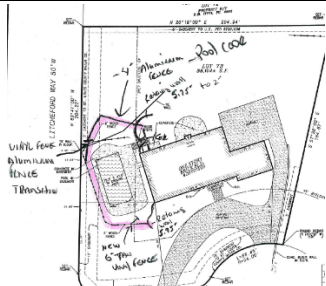
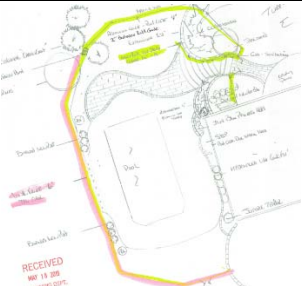
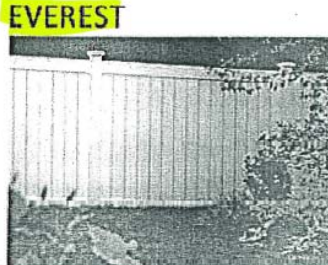
#### Zoning Code References

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

**APPLICANT:** Rick and Pascale Myroup  
227 Litcheford Ct.  
Creve Coeur, MO 63141

#### APPLICANTS REPRESENTATIVE:

Jim Graeler  
Chesterfield Valley Nursery  
12825 N. Outer 40  
Chesterfield, MO 63005

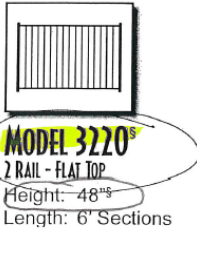
**EVEREST**

HEIGHT(S): 48"(PC), 58"(PC), 72" ( )

PICKET SIZE: 7/8" x 6" (T&G)

PICKET SPACING: Privacy

RACKS: 10.5" over 8"



**MODEL 3220<sup>S</sup>**  
2 RAIL - FLAT TOP  
Height: 48"  
Length: 6' Sections

**STAFF CONTACT:** Whitney Kelly, AICP, City Planner  
CC: Robert Hoffman and Charlotte D'Alfonso, Ward III

# Aerial Map



City Limits

Parcels

Parcels Label

Roads Labels

May 25, 2018



Prepared By

HORNER SHIFFRIN