AGENDA

PLANNING AND ZONING COMMISSION MEETING

CITY OF CREVE COEUR, MISSOURI

MONDAY, JUNE 18, 2018

6:30 PM

Pursuant to Section 610.022 RSMO, the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. and/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

CALL TO ORDER

ROLL CALL

Ms. Beth Kistner (Chair)
Mr. Tim Carney
Ms. Muriel Hall
Mr. Don Magruder
Mr. James Myers
Mr. Gene Rovak
Mr. Matthew Schuh
Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Jessica Stutte, Planning Assistant/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

1. **May 21, 2018 Planning and Zoning Commission Draft Meeting Minutes**

PUBLIC COMMENT

An opportunity for members of the public to address the Planning and Zoning Commission regarding issues or concerns not already on the agenda for this meeting. Those wishing to speak will be asked to limit comments to three minutes and to complete a speaker card.

UNFINISHED BUSINESS

None

NEW BUSINESS

1. **Application #18-024: Minor Site Development Plan for a Six-Foot Tall Tan Vinyl Fence and 4 Foot Aluminum Fence Within the Front-Yard Setback Along Litcheford Way and Litcheford Court for the Property at 227 Litcheford Court**
   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. A portion of the fence will be on top of an existing 5.75 foot tall retaining wall, for the property addressed as 227 Litcheford Court. The subject property is zoned A-RDD which has a platted front-yard setback of 45 feet along any street right-of-way.

WORK AGENDA

1. **Zoning Code Updates to Implement Creve Coeur 2030 Comprehensive Plan**
   Staff will seek guidance from Commission as to how to proceed with zoning code changes to implement the comprehensive plan.

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development

DRAFT MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, MAY 21, 2018
6:30 PM

CALL TO ORDER

ROLL CALL

Beth Kistner	Commission Chair
Tim Carney	Commission Member
Gene Rovak	Commission Member
Muriel Hall	Commission Member
Don Magruder	Commission Member
James Myers	Commission Member
Matthew Schuh	Commission Member

The following staff were also present: Carl Lumley, City Attorney; Jason Jaggi, Director of Community Development; Whitney Kelly, City Planner; and, Jessica Stutte, Planning Assistant/ Recording Secretary.

ACCEPTANCE OF THE AGENDA

Mr. Carney made a motion to accept the agenda, Ms. Hall seconded. All in favor.

APPROVAL OF MINUTES

1. May 7, 2018 Planning and Zoning Commission Draft Meeting Minutes

Mr. Rovak made a motion to accept the minutes, Mr. Carney seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Attachment: PZ Minutes DRAFT 5.21.2018 (May 21, 2018 Planning and Zoning Commission Draft Meeting Minutes)

1. Public Hearing. #18-020: Application to Amend the Conditional Use Permit and Site Development Plan for Parking Lot Expansion and 6,421 Gallery/Building Addition for Congregation B'nai Amoona at 324 S. Mason Road

Those speaking to the request were sworn in.

Ms. Margaret Goodin, project architect, explained the proposal. She said they would add some parking and a gallery. She said there would be ADA bathroom upgrades as well as a new gallery and drop off lane.

Mr. Derek Donovan, project landscape architect, said the drop off lane is 26 feet wide and has been seen by the Fire Marshal. He said the limestone planters would be reused.

Ms. Kistner asked what material canopy would be made from.

Ms. Goodin said it would be glass and stone and the windows would be replaced around the entire facility.

Mr. Myers asked about the sidewalk down to South Mason.

Mr. Donovan said the congregation had some resistance due to the traffic, but were willing to do it.

Mr. Carney asked if they planned to submit a full landscape plan.

Mr. Donovan said they did.

Mr. Magruder asked if that would include additional trees.

Mr. Donovan said they would remove 29 trees and put in around 46.

Ms. Kelly said they are seeking a CUP and because they are in agreement with staff recommendations, staff recommends approval.

Mr. Lumley entered the exhibits for the record and the public hearing was closed.

Mr. Carney made a motion to approve subject to the conditions contained in the draft ordinance, Mr. Schuh seconded. All in favor.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Tim Carney, Commission Member
SECONDER:	Matthew Schuh, Commission Member
AYES:	Kistner, Carney, Rovak, Hall, Magruder, Myers, Schuh

2. Application #18-021: Approval of the Final Plat, Subdivision Improvement Plans and the Subdivision Development Sign for the Santino Court Subdivision

Mr. William Rombach, representative of the applicant UIC Homes, said he was before the commission to seek approval for the final plat and subdivision sign.

Mr. Myers asked about the neighbor email that raised concerns regarding the rain garden and overflow.

Attachment: PZ Minutes DRAFT 5.21.2018 (May 21, 2018 Planning and Zoning Commission Draft Meeting Minutes)

Mr. Rombach said they did listen to the Strothcamp's concern and they have reduced the flow from 3.82 to 1.62 per cubic feet per second. He said each lot would have its own rain garden and they would not cross over. He said they do have an overflow.

Mr. Myers asked if they were reducing the runoff as a whole and the impacts to the Strothcamps property.

Mr. Rombach said they were reducing the amount of runoff that would specifically impact the Strothcamps property, but the runoff for the subdivision as a whole is increasing.

Ms. Kelly said the applicant is in compliance with the Final Plat and the sign also is in compliance with code.

Ms. Kistner asked what the ongoing maintenance would be for the rain gardens.

Mr. Jaggi said MSD maintains the right to inspect the rain gardens and requires an easement and maintenance agreement.

Ms. Kistner asked who maintains them.

Mr. Jaggi said the HOA would. He explained the rain gardens rely on amended soils to allow more infiltration. He said the other method is a bio retention area about 4 feet deep. He said it is based off of MSD calculations.

Ms. Kistner asked how well MSD responds to complaints.

Mr. Jaggi said the city be involved with the complaints, but it is up to MSD to address them. He said these are stormwater mitigation methods they like to see.

Mr. Carney asked if there was fencing near the sign.

Ms. Kelly said the fencing was to enclose the back yard.

There was some discussion as to the location of the fence and sign placement.

Mr. Brian Finnegan said it seemed as long as it is good for the city the trustees are ignored. He said the trustees should be more involved.

Ms. Carol Frimmel said she is concerned with the stormwater runoff. She said she is confused because Mr. Strothcamp had spoken with Mr. Bohen of MSD. She said Mr. Bohen said that their plans were not sufficient and the pipes were not the correct size.

Mr. Jaggi said he reviewed the preliminary review comments from MSD and did not see anything that would suggest the plans would need significant adjustments, Mr. Jaggi clarified, the city will not issue permits until they have received MSD approval, which is part of the normal process.

Mr. Myers asked if the stormwater concern should impede the process.

Mr. Jaggi said he didn't think it would.

Ms. Ellen Svenson said she has seen a number of storms in her almost 40 years in Creve Coeur. She said she doesn't see how there won't be an issue.

Ms. Kistner said at this point of the approval process the review was whether the final plat matched the original submission.

Attachment: PZ Minutes DRAFT 5.21.2018 (May 21, 2018 Planning and Zoning Commission Draft Meeting Minutes)

Mr. Jaggi said based on the role of MSD, the applicant was meeting the standards and would continue to be required to meet those requirements in order to go through the permitting process.

Mr. Rovak said the applicant was doing more in this type of development than was typically required. He said major storms are the exception and natural ground can only accept so much water. He said referencing large storms of the past doesn't really have anything to do with the development.

Mr. Rovak made a motion to recommend approval of the final plat subject to the conditions in the staff report, Mr. Magruder seconded. All in favor.

