



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
TUESDAY, JANUARY 18, 2022
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.

This meeting will be held in-person at the Creve Coeur Government Center, 300 North New Ballas Road, Creve Coeur MO 63141. Due to the COVID-19 pandemic, masks are required to be worn for all attendees. 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

Mr. Gene Rovak (Chair)
Ms. Muriel Hall
Mr. Larry Potashnick
Mr. Todd Streiler
Ms. Julie LaBonte
Mr. AJ Wang

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Megan Waller, Administrative Supervisor/Recording Secretary

ACCEPTANCE OF THE AGENDA**APPROVAL OF MINUTES**

- 1. December 20, 2021 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 #21-031: Amendment to Previously Approved Minor Site Plan for an Eight-Foot-Tall Sight-Proof Wood Fence Within the Front-Yard Setback Along -270 for the Property Addressed as 23 Sackston Woods Lane**

Ramona and Tyler Richardson, homeowners of 23 Sackston Woods Lane, have submitted an application for an amendment to their previously approved request for a sight-proof wood fence installed approximately 30 feet from the rear property line, within the area equivalent to the front-yard setback along I-270. On June 21, 2021, the Planning and Zoning Commission approved the request with the condition that the fence be lowered to 6-feet in height. The subject property is zoned A Single Family Residential which has a front yard setback of 50 feet.

- 2. Application #21-034: Minor Site Plan for Two 6 Foot Tall Aluminum Driveway Gates Within the Front-Yard Setbacks Along Ladue Road and N. Spode Road for the Property at 10801 Ladue Road**

Nancy Singh, homeowner, has submitted an application for two 6-foot tall black aluminum driveway gates, approximately 22 feet from the property lines along Ladue Road and N. Spode Road for the property addressed as 10801 Ladue Road. 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 which has a platted front-yard setback of 50 feet along any street right-of-way.

WORK AGENDA

(None)

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, DECEMBER 20, 2021

6:30 p.m.

CALL TO ORDER

Gene Rovak, Chair, called the meeting to order at 6:30 p.m.

ROLL CALL

Mr. Gene Rovak, Chair
Ms. Muriel Hall (not present for roll call. Present later)
Mr. James Myers
Mr. Larry Potashnick
Ms. Julie LaBonte
The following staff were also present: Carl Lumley, City Attorney; Jason Jaggi, Director of Community Development; Bethany Moore, City Planner.

ACCEPTANCE OF THE AGENDA

Mr. Potashnick made a motion to accept the agenda.
Ms. LaBonte seconded. All in favor.

APPROVAL OF MINUTES

1. December 6, 2021 Planning and Zoning Commission Draft Minutes

2. December 6, 2021 Planning and Zoning Commission/City Council Joint Work Session Draft Minutes

Mr. Potashnick made a motion to accept the minutes.
Mr. Myers seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

None

NEW BUSINESS**1. Application #21-029: Minor Site Development Plan for Exterior Building Renovations for Waterford Downs Apartments Located at 11502 Craig Road.**

Mr. Ankit Darda from Idea Architects indicated he was here this evening for Brian Ivy, who has COVID.

Mr. Darda indicated they were trying to update the facade. The first option would be to replace the hardboard siding with cement board siding, repair any damaged sheathing and install new building wrap. If damage is extensive, the second option would include replacing the brick veneer with cement board siding.

Chairman Rovak clarified that the applicant would need to wait and see what the condition is before they decide on Option One or Option Two. Mr. Darda indicated they are asking for approval for Option 1 and Option 2.

Ms. Bethany Moore gave the City's presentation. Ms. Moore discussed the materials that would be used. Ms. Moore indicated that Option One and Option Two are consistent with the Design Guidelines and the City Code.

Chairman Rovak asked Ms. Moore if the Applicant was asking for changes to the facade alterations only with no exterior changes to the site. Ms. Moore indicated there would be no change to the use.

There were no public comments.

Ms. Hall arrived late and Chairman Rovak asked if she had a chance to read the Agenda and the first application. Ms. Hall indicated she had read the Agenda, but not the first application. Mr. Lumley indicated Ms. Hall could abstain.

There being no further discussion, Mr. Myers moved to approve the application subject to conditions contained in the staff report for the meeting of December 20, 2021.

Ms. LaBonte seconded the motion. No further discussion or questions.

RESULT: **APPROVED [UNANIMOUS]**

MOVER: James Myers, Commission Member

SECONDER: Julie LaBonte, Commission Member

ABSTAIN: Ms. Hall

AYES: Myers, Potashnick, LaBonte, Rovak

ABSENT: Streiler, Wang

2. PUBLIC HEARING. Application # 21-030: Application for a Conditional Use Permit for a Drive-through Pharmacy Kiosk at 701 South New Ballas Road Within the Mercy Hospital Campus.

Those speaking to the request were sworn in by the court reporter.

Josh Barcus with Stock and Associates Consulting Engineering presented on behalf of Mercy.

Mr. Barcus indicated that in September of 2020 Mercy obtained approval for the site concept plan for the Mercy campus, the outpatient center site development plan that is currently under construction and a text amendment that allows the pharmacy kiosk drive-through to be applied for as a conditional use permit to the site. The kiosk will operate 24 hours a day. A canopy is proposed that is brick columns with a metal panel around the top, similar materials of the building that was approved to provide some weather protection. There will be a dedicated drive-through with a raised island and some striping and landscaping that is along the perimeter to hide the view from the adjacent residentially zoned property.