Mr. Rovak made a motion to approve the sign, Mr. Magruder seconded. All in favor

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Gene Rovak, Commission Member
SECONDER:	Don Magruder, Commission Member
AYES:	Kistner, Carney, Rovak, Hall, Magruder, Myers, Schuh

3. Application #18-022: Boundary Adjustment Plat Within the Various Lots of the Creve Coeur Pavilion Addressed as 10401, 10453, 10497 Olive Boulevard, and 10598 Old Olive Street Road

Ms. Alison Gauch of CEDC said they were proposing to shift the boundary line to make the lot 2 acres. She said it would clean up the lines and help bring things into compliance.

Ms. Kelly said staff recommends approval.

Mr. Schuh made a motion to approve subject to the conditions in the staff report, Ms. Hall seconded. All in favor.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Matthew Schuh, Commission Member
SECONDER:	Muriel Hall, Commission Member
AYES:	Kistner, Carney, Rovak, Hall, Magruder, Myers, Schuh

4. Five Year Annexation Map Plan

Mr. Jaggi presented a map of proposed annexation to the commission and explained the County's process.
He said they proposed the same map plan as was proposed in 2012. He said the proposed area was to the north as it is the only area left open for annexation. He said they found the Ameren utility corridors resulted in split subdivisions which would create difficulties so they went back to the 2012 plan which largely followed the water company utility lines vs. what was specifically shown in the Comprehensive Plan.

Mr. Magruder asked about the process of annexation.

Mr. Jaggi said all parties need to be in agreement.

Mr. Myers asked if there was any interest in annexation at this time.

Mr. Magruder said a lot of the residents use the services of Creve Coeur.

Attachment: PZ Minutes DRAFT 5.21.2018 (May 21, 2018 Planning and Zoning Commission Draft Meeting Minutes)

Mr. Jaggi said many of the residents frequent Creve Coeur businesses. He said annexation would require additional city services.

Mr. Schuh asked if it the line went to Page.

Mr. Jaggi said it didn't.

Ms. Kistner asked what triggers serious consideration.

Mr. Jaggi said a development proposal, or residential desire. He said it was unlikely anything would happen within the next five years.

Some discussion was held about slivers of unincorporated areas.

Mr. Myers asked about developing the 39 North area.

Ms. Hall made a motion to approve as recommended, Mr. Carney seconded. All in favor.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Muriel Hall, Commission Member
SECONDER:	Tim Carney, Commission Member
AYES:	Kistner, Carney, Rovak, Hall, Magruder, Myers, Schuh

WORK AGENDA

None

DEPARTMENT REPORTS

Mr. Jaggi suggested since there were no applications for the next meeting of June 4th, it be canceled. The Commission agreed.

ADJOURNMENT

Mr. Magruder made a motion to adjourn, Mr. Myers seconded. All in favor.

Attachment: PZ Minutes DRAFT 5.21.2018 (May 21, 2018 Planning and Zoning Commission Draft Meeting Minutes)

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

APPLICATION TO PLANNING AND ZONING COMMISSION #18-024: A MINOR SITE DEVELOPMENT PLAN FOR A SIX-FOOT TALL TAN VINYL FENCE 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 MEETING OF: June 18, 2018

SUBJECT PROPERTY LOCATION: 227 Litcheford Court, located at the corner of Litcheford Way and Litcheford Court, zoned A-RDD, A Single Family Residential with Residential Designed Development Designation.

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. A portion of the fence will be on top of an existing 5.75 foot tall retaining wall, for the property addressed as 227 Litcheford Court. 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 City of Creve Coeur's Zoning Ordinance Section 405.640(A) *Height Of Fences And Walls* states that no fence or wall shall exceed six (6) feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem, and Subsection (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* provides that any fence over 4 feet in height or other than an 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 home and pool were originally developed in 1975.

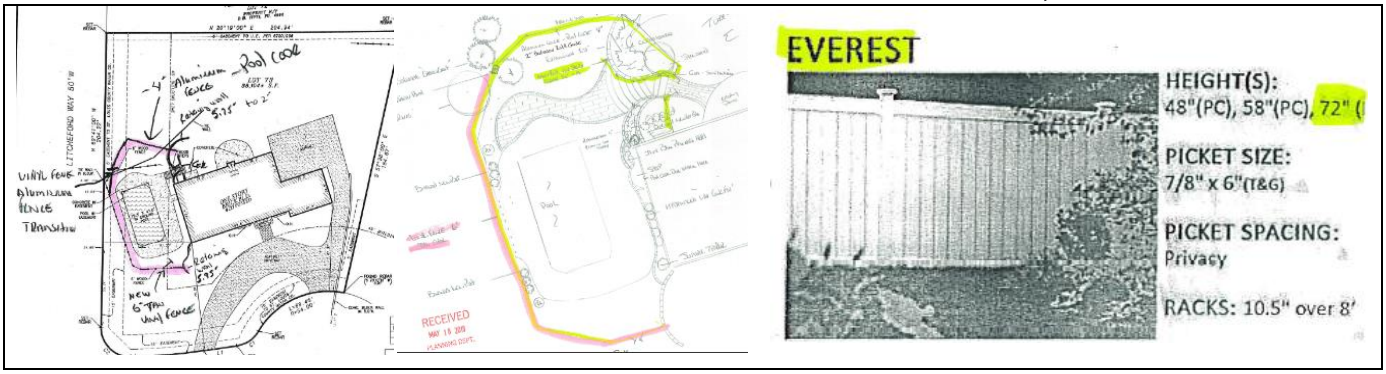
Key Issues:
- Does the request further the goals and/or implement the Comprehensive Plan?
- Maintaining open green spaces
- Visual impact along Litcheford Way and Litcheford Court

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

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



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 6/6/2018

Attachment: 18-024.227Litcheford Court Minor Site Plan.Staff Report.6-18-2018 (#18-024: 227 Litcheford Court Fence)

ATTACHMENTS: Materials received May 18, 2018

Attachment: 18-024.227Litcheford Court Minor Site Plan.Staff Report.6-18-2018 (#18-024: 227 Litcheford Court Fence)

LAND USE AND ZONING OF SURROUNDING PROPERTIES
The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single family residence	A-RDD Single Family Residential Designed Development Designation	N/A
South	Single family residence	A-RDD Single Family Residential Designed Development Designation	Litcheford Way
East	Single family residence	A-RDD Single Family Residential Designed Development Designation	Litcheford Ct.
West	Single family residence	A-RDD Single Family Residential Designed Development Designation	N/A

FENCE PLACEMENT AND DESIGN
The Applicant is seeking to replace the existing wood fence with a six foot tall, tan vinyl fence approximately five feet from the south property line within the setback of Litcheford Way that will wrap around eastward to the front and along the top of the retaining wall within the setback of Litcheford Court. A four-foot tall open picket fence will then enclose the western portion of the existing pool area to meet with building code requirements as a pool barrier. Not clearly indicated but part of the request is that the tan vinyl fence will follow along the top of the 5.75 foot retaining wall to connect to the home and act as a safety barrier.

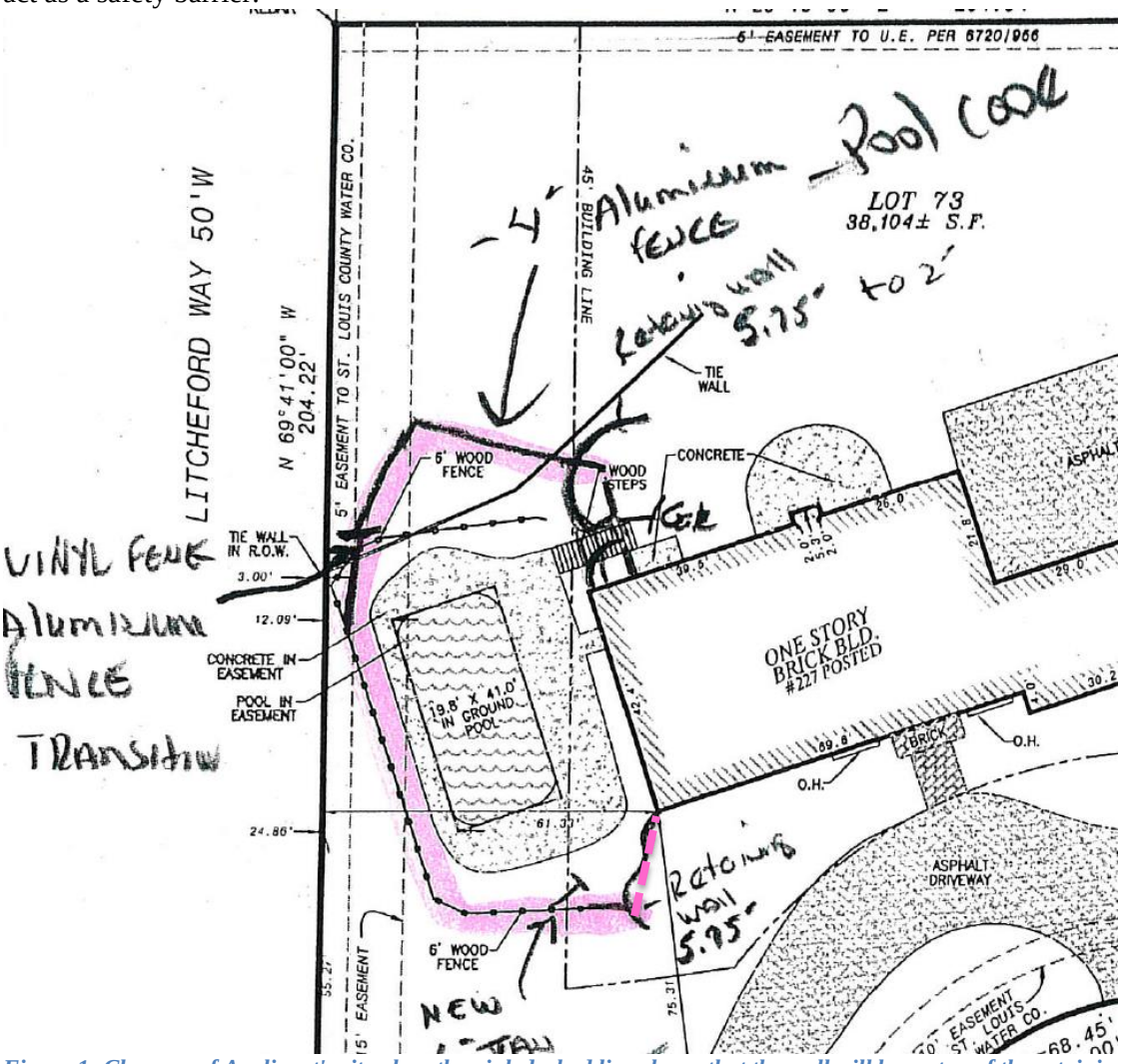


Figure 1: Close-up of Applicant's site plan, the pink dashed line shows that the wall will be on top of the retaining wall.

Attachment: 18-024.227Litcheford Court Minor Site Plan.Staff Report.6-18-2018 (#18-024: 227 Litcheford Court Fence)

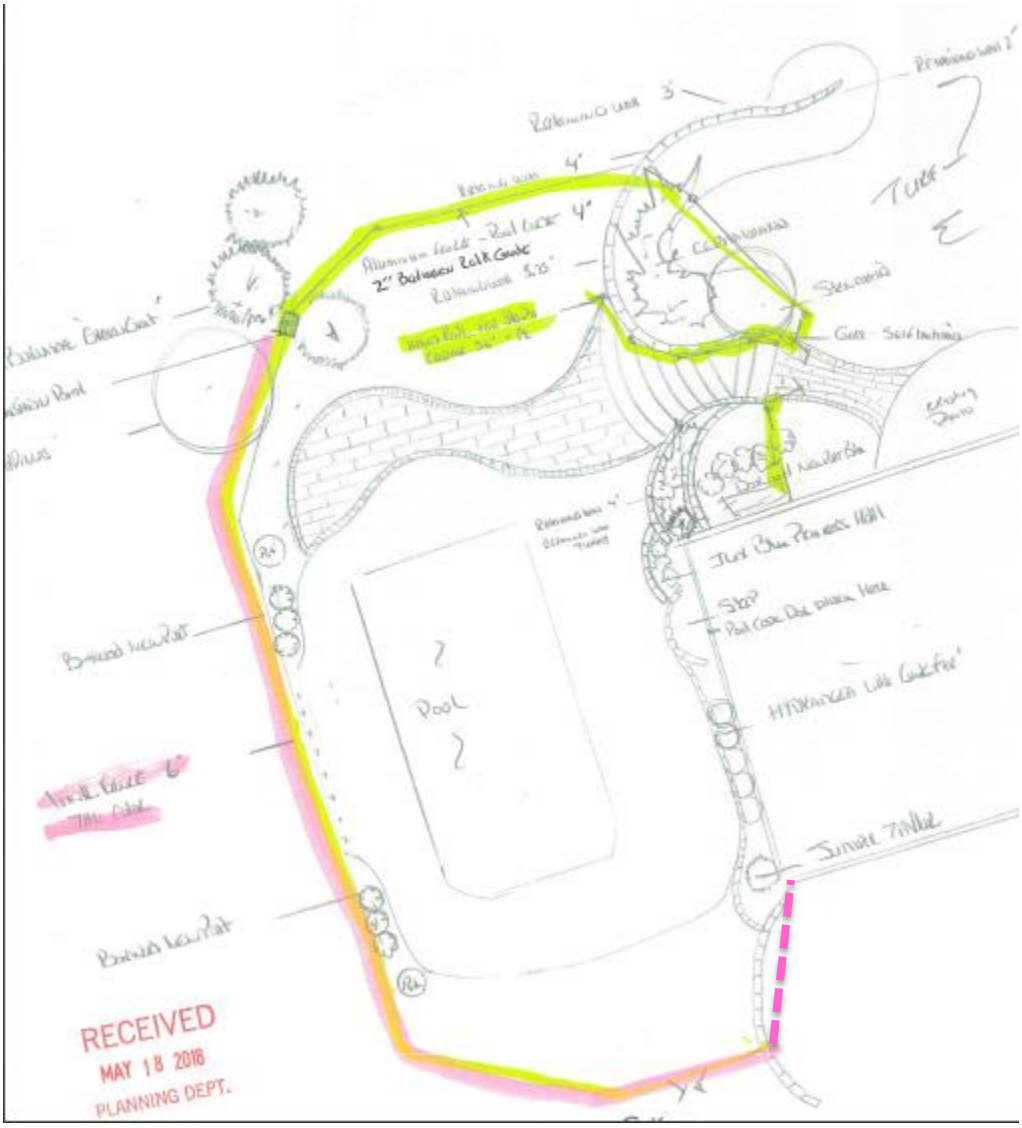


Figure 2: Landscape Plan indicting the 6 foot vinyl fence in pink and the 4 foot open slatted in yellow. Not indicated on the Applicant's drawing (but shown above in the pink dashed line) is that the tan vinyl fence will also connect to the home on top of the retaining wall and not end at the retaining wall.

Figure 3: Color sample of the proposed vinyl fence.