Mr. Jaggi, Director of Community Development, indicated there are three items that the Applicant needs to satisfy in terms of a conditional use permit standard. They need to provide at least three cars per drive-up window or station, three spaces for three cars; they need to provide landscaping to screen the view of drive-up waiting spaces from surrounding properties, and they need to demonstrate that the drive-up window access, waiting space egress shall not interfere with sight or be hazardous to motorists entering, exiting or passing by the site, as well in the PH District, which this property is located within, they are to be limited to uses that are complimentary to the medical uses existing on the campus. Staff has reviewed the proposed plans, and find that the Applicant is in compliance with all standards. The Commission had no further questions or discussion. There was no public comment.

Mr. Lumley, City Attorney, offered the exhibits for the

record.

Mr. Myers moved to recommend approval of the conditional use permit for the drive-through pharmacy kiosk at 701 South New Ballas Road within the Mercy Medical Campus subject to the conditions listed in the staff report and the draft ordinance for the meeting of December 20th, 2021. Mr. Potashnick seconded. All in favor.

RESULT: APPROVED [UNANIMOUS]

MOVER: James Myers, Commission Member

SECONDER: Larry Potashnick, Commission Member

AYES: Hall, Myers, Potashnick, LaBonte, Rovak

ABSENT: Streiler, Wang

3. APPLICATION # 21-032: Minor Site Development Plan Approval for the Parking Lot Expansion for Creve Coeur Shopping Center at 11921 Olive Boulevard

Kenneth Schaeffler, The Clayton Engineering Company, and Mr. Jon Knobloch, Drury Development Corporation, represented the Applicant.

Mr. Knobloch indicated they will have two new tenants, which will create the need for more parking.

Mr. Schaeffler indicated the current site is 3.483 acres, which is about 151,730 square feet. The new parking spaces being requested take up just under 4800 square feet, and it is 42 spaces. The site coverage, due to this, will increase from 60.7 percent to about

63.6 percent, which is about 960 square feet over what is allowed without adding or requesting site increase bonus, and that is provided on this plan with some additional landscaping along Olive to run with the property.

There will be an underground detention facility. New storm sewers will be added. Mr. Schaeffler indicated that a landscape plan has been submitted and reviewed by staff. Mr. Myers inquired about the stormwater collection and the pedestrian sidewalk.

Landscaping was discussed.

Mr. Jaggi indicated today the parking meets the zoning code based on what we have in place. If another restaurant is added, it will exceed the parking, which would prohibit allowing a future restaurant to come in and occupy the space.

Ms. Moore gave the staff report. Ms. Moore discussed landscaping and parking.

Ms. Moore indicated that there are conditions of approval. The site is two lots, Lot A and Lot B, and a condition of approval is that the Applicant must remain in single

ownership, as required by the zoning ordinance. The lighting shall be in conformance with the zoning code and sidewalk easements will be provided to the City of Creve Coeur.

There was no further discussion by the Commission and no public comments.

Mr. Potashnick moved to recommend approval subject to the conditions contained in the staff report for the meeting of December 20th, 2021. Ms. LaBonte seconded. All in favor.

RESULT: APPROVED [UNANIMOUS]

MOVER: Mr. Potashnick

SECONDER: Ms. LaBonte

AYES: LaBonte, Potashnick, Myers, Hall, Rovak

ABSENT: Streiler, Wang

4. APPLICATION #21-033: REVISED SITE CONCEPT PLAN and SITE DEVELOPMENT PLAN for SITE IMPROVEMENTS to ST. LOUIS PRIORY SCHOOL at 500 SOUTH MASON ROAD.

Mr. Kevin Kerwin, HKW Architects, represented the Applicant. Mr. Kerwin indicated the Applicant asked for approval about five years ago for an addition to the school. The school decided not to do the addition. In that approved 2016 site plan, there was a site coverage of 9.99 percent. We are now, with this proposal, reducing our site coverage, and are asking for approval of 9.71 percent. Mr. Kerwin discussed improvements to the entrance of the school, the addition of an outdoor student commons and amphitheater space, renovations to the existing pond and addition of an outdoor sundial classroom.

Ms. Moore gave the staff report. Ms. Moore indicated the Applicant is seeking to revise the site plan from 2016 and that site plan is still valid. Ms. Moore indicated the site plan is in compliance with the Comprehensive Plan and the Design Guidelines. Ms. Moore indicated there are conditions of approval that the building permit application be in substantial conformance with the submitted plan for the canopy; that the site improvement application is in substantial conformance with the site development plan, and all lighting shall comply with Section 405.680.

Ms. LaBonte inquired if there are any safety requirements with the sundial. Mr. Jaggi responded that it could be subject to the building code and permit. Mr. Jaggi indicated the canopy and light standards need a permit, and some items will move to the Building Division for review of safety and footing. Those will be reviewed

separately.

There was no further discussion by the Commission and no public comments.

Mr. Potashnick moved to approve subject to the conditions in the staff report. Ms. LaBonte seconded. All in favor.

RESULT: APPROVED [UNANIMOUS]

MOVER: Mr. Potashnick

SECONDER: Ms. LaBonte

AYES: Potashnick, Myers, Hall, LaBonte, Rovak

ABSENT: Streiler, Wang

WORK AGENDA

None

DEPARTMENT REPORTS

Mr. Jaggi indicated the meeting of January 8, 2022 has been canceled. The next meeting will be Tuesday, January 18, 2022. There will be two fence applications.