Attachment: 18-024.227Litcheford Court Minor Site Plan.Staff Report.6-18-2018 (#18-024: 227 Litcheford Court Fence)

ANALYSIS

The Zoning Code provides some guidance in evaluating requests for fences within the setback under Section 405.640 Fences and Walls:

> *A. Height Of Fences And Walls. No fence or wall shall exceed six (6) feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem.*
> *C. Fences Or Walls Within The Front Yard Section And Along Street Right-Of-Way. A fence may project within the area equivalent to the front yard setback of the applicable zoning district, when clearly to the side or rear of the home, provided that such fence is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing, similar in style for swimming pool enclosures as provided in Subsection (D). Walls, entry columns, gates and fence designs within 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.*
> *F. The horizontal and vertical support posts must be inside of the fence area or otherwise hidden from both the neighbor's and general public's view. Fences with a shadowbox design shall be considered to hide support posts.*
> *G. Fence materials shall be wood or metal style fencing. The design, color and material of the fence shall be complementary or shall match the principal structure on the property. Solid sight-proof, white vinyl fences are prohibited; Vinyl fencing may be permitted provided it maintains a natural wood color and/or dark color or style. Except as otherwise provided herein, raw metal chain link fencing is prohibited for all residential development, but dark coated fencing is allowed.*

The *Creve Coeur 2030* Comprehensive Plan includes general recommendations for residential neighborhoods to preserve the character and property values of existing neighborhoods (p. 64). The subject property is within the Countryside Estate Place Type that are large lots (1 acre and larger) with sprawling homes in a rural, wooded setting. Homes should be located to provide large front lawns and preserve existing trees, and streets should be curvilinear lanes to maximize landscape vistas, and sidewalks are not necessary (p. 66).

The Design Guidelines provide further direction for review of fences with the following:

> **Design Review Guidelines: F. Screening (Fences and Walls)**
> 1. All new sound walls, masonry walls or fences are to be designed to minimize visual monotony through changes in plane, height, material, texture or significant landscape massing.
> 2. The design of fencing, sound walls, trash enclosures, and similar site elements is to be compatible with the architecture of the main buildings and should use similar materials.
> 3 All fencing should be designed as an integrated part of the site, rather than as a separate fence, such as a planter wall or continuation of an architectural wall feature.
> 5. In highly visible public areas where fencing is needed, decorative fencing is encouraged. (p.18-19)

Further, the Design Guidelines recommend the use of natural "green" materials, and discourages the use of synthetic, and highly reflective materials. The proposed fence material is a light tan color, vinyl fence material which is not consistent with the Design Guidelines. In a standard application within residential settings, the tan vinyl has been approved; however, this application is a highly visible area within the front setback of the public right-of-way that is subject to further review by the Planning and Zoning Commission. The building code requires a fence surrounding the pool, as well as on top of the 5.75 foot retaining wall for safety purposes. With these considerations, the request before the Commission is a review of the material and the height of six feet and that a portion will be on top of the retaining wall within the front yard setback.

Attachment: 18-024.227Litcheford Court Minor Site Plan.Staff Report.6-18-2018 (#18-024: 227 Litcheford Court Fence)

Based on a review of the proposal and the specific site conditions, Staff would recommend the following modifications to the proposal:

- That the fence should be a consistent 4 foot tall open slatted metal fence all the way around, and that upright evergreens could be included to provide the privacy that the homeowner is seeking and to soften the appearance from the street consistent with the Design Guidelines and the Zoning Code.
- If the Commission finds that the reasons for the six foot fence are appropriate, Staff recommends that it should be a darker color to blend in with the landscaping and to match the main home, and that upright landscaping be required for the Zoning Administrator's approval to break up the appearance of the fence as viewed from the street.
- The portion of the fence acting as a safety barrier on the on top of the retaining wall shall be limited to four-feet in height, with an open slatted design and metal material to match the other section of fencing.

CONCLUSION AND ACTION

If the members of the Planning Commission find the applicant's reasons for the fence design and color sufficient, they can approve it as proposed. If the Commission wishes to maintain consistent design, at four feet height, with open style metal design, or wish to have a darker material, discussion with the Applicant and a revised motion would be necessary. If the request is denied, due to the pre-existing nature of the pool and the required Building Code regulations for safety, as well as the prior wood fence, the applicant may construct the fence at the proposed location, with a four foot tall open style metal fence, or replace the existing portion of wood fence as a repair and replacement as is, with a wood fence, where it ended at the retaining wall, and the fence for the retaining wall would be at four foot open style metal design.

The motion for the fence within the setback of Litcheford Court and Litcheford Way as shown in the enclosed site plan will be in the form of approval, approval with conditions, denial or deferral. City Council action is not required.

MOTION

The following is an example motion for this application:

> "I move to approve the site plan for the six foot tall, tan vinyl fence, as shown on the site plan along Litcheford Court and Litcheford Way for the property addressed as 227 Litcheford Court as discussed within the Staff Report on Application #18-024 for the June 18th Planning and Zoning Commission meeting" (Modification or revisions may be included by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

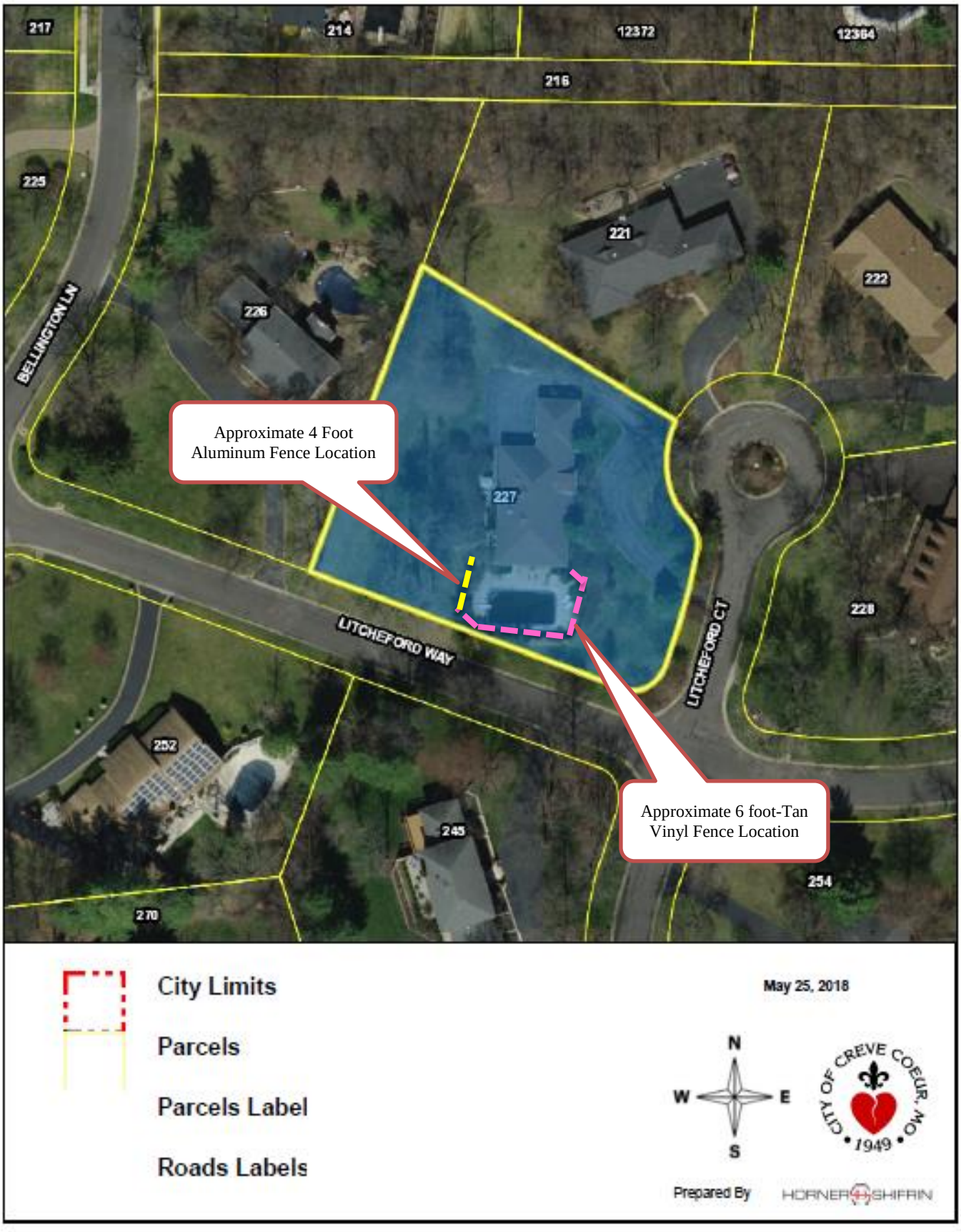
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

Attachment: 18-024.227Litcheford Court Minor Site Plan.Staff Report.6-18-2018 (#18-024: 227 Litcheford Court Fence)

APPENDIX 3: AERIAL MAP



Attachment: 18-024.227Litcheford Court Minor Site Plan.Staff Report.6-18-2018 (#18-024: 227 Litcheford Court Fence)

APPENDIX 4: SITE PHOTOGRAPHS	Photo Date:6/5/2018
	Description: View of the partial existing fence looking west along Litcheford Way.
	Description: View looking north from across Litcheford Way at the existing wood fence.
	Description: View looking north at the home with the retaining wall at the front of the home.

Attachment: 18-024.227Litcheford Court Minor Site Plan.Staff Report.6-18-2018 (#18-024: 227 Litcheford Court Fence)

	Description: View looking northeast at the existing wood fence along Litcheford Way.
	Description: View looking west at the home from Litcheford Court.

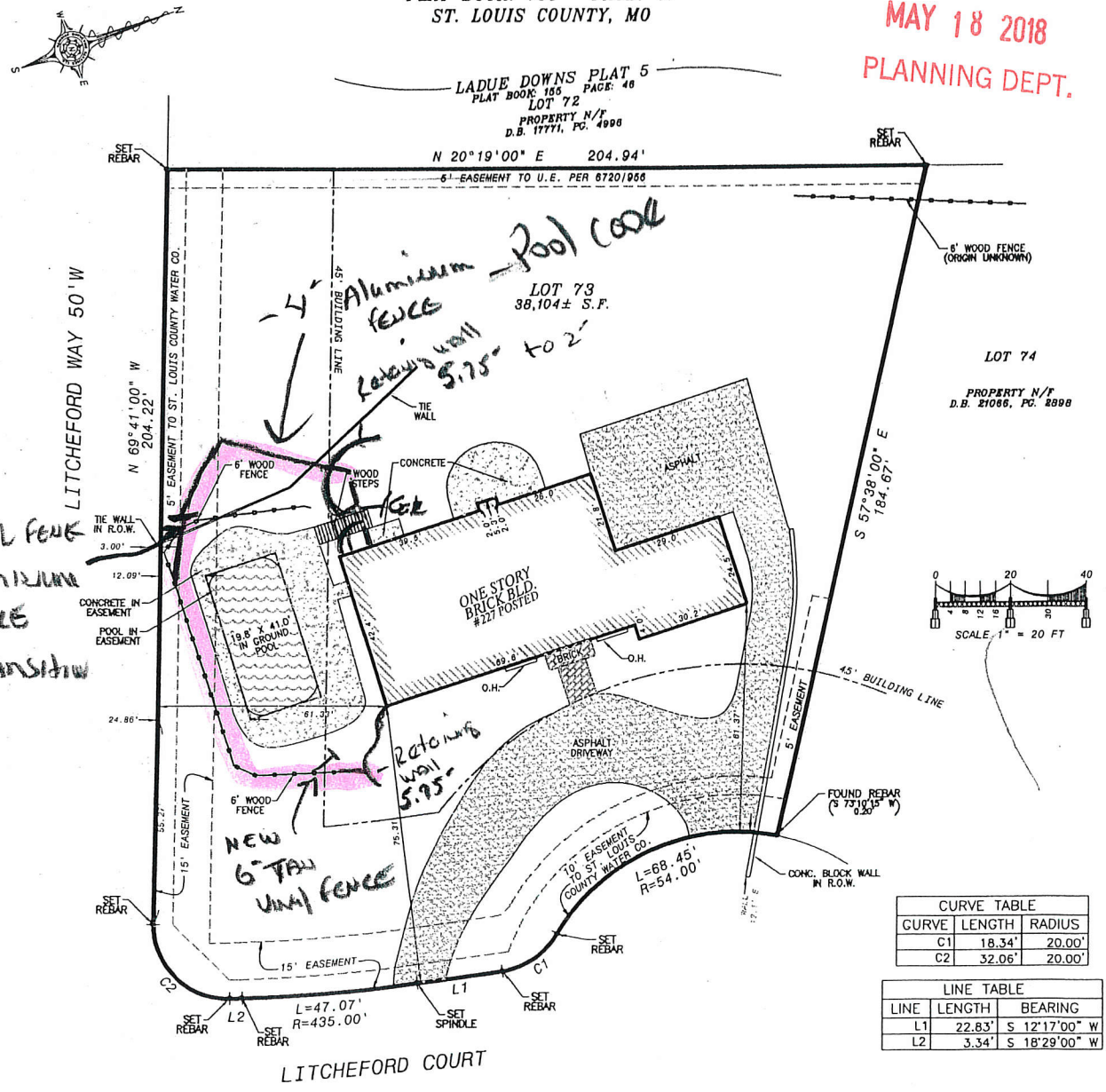
Attachment: 18-024.227Litcheford Court Minor Site Plan.Staff Report.6-18-2018 (#18-024: 227 Litcheford Court Fence)

BOUNDARY AND IMPROVEMENT SURVEY

LOT 73 OF LADUE DOWNS PLAT 6

PLAT BOOK: 155 PAGE: 47
ST. LOUIS COUNTY, MO

RECEIVED
MAY 18 2018
PLANNING DEPT.



CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	18.34'	20.00'
C2	32.06'	20.00'

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.83'	S 12°17'00" W
L2	3.34'	S 18°29'00" W

NOTE: FOUND AND ADOPTED A CONCRETE MONUMENT AT THE SOUTHERN-MOST POINT OF CURVATURE ALONG THE WESTERN LINE OF LOT 51, BEING DISTANT 47.65 FEET NORTHWARDLY OF THE SOUTHERN-MOST CORNER OF SAID LOT.

NOTE: FOUND AND ADOPTED A CONCRETE MONUMENT AT THE POINT OF REVERSE CURVATURE ON THE WEST LINE OF LOT 53.

SCHEDULE B-2 EASEMENTS THAT RELATE TO SURVEY MATTERS:

8) - WARNER AMEX CABLE EASEMENT (7460/33); UNABLE TO DETERMINE EXACT LOCATION DUE TO VAGUE DOCUMENT.

9) - UNION ELECTRIC EASEMENT (6720/956); AS SHOWN HEREON.

SOURCE OF RECORD DESCRIPTION:

ALLIANT NATIONAL TITLE INSURANCE COMPANY,
COMMITMENT NO.: 568200,
EFFECTIVE DATE: 08/08/2016 AT 08:00 AM

BASIS OF BEARING OR ANGLES:

LADUE DOWNS PLAT 6
PLAT BOOK: 155 PAGE: 47

SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY TO PASCALE A. & RICHARD MYROUP, CORNERSTONE MORTGAGE, INC., AND INVESTORS TITLE COMPANY, THAT AT THEIR REQUEST, MERIDIAN SURVEYING SERVICES LLC., HAS DURING THE MONTH OF SEPTEMBER, 2016, EXECUTED A RESURVEY OF LOT 73 OF LADUE DOWNS PLAT 6, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 155, PAGE 47 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, TOGETHER WITH THE LOCATION OF IMPROVEMENTS THEREON, IMPROVEMENT OWNERSHIP IS BASED OFF OF FIELD OBSERVATIONS THAT HAVE NOT BEEN VERIFIED WITH PROPERTY OWNER(S), THE FENCE OWNERSHIP IS NOT IDENTIFIED, FENCE HEIGHTS INDICATED ARE APPROXIMATE, UNLESS OTHERWISE INDICATED, FENCES INTERSECTING PROPERTY LINE(S) ARE CONNECTIVE IN NATURE, AND THAT THE RESULTS OF SAID RESURVEY ARE SHOWN ON THE ABOVE PLAT. THIS RESURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR AN URBAN CLASS PROPERTY. PRIOR TO ANY CONSTRUCTION, THE ZONNING AUTHORITY SHOULD BE CONSULTED TO VERIFY CURRENT RESTRICTIONS. CERTIFICATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY AND THOSE NOTED ABOVE. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTES, AGENCIES, PARTIES, OR SUBSEQUENT OWNERS.