Mr. Jaggi indicated Megan Waller has been hired to replace Jessica Stutte. Ms. Waller will serve as Recording Secretary and Front End Supervisor. Ms. Waller will start her duties with the Commission at the January 18, 2022 meeting.

Mr. Jaggi thanked Deborah McLaughlin, Court Reporter, for preparing the minutes during the interim.

Mr. Jaggi announced this is the last meeting Mr. Myers will be attending. Mr. Jaggi indicated Mr. Myers' service is appreciated.

Mr. Myers indicated it has been an honor and pleasure to serve on the Commission. Mr. Myers indicated he hopes he did his part to make Creve Coeur a better place.

ADJOURNMENT

Mr. Potashnick made a motion to adjourn. Mr. Myers seconded. All in favor. Meeting adjourned at 7:23 p.m



city of CREVE COEUR

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www.creve-coeur.org

**APPLICATION TO PLANNING AND ZONING COMMISSION
 #21-031: AMENDMENT TO PREVIOUSLY APPROVED MINOR SITE
 PLAN FOR AN EIGHT-FOOT-TALL SIGHT-PROOF WOOD FENCE
 WITHIN THE FRONT-YARD SETBACK ALONG I-270 FOR THE
 PROPERTY ADDRESSED
 AS 23 SACKSTON WOODS LANE**

FOR THE MEETING OF: Tuesday, January 18, 2022

SUBJECT PROPERTY LOCATION: 23 Sackston Woods Lane., zoned A Single Family Residential.

REQUEST: Ramona and Tyler Richardson, homeowners of 23 Sackston Woods Lane, have submitted an application for an amendment to their previously approved request for a sight-proof wood fence installed approximately 30 feet from the rear property line, within the area equivalent to the front-yard setback along I-270. On June 21, 2021, the Planning and Zoning Commission approved the request with the condition that the fence be lowered to 6-feet in height. The subject property is zoned A Single Family Residential which has a front yard setback of 50 feet.

ADDITIONAL INFORMATION: The City of Creve Coeur's Zoning Ordinance Section 405.640 (A) *Height Of Fences And Walls* state 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* 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.

Key Issues:

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

Creve Coeur 2030 References

- Countryside Estate (CR)
- Design Guidelines

Zoning Code References

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

Attachment: Staff Report (23 Sackston Wood Fence)

APPLICANT: Ramona and Tyler Richardson
 23 Sackston Woods Lane.
 Creve Coeur, MO 63141

**APPLICANT'S
 REPRESENTATIVE:**

Tosha Childs
 Sandberg Phoenix & Von Gontard, PC
 600 Washington Ave. Floor 15
 St. Louis, MO 63101

REPORT PREPARED BY: Jason Jaggi, AICP, Director of Community Development

DATE: 1/12/2022

ATTACHMENTS: Applicant's Materials received

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 Single Family Residential	NA
South	Single family residence	A Single Family Residential	NA
East	Single family residence	A Single Family Residential	Partial Sackston Woods Lane
West	Conway Park		I-270 Highway

BACKGROUND

On June 21, 2021, the Applicant requested approval of the fence to maintain the installed height of 8-feet. The Planning and Zoning Commission approved the request with the condition that the height be lowered to 6-feet and that the finished side of the fence face I-270.

A fence permit has not been issued for this property meeting the conditions of approval by the Planning and Zoning Commission. The Applicant is now requesting consideration of an amended proposal

FENCE PLACEMENT AND DESIGN

As discussed in the prior staff report, the Applicant installed an 8-foot tall, sight-proof wood fence, approximately 20-30 feet from the rear property line, within the area equivalent to the front-yard setback along I-270 without a permit to provide privacy and security from the highway. The support posts remain visible on the outside from the interstate which does not meet the design standards for fences which requires the support posts and structural members to be inside the fence area or hidden from view. The fence does not fully enclose the yard, rather it is free-standing located behind the home that ends just north of the home and at the end of the driveway.

The fence design has been amended as follows:

- The fence has a top rail trim piece
- The fence has been stained a brown color to blend in with the surroundings
- Upright evergreen landscaping has been installed outside of the fence to soften the view from I-270.

In addition to the above modifications, the applicant has submitted letters of support from neighboring property owners.

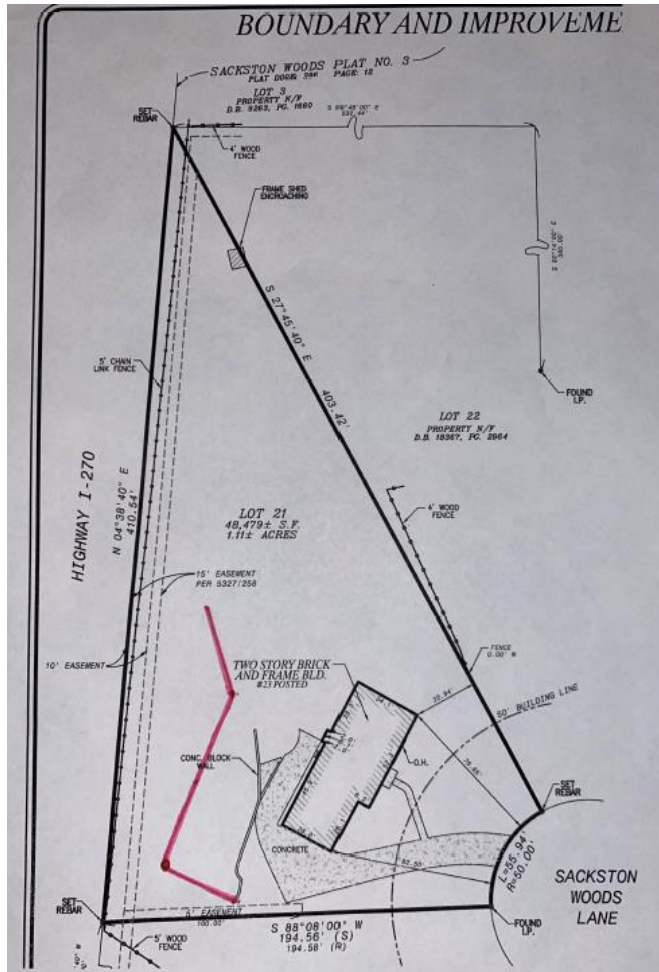


Figure 1: Applicant's Site Plan.



Figure 2: Applicant's Photo of Existing Fence

ANALYSIS

The Zoning Code was recently amended (after the original review of this request in June) to provide criteria for fence requests that exceed the height limitations. The following provides standards for evaluating requests for fences within the front yard 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, except for game court fences as provided in Subsection E, unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem. In its review of requests for approval of fences or walls exceeding the foregoing height limit, the Commission shall consider all relevant factors concerning aesthetics, including whether the site and adjoining properties are used for non-residential purposes, the visibility of the fence or wall from the right-of-way and adjoining properties, the adequacy of screening provided by a fence or wall that does not exceed the foregoing height limits, and the compatibility of the proposed fence or wall design with the character of the surrounding area. Further, in its review, the Commission shall consider any relevant issues concerning access to public right-of-way, sidewalks and/or utility easements, the structural soundness of the proposed fence or wall, and changes in the drainage of the site.

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 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). Any other fence design or location, outside of the preceding criteria, in the area equivalent to the front yard along any street right-of-way shall be subject to site development plan approval by the Planning and Zoning Commission in accordance with Section 405.1080.

Walls, entry columns, and gates, in front of the home within the front yard or the area equivalent to the front yard shall be subject to site development plan approval in accordance with Section 405.1080.

F. Fence materials and designs shall be subject to the following standards:

1. The design, color and material of the fence shall be complementary or shall match the principal structure on the property.
2. Solid sight-proof, white vinyl fences are prohibited; Vinyl fencing is permitted provided it maintains a natural wood color and/or dark color or style. For the purposes of this Section, natural colors shall include tan, gray, brown, or beige.
3. 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.
4. Metal fencing shall have a flat top, similar to the graphic for Subsection (D)(1)(d) above, in residential districts. Metal spikes or spears at the top of a fence are prohibited in residential districts.
5. Except as otherwise provided herein, raw metal chain link fencing is prohibited for all residential development, but dark coated fencing is allowed.

COMPREHENSIVE PLAN AND DESIGN GUIDELINES

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 (CR) Place Type where the vision is large lots with sprawling homes in a rural, wooded setting. Homes should be located to provide large front lawns and preserve existing trees. Neighborhoods should be planned around common ground featuring woods, rolling meadows, and water features. 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 discourage the use of synthetic, and highly reflective materials.

The Site Plan also shows a 5-foot chain link fence at the property line, that would presumably be installed by MoDOT as a safety barrier. As noted in the prior report, staff has viewed the surrounding area and the proposed/installed fence appears to be the only 8-foot-tall wood fence in the vicinity. The existing vegetation does provide screening of the structure between it and I-270, particularly in the warmer months.

The changes to the design, include staining the fence a brown color and providing additional evergreen plantings help to blend the fence with the surroundings.

Staff suggests that the Commission review these revisions and the newly established criteria found in Section A. of the fence code to determine if the sight-proof fence is appropriate at this location and to allow the fence to be taller than 6-feet. Staff recommends that any approval should continue to require additional wood pickets be added or that the support posts and cross members are hidden from view along I-270 as required by the design standards of the fence code. Staff also recommends that the evergreen plantings and brown stain be maintained as long as the fence is in place.

CONCLUSION AND ACTION

If the members of the Planning Commission find the applicant’s reasons for the fence location, height and design sufficient, they can approve it as proposed or with the conditions recommended by staff. If the request is denied, the Applicant may remove the existing fence and construct a new six-foot sight proof fence at the 50-foot setback line, or have a 4 foot, open-slatted, metal fence at 15 feet from the rear property line, with a new fence application permit.

MOTION

The motion for the fence within the setback of I-270 as shown in the enclosed site plan will be in the form of approval, approval with conditions, or deferral. City Council action is not required. The following is an example motion for this application that includes Staff recommendations discussed above:

“I move to approve the site plan for an eight-foot tall, sight-proof, wood fence to be located within the rear yard, within the area equivalent to the front yard setback along I-270 for the property addressed as 23 Sackston Woods Lane, provided that the support posts are interior to the yard or otherwise hidden from view as required under 405.640, with the finished side facing I-270, that the evergreen shrubs as planted be maintained, and that the fence be stained a brown color, as discussed within the application and the Staff Report on Application #21-020 for the June 21, 2021, 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.

APPENDIX 3: AERIAL MAP



Attachment: Staff Report (23 Sackston Wood Fence)



City Limits

Parcels

June 3, 2021



Prepared By

HORNER SHIFFRIN

APPENDIX 4: SITE PHOTOGRAPHS

Photo Dates: 06/15/2021 (Except as noted)

		Description: View looking west from Sackston Woods Lane at the front of the home and fence.
		Description: View of the existing fence looking west from the driveway. Photo taken by applicant.
		Description: View of the existing fence looking northwest from the end of the driveway prior to the staining of the fence.



Description:
View of the
fence from
I-270 where
the fence is
visible
showing the
new
evergreen
plantings.
Photo taken
by applicant.



300 North New Ballas Road • Creve Coeur, Missouri 63141
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www.crevecoeurmo.gov

PUBLIC NOTICE

APPLICATION TO PLANNING AND ZONING COMMISSION

#21-031: AMENDMENT TO PREVIOUSLY APPROVED MINOR SITE PLAN REQUEST FOR A FOR AN EIGHT-FOOT TALL SIGHT-PROOF WOOD FENCE WITHIN THE FRONT-YARD SETBACK ALONG

I-270 FOR THE PROPERTY ADDRESSED AS 23 SACKSTON WOODS LANE
FOR THE MEETING OF: Tuesday, January 18, 2022, 6:30 PM

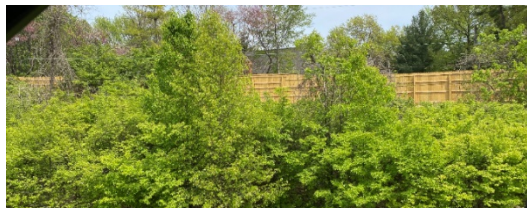
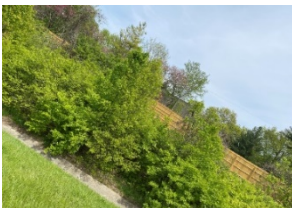
LOCATION: 23 Sackston Woods Lane., zoned A Single Family Residential.

REQUEST: Ramona and Tyler Richardson, homeowners of 23 Sackston Woods Lane, have submitted an application for an amendment to their previously approved request for a sight-proof wood fence installed approximately 30 feet from the rear property line, within the area equivalent to the front-yard setback along I-270. On June 21, 2021, the Planning and Zoning Commission approved the request with the condition that the fence be lowered to 6-feet in height. The subject property is zoned A Single Family Residential which has a front yard setback of 50 feet. The City of Creve Coeur's Zoning Ordinance Section 405.640 (A) *Height Of Fences And Walls* state 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* 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.

ADDITIONAL INFORMATION: Review of the proposal is scheduled for the meeting on Tuesday, January 18, 2022. All 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.

You can submit written or e-mailed comments to Planning staff in advance of the meeting. Additional information regarding this proposal is available at the Government Center, Planning Division offices or on the City's website at www.crevecoeurmo.gov/447/Current-Planning-Projects. You may also call (314) 872-2501 or e-mail blmoore@crevecoeurmo.gov.

APPLICANT: Ramona and Tyler Richardson
23 Sackston Woods Lane.
Creve Coeur, MO 63141



STAFF CONTACT: Bethany Moore, City Planner

CC: Nicole Greer & Tim Carney - Ward 2

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?

Comprehensive Plan References

- Countryside Estate (CR)
- Design Guidelines

Zoning Code References

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

Aerial Photo



Attachment: Applicant's Materials (23 Sackston Wood Fence)



City Limits

Parcels

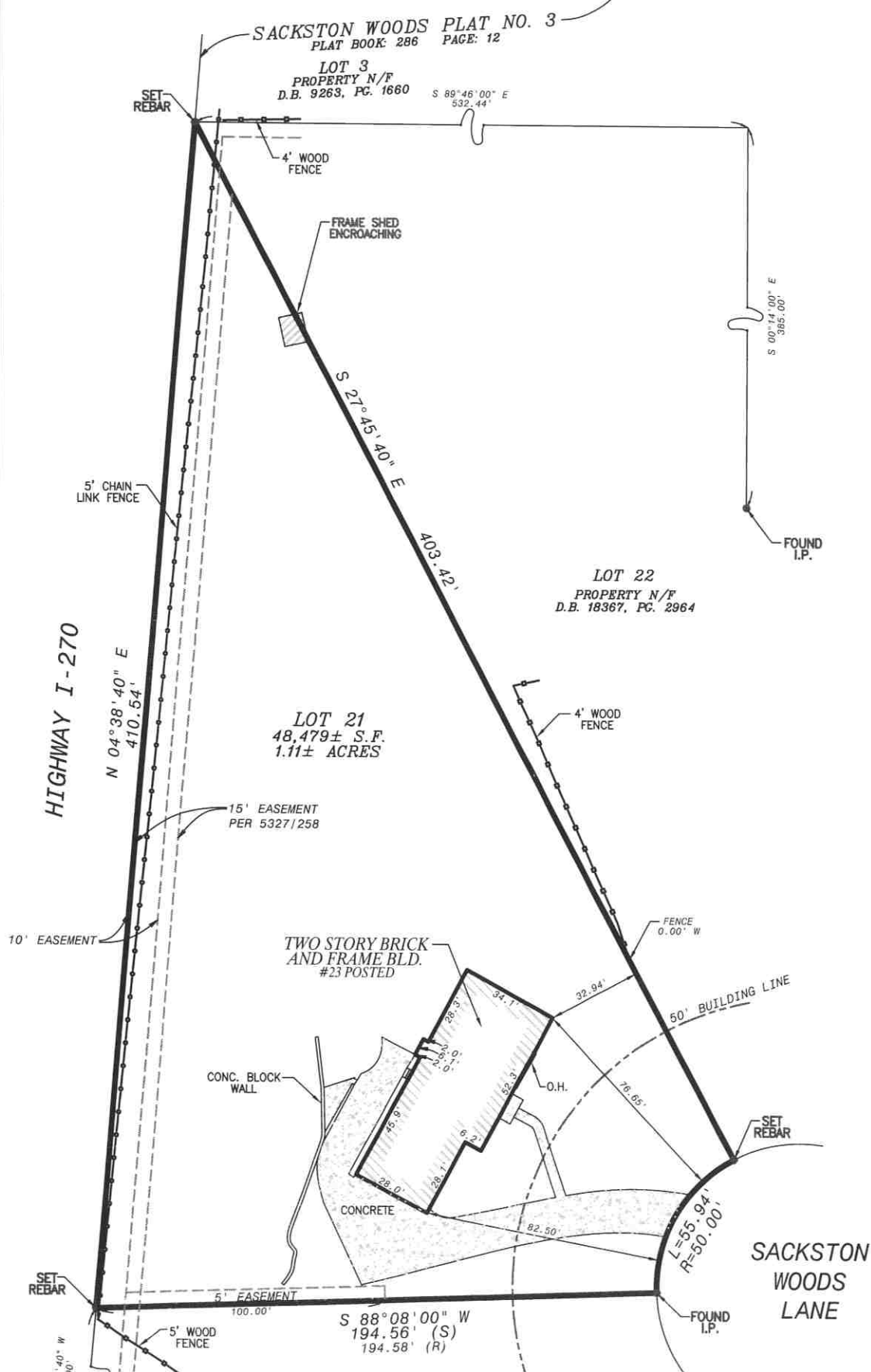
June 3, 2021



Prepared By

HORNER SHIFFRIN

BOUNDARY AND IMPROVEMENT













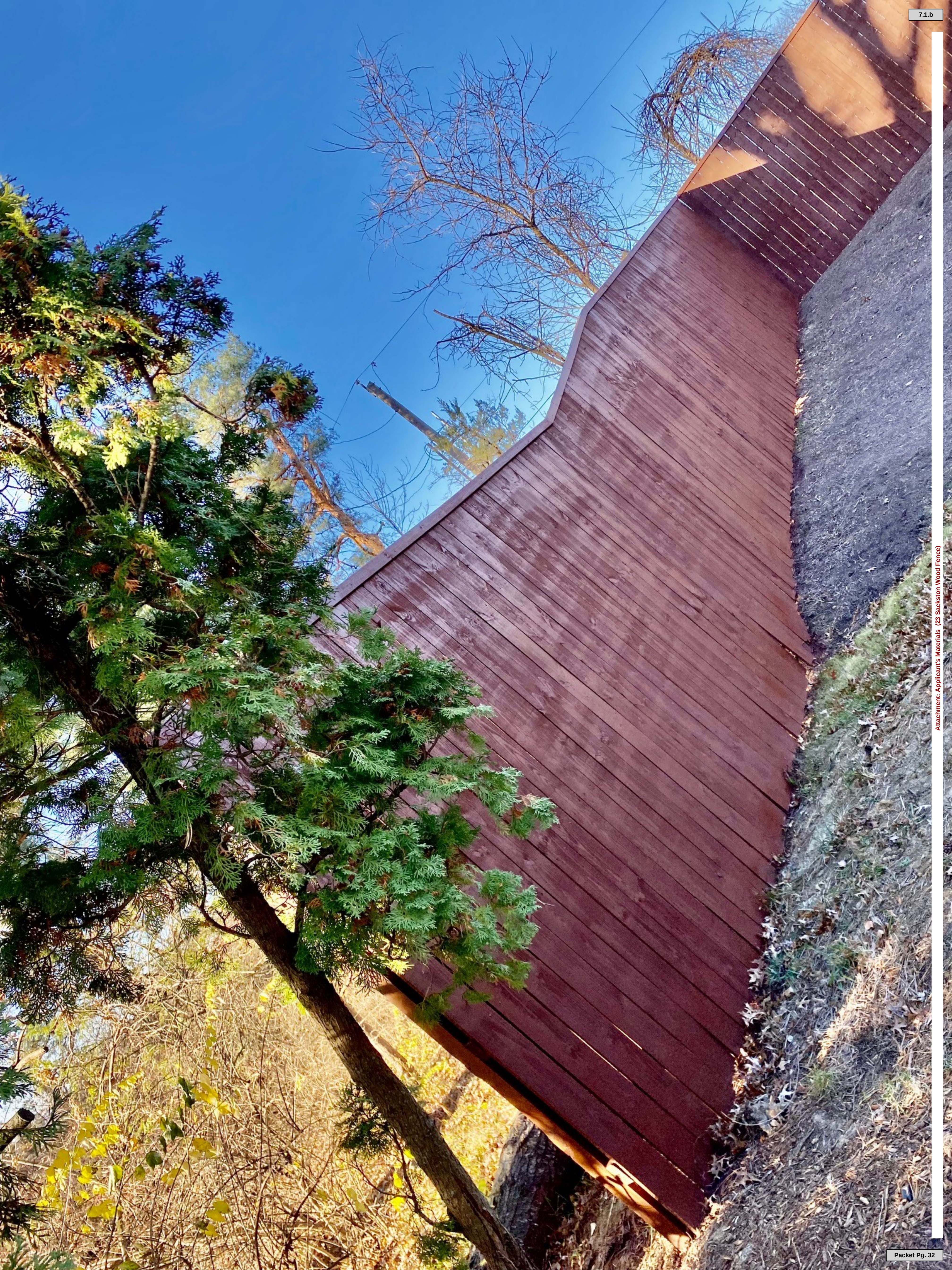














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December 8, 2021

VIA EMAIL ONLY jjaggi@crevecoeurmo.gov

City of Creve Coeur, Missouri
Attn: Jason W. Jaggi, AICP
300 N. New Ballas Road
Creve Coeur, MO 63141

**Re: Tyler and Ramona Richardson 23 Sackston Woods Lane
Fence Compliance with Criteria Set Forth in Ordinance No. 5760**

Dear Mr. Jaggi:

It is my understanding that § 2A of Ordinance No. 5760 that was recently amended to provide criteria for Planning and Zoning's review of requests for fences that exceed 6-feet in height. Please consider the additional information set forth below concerning the fence permit request in light of these criteria.

The screening of a six-foot fence is inadequate to provide privacy and security to the home and neighborhood from Interstate 270. For instance, the home was the subject of a burglary and numerous trespassers prior to the installation of the current eight-foot fence. As demonstrated by the executed letters in support received from every resident who resides at the entrance to the neighborhood to the round-about where the property is located, the fence's visibility from the right-of-way and adjoining properties is not a nuisance, inconvenience, annoyance, or obstruction to neighboring residents or to the appearance of the neighborhood. The eight-foot fence is also compatible with the character of the surrounding area which is apparent from the

Attachment: Applicant's Materials (23 Sackston Wood Fence)

updated photographs submitted herewith. Five six-foot evergreens have been planted which will result in twenty-five to thirty feet arborvitae green giants. The evergreens will grow approximately three feet per year.

In addition, on or about November 20, 2021, the fence was stained and sealed dark brown to blend perfectly with the home, surrounding properties, and nature. The fence does not inhibit access to the public right-of-way, sidewalks, utility easements, or change the drainage of the site. Finally, there will be landscaping with additional evergreens planted on the fence's left-hand side to eliminate the view of the fence from I-270 and to ensure privacy from the highway. If you have any questions, please feel free to contact my office. Thank you.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Tosha M. Childs". The signature is fluid and cursive, with a long horizontal stroke at the end.

Tosha M. Childs

Dear Neighbors,

As some of you know, our home at 23 Sackston Woods was broken into about a year ago making us the second home within our neighborhood to be burglarized. As a result of this event and several other trespassing visitors caught on camera coming in off the highway, my husband and I decided to build a sight-proof fence between highway 270 and our home.

We feel that our home and neighborhood are easy targets: visible from the highway, easy to access our yard (and therefore our neighborhood) and then easy highway escape.

Our only goal with the construction of this fence was to reduce our exposure to the highway, at our expense, since our neighborhood and the City of Creve Coeur weren't fortunate enough to get MODOT-provided concrete barrier walls.

The City of Creve Coeur is asking us to reduce the height of the fence by two feet, which would once again expose our property and therefore our neighborhood to unwanted visitors — to where we may as well have never built the fence in the first place.

We invite you to drive by and view the fence for yourself to form your own opinion as we are seeking signatures from neighbors in favor of keeping our fence height.

We would be grateful for a return response by Monday October 25th, 2021.

Sincerely,

The Richardson's
23 Sackston Woods

314-623-9652

I, the undersigned, agree the fence at 23 Sackston Woods Lane is a good addition to our neighborhood in terms of safety and appearance.

Signed:

Matthew Pollack
23 Sackston Woods



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
#21-020: MINOR SITE PLAN FOR AN EIGHT-FOOT-TALL SIGHT-
PROOF WOOD FENCE WITHIN THE FRONT-YARD SETBACK ALONG
I-270 FOR THE PROPERTY ADDRESSED
AS 23 SACKSTON WOODS LANE**

FOR THE MEETING OF: Monday, June 21, 2021

SUBJECT PROPERTY LOCATION: 23 Sackston Woods Lane., zoned A Single Family Residential.

REQUEST: Ramona and Tyler Richardson, homeowners of 23 Sackston Woods Lane, have submitted an application for the eight (8) foot tall sight-proof wood fence installed without a permit approximately 20-30 feet from the rear property line, within the area equivalent to the front-yard setback along I-270. The subject property is zoned A Single Family Residential which has a front yard setback of 50 feet.

ADDITIONAL INFORMATION: The City of Creve Coeur's Zoning Ordinance Section 405.640 (A) *Height Of Fences And Walls* state 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* 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.

APPLICANT: Ramona and Tyler Richardson
23 Sackston Woods Lane.
Creve Coeur, MO 63141

Key Issues:

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

Creve Coeur 2030 References

- Countryside Estate (CR)
- Design Guidelines

Zoning Code References

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

Attachment: 6-21-2021 Staff Report (23 Sackston Wood Fence)



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 6/15/2021
ATTACHMENTS: Applicant's Materials received

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 Single Family Residential	NA
South	Single family residence	A Single Family Residential	NA
East	Single family residence	A Single Family Residential	Partial Sackston Woods Lane
West	Conway Park		I-270 Highway

FENCE PLACEMENT AND DESIGN

The Applicant installed an 8-foot tall, sight-proof wood fence, approximately 20-30 feet from the rear property line, within the area equivalent to the front-yard setback along I-270 without a permit to provide privacy and security from the highway. The support posts are shown on the outside and visible from the interstate which does not meet the design standards for fences which requires the support posts and structural members to be inside the fence area or hidden from view. The fence does not fully enclose the yard, rather it is free-standing located behind the home that ends just north of the home and at the end of the driveway.

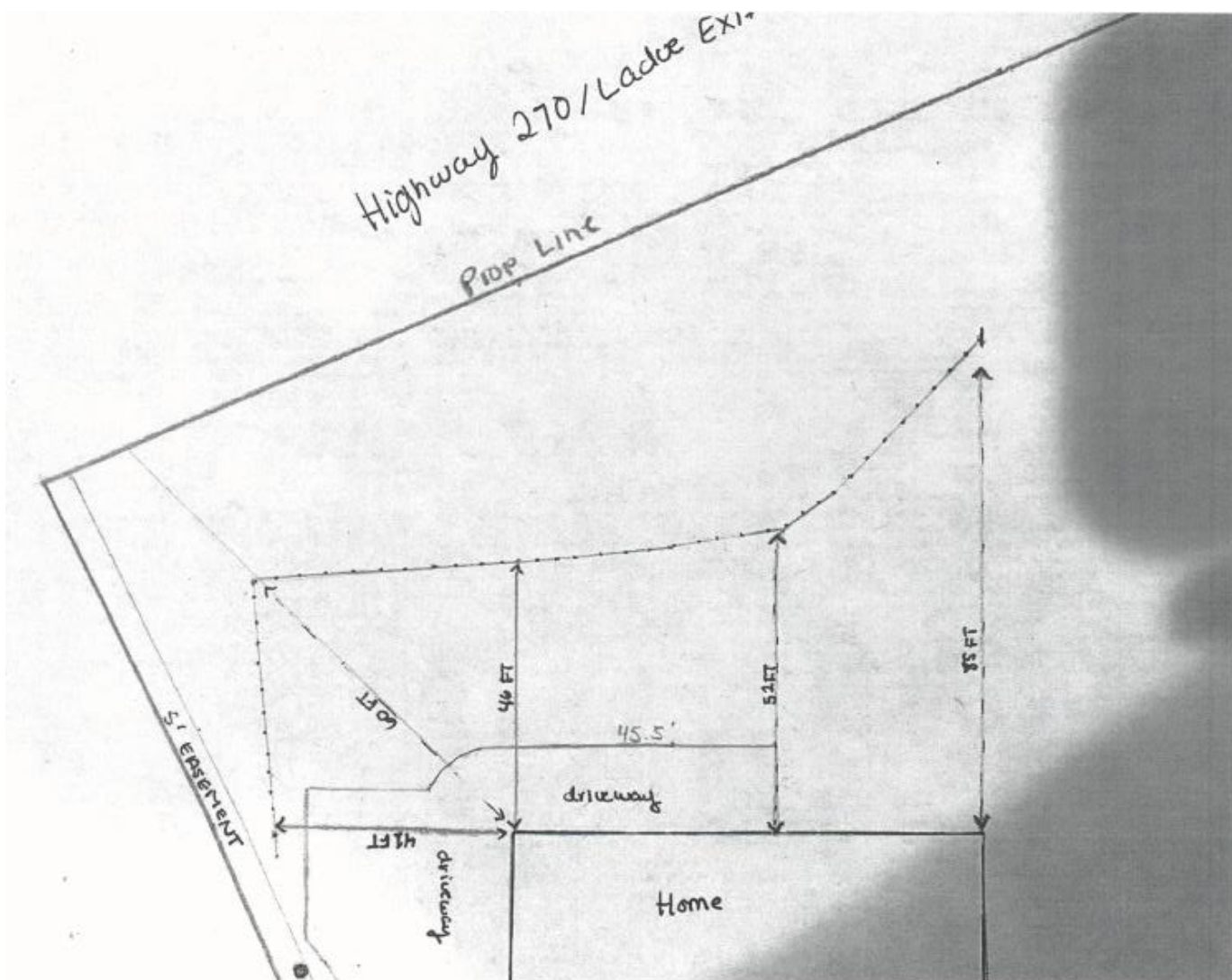


Figure 1: Applicant's Site Plan.

ANALYSIS

The Zoning Code provides standards for evaluating requests for fences within the front yard setback under Section 405.640 Fences and Walls (below also includes the revised language recently approved by the City Council):

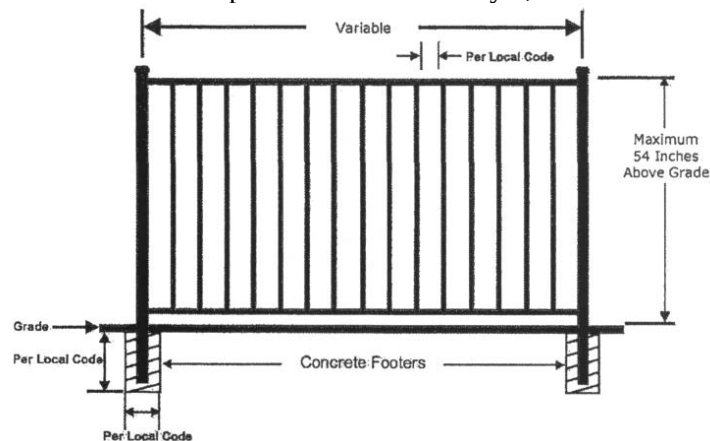
Section 405.640. Fences And Walls. As provided under Section 405.630(A)(9) of Yard Regulations, fences and walls are allowed within required yards, subject to the following provisions:

- 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.
- B. Fences Or Walls At Street Intersections. No fence or wall shall be located within the sight triangle (as defined in Article II) of a street intersection.
- C. Fences