GENERAL NOTES:

I.P. = IRON PIPE
I.R. = IRON ROD
(R) = RECORD
(S) = SURVEYED
(NR) = NON-RADIAL

DATE: 09-19-2016

STATE OF MISSOURI
THOMAS M. JAMBORETZ
LS-2314
REGISTERED LAND SURVEYOR

MERIDIAN LAND SURVEYING
4141 MEXICO ROAD, ST. PETERS, MO 63376
PHONE: 636-939-2900
FAX: 636-946-9099
WWW.MERIDIANLANDSURVEYING.COM
© 2015 MERIDIAN SURVEYING SERVICES, LLC

DRAFTER:	REVIEWER:
AJ	TMJ
FIELD CREW:	DATE:
KLN; BPP	09/19/2016
DRAWING NO:	PROJECT NO:
01	59410

SHEET 1 OF 1

Attachment: Applicant's Materials (#18-024: 227 Litcheford Court Fence)

RECEIVED
MAY 18 2018
PLANNING DEPT.

DRAWN BY: JW

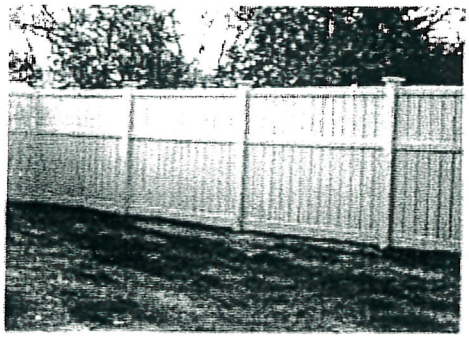
SCALE: 1:6

Attachment: Applicant's Materials (#18-024: 227 Litcheford Court Fence)

www.durationsvinyl.com

SEMI-PRIVATE FENCE STYLES

CYPRESS



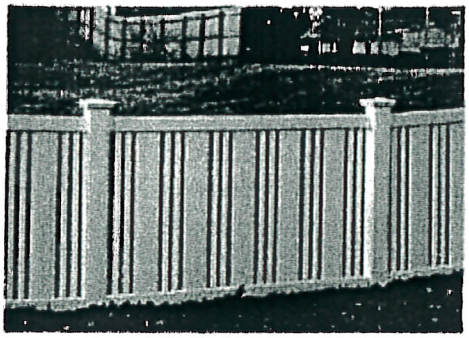
HEIGHT(S):
48"(PC No Mid-Rail)
58"(PC No Mid-Rail)
72"(PC with Mid-Rail)

PICKET SIZE: 7/8" x 6"

PICKET SPACING: 1"

RACKS: 7" over 8'

GEORGETOWN



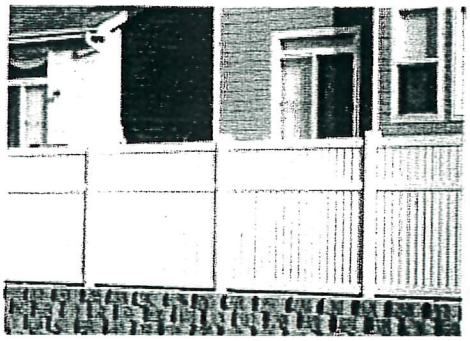
HEIGHT(S):
48"(PC No Mid-R
58"(PC No Mid-R
72"(PC with Mid)

PICKET SIZE:
7/8" x 1.5", 7/8"

PICKET SPACIN L'

RACKS: 6" over

WHITNEY



HEIGHT(S):
48"(PC No Mid-Rail)
54"(PC with Mid-Rail)
72"(PC with Mid-Rail)

PICKET SIZE: 7/8" x 3"

PICKET SPACING: 0.5"

RACKS: 6" over 8'

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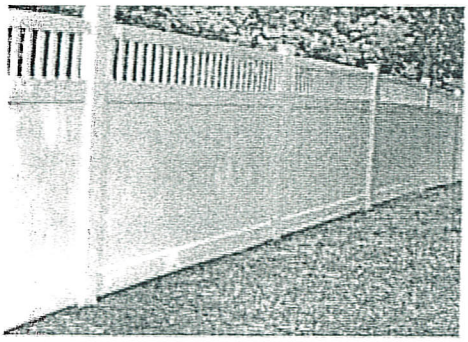
PRIVACY FENCE STYLES

CATALINA



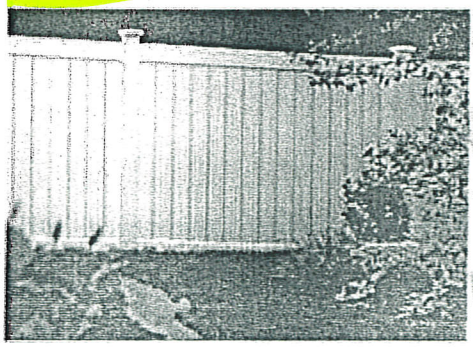
HEIGHT(S):
60"(PC), 72"(PC)

PICKET SIZE:
7/8" x 1.5", 7/8" x 6"(T&G)

PICKET SPACING:
2"(Top)

RACKS: 8" over 8'

EVEREST



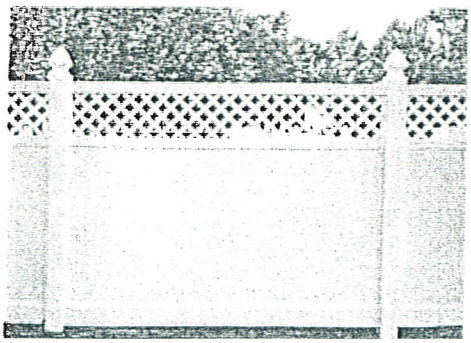
HEIGHT(S):
48"(PC), 58"(PC),

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

PICKET SPACIN
Privacy

RACKS: 10.5" ov

MCKINLEY



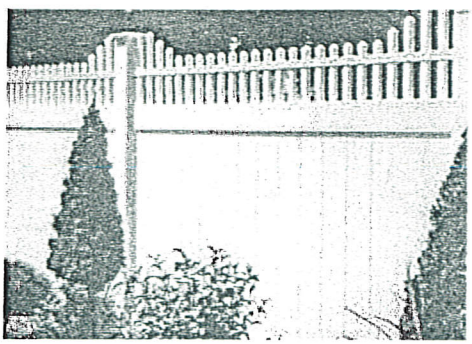
HEIGHT(S):
60"(PC), 72" (PC)

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

PICKET SPACING:
Privacy

RACKS: 7" over 8'

MONTANA



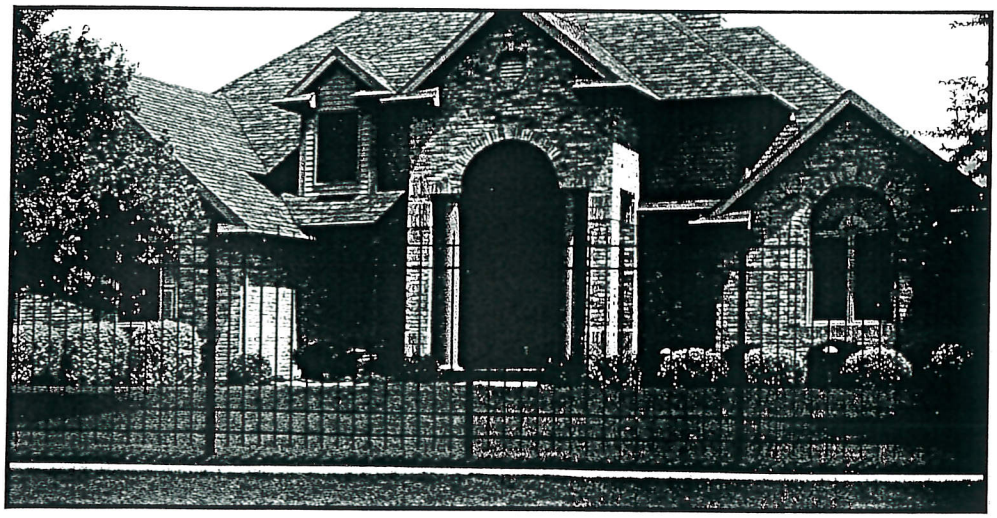
HEIGHT(S):
60"(PC), 72" (PC)

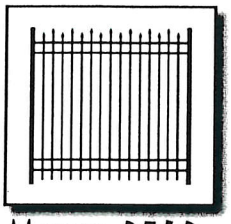
PICKET SIZE:
7/8" x 1.5", 7/8" x

PICKET SPACIN
2 ⅝"(Top, Pointed Cap)

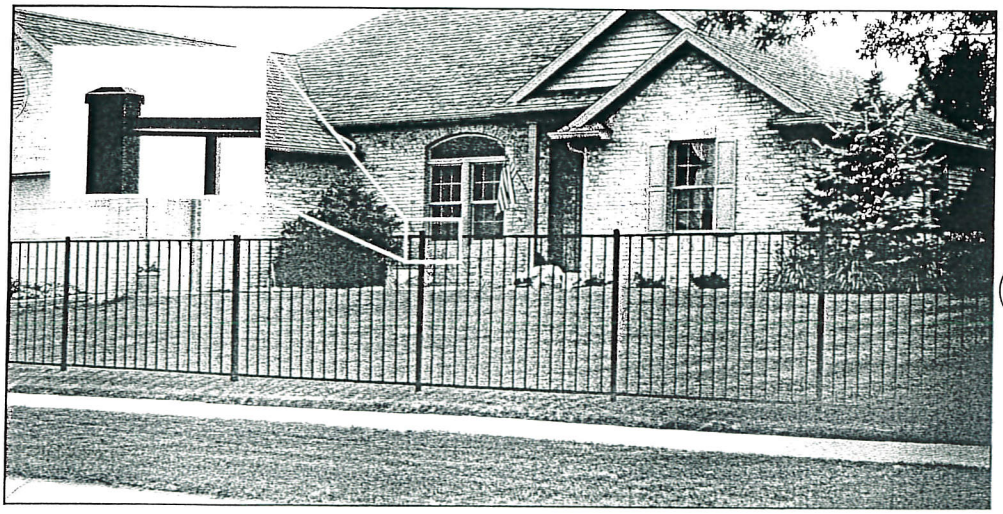
Attachment: Applicant's Materials (#18-024: 227 Litcheford Court Fence)

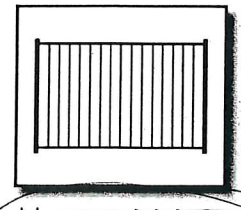
RESIDENTIAL ALUMINUM FENCE SYSTEM



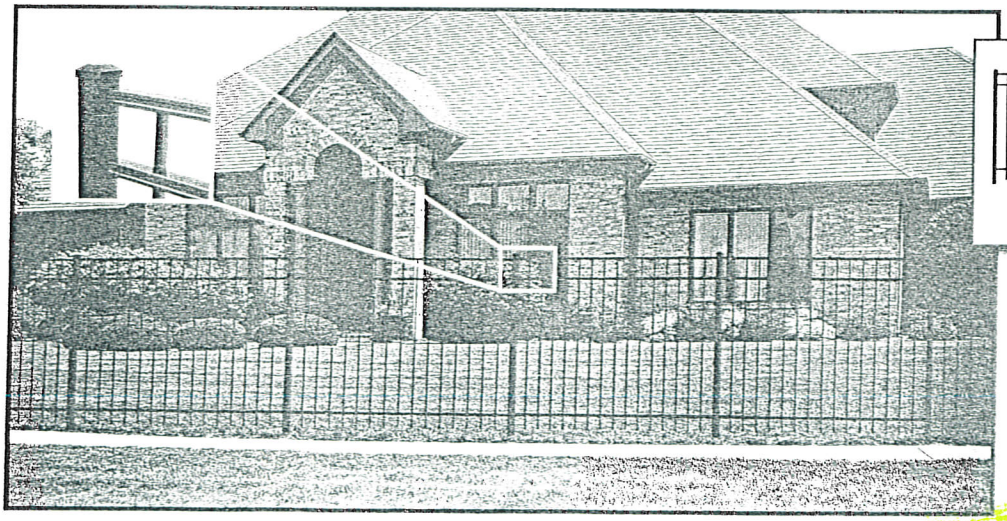


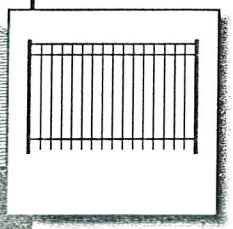
MODEL 3142
4 RAIL - WITH ALTERNATING SPEARS
Height: 72”
Length: 6’ Sections

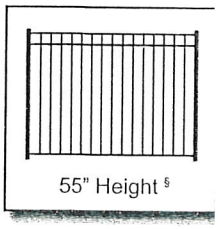




MODEL 3220§
2 RAIL - FLAT TOP
Height: 48”§
Length: 6’ Sections







MODEL 3230
3 RAIL - FLAT TOP
Heights: 36”, 42”, 48”, 55”§ & 6
Length: 6’ Sections

§ Meets National Pool Cod
and Spacing. Check Local

Attachment: Applicant's Materials (#18-024: 227 Litcheford Court Fence)

REGIS® ALUMINUM FENCING

- SPECIFICATIONS -

- 3000 SERIES -

Styles:	3131	3132	3141	3142	3220	3230	3233	3240	3243
Fence Heights:									
36"	◊	◊				◊	◊		
42"	◊	◊				◊	◊		
48"	◊	◊			◊	◊	◊		
§55"						◊	◊		
60"	◊	◊				◊	◊		
72"			◊	◊				◊	◊
Section Length:									
6' Centers	◊	◊	◊	◊	◊	◊	◊	◊	◊
Standard Posts:									
2" x 2" (.060")	◊	◊			◊	◊	◊		
2" x 2" (.090")			◊	◊				◊	◊
Heavy Duty Posts:									
2" x 2" (.125")	◊	◊	◊	◊	◊	◊	◊	◊	◊
Gate Posts:									
2" x 2" (.060") w/Inserts = .185" Wall	◊	◊			◊	◊	◊		
2" x 2" (.090") w/Inserts = .215" Wall	◊	◊	◊	◊	◊	◊	◊	◊	◊
2" x 2" (.125")	◊	◊	◊	◊	◊	◊	◊	◊	◊
4" x 4" (.125")	◊	◊	◊	◊	◊	◊	◊	◊	◊
6" x 6" (.185")	◊	◊	◊	◊	◊	◊	◊	◊	◊
Post Caps:									
Flat (Standard) 2", 4", 6"	◊	◊	◊	◊	◊	◊	◊	◊	◊
Ball (Optional) 2", 4"	◊	◊	◊	◊	◊	◊	◊	◊	◊
Rails:									
1⅛" (.065") w x 1" (.085") h	◊	◊	◊	◊	◊	◊	◊	◊	◊
Pickets:									
⅝" x ⅝" (.045")	◊	◊	◊	◊	◊	◊	◊	◊	◊
Picket Spacing:									
3.792" Between Pickets	◊	◊	◊	◊	◊	◊	◊	◊	◊
Finial Option:									
Triad & Quad	◊	◊	◊	◊			◊		◊
Section Options:									
Bracketed System	◊	◊	◊	◊	◊	◊	◊	◊	◊
Ring Kit	◊	◊	◊	◊		◊		◊	
Short Picket Option w/Spear	◊	◊	◊	◊					
Short Picket Option w/Finial	◊	◊	◊	◊					
Short Picket Option w/Flat Top						◊	◊	◊	◊

- 4000 SERIES -

Styles:	4131	4132	4220	4230	4233
Fence Heights:					
48"	◊	◊		◊	◊
§48½"		◊			
§54"			◊	◊	◊
60"	◊	◊		◊	◊
72"	◊	◊		◊	◊
Section Length:					
8' Centers	◊	◊	◊	◊	◊
Standard Posts:					
2½" x 2½" (.065")	◊	◊	◊	◊	◊
Heavy Duty Posts:					
2½" x 2½" (.090")	◊	◊	◊	◊	◊
2½" x 2½" (.125")	◊	◊	◊	◊	◊
Gate Posts:					
2½" x 2½" (.065") w/Inserts = .190" Wall	◊	◊	◊	◊	◊
4" x 4" (.125")	◊	◊	◊	◊	◊
6" x 6" (.185")	◊	◊	◊	◊	◊
Post Caps:					
Flat (Standard) 2½", 4", 6"	◊	◊	◊	◊	◊
Ball (Optional) 2½", 4"	◊	◊	◊	◊	◊
Rails:					
1¼" (.070") w x 1½" (.110") h	◊	◊	◊	◊	◊
Pickets:					
¾" x ¾"	◊	◊	◊	◊	◊
Picket Spacing:					
3.963" Between Pickets Pool Models have 3.534" Between Pickets	◊	◊	◊	◊	◊
Finial Option:					
Triad & Quad	◊	◊			◊
Section Options:					
Bracketed System	◊	◊	◊	◊	◊
Routed System	◊	◊	◊	◊	◊
Ring Kit	◊	◊		◊	
Short Picket Option w/Spear	◊	◊			
Short Picket Option w/Finial	◊	◊			
Short Picket Option w/Flat Top				◊	◊

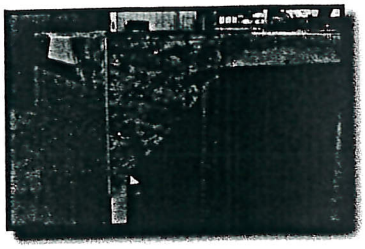
§ Meets National Pool Code Requirements for Height and Spacing. Check Local Pool Code Requirements.

CSI 3-Part Specs available at diggerspecialties.com

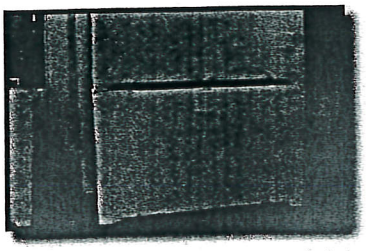
- CUSTOM FENCE STACKER STORAGE SYSTEM -

Simply slide out each individual section as needed. The remaining sections stay secure and protected.

Each fence section is individually wrapped for protection during shipment.



All Fence Stacker Units are built with wood frames and corner gussets for strength.



All Fence Stacker Units are shrink wrapped for protection from the weather.

- All Regis 3000/4000 Series sections are store in our custom Fence Stacker Storage Units with support rails for easy access.
- Custom built shipping units designed for specific Regis models and spacers are used to prevent shifting during shipment.
- Every Fence Stacker Unit is a fully enclosed six-sided crate.
- Safe Shipping
- Convenient Storage
- Easy Access

Digger Specialties Inc.

CERTIFIED CCI 400 PLANTS · AAMA · POWDER TOUGH COATED · AFA

MADE IN THE USA

We have tried to make this catalog comprehensive and factual. We reserve the right to discontinue at any time, w... equipment and availability. Since some information may have been updated since the time of printing, we are not r... pictorial pages. Materials shown may vary slightly from actual colors. ©Digger Specialties 2017 SP 09/17 99583

Attachment: Applicant's Materials (#18-024: 227 Litcheford Court Fence)

SANDBERG PHOENIX
& VON GONTARD P.C.

A Fuller Glaser, Jr.
Shareholder

600 Washington Avenue - 15th Floor
St. Louis, MO 63101-1313
Tel: 314.446.4259
Fax: 314.241.7604
aglaser@sandbergphoenix.com
www.sandbergphoenix.com

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JUN 07 2018
PLANNING DEPT.

June 6, 2018

Ms. Beth Kistner
Mr. Jason Jaggi
Planning & Zoning Commission
City of Creve Coeur
300 North New Ballas Road
Creve Coeur, MO 63141

Re: Fenced to be Erected at 227 Litcheford Court

Dear Ms. Kistner and Mr. Jaggi:

Please be advised that my wife and I live at 222 Litcheford Court. We have reviewed the plans for the fence to be erected at 227 Litcheford Court. We believe the fence will look very nice in the neighborhood and will be a definite improvement over the current fence. The current fence is in disrepair and needs to be replaced. The proposed fence although a slightly different color is perfectly in keeping with the neighborhood and matches many other fences in the neighborhood.

My wife and I fully support the proposal by the homeowners.

Please share this letter with the other members of the Planning & Zoning Commission.

Thank you.

Very truly yours,

A Fuller Glaser, Jr.

AFG/bsw

Attachment: Public Comment recvd 6-7-2018 (#18-024: 227 Litcheford Court Fence)

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

MEMO TO PLANNING AND ZONING COMMISSION

Meeting Date: June 18, 2018

Subject: **Zoning Code Updates to Implement Creve Coeur 2030 Comprehensive Plan**

Memo Prepared by: Jason W. Jaggi, AICP, Director of Community Development

Attachment: None

An Early Action Item for implementation of the Creve Coeur 2030 comprehensive plan recommendations is for the City to complete zoning ordinance revisions based upon the Community Place Type framework (Early Action Item #5, Page 133). This is a large undertaking that will require significant investment of time by the Commission and Staff but is needed to truly implement the vision and goals of the plan.

With this in mind, Staff would like to receive the Commission's input on the best approach to complete the necessary zoning code revisions. Our initial thoughts are as follows:

Scheduling of Review Meetings and Public Hearings

- There are two options that would enable the review to occur within the established Commission meeting schedule of the first and third Mondays of the month:
    - One option would be to set aside time at the beginning of agenda for the zoning code updates. Project reviews would be conducted immediately thereafter. The second option would be to dedicate one of the two meetings within each month for the zoning ordinance updates with project reviews only occurring during the first regularly scheduled meetings. We would envision the reviews to be conducted in a Work Session format, initially. After the Commission has discussed the elements of the revisions for each of the sections, formal draft amendments would be produced and public hearings would be conducted.
    - A separate option would be for the Commission to establish a sub-committee of members that would work with staff on the updates and would report back to the Commission as a whole. This would requires additional noticing and meeting times. Under this scenario, the public hearings would be conducted after the Committee reports back to the Commission and the Commission directs staff to prepare the public notices for comment.

Prioritizing the Areas of the Zoning Ordinance to be Updated

- As mentioned, the Commission should review the entire code and determine the appropriate amendments to align with the recommendations of the plan. This process will also allow technical clean ups to occur. In order to manage the update, staff believes that there are sections of the zoning ordinance that should be reviewed first. The two areas involve the 39 North District and the East Olive corridor as they have the greatest need and/or demand for redevelopment activity.

We would anticipate beginning the review this summer based upon the direction we receive from the Commission.

Attachment: Zoning Code Update Process Memo to PZ 061818 (Zoning Code Updates to Implement Creve Coeur 2030 Comprehensive Plan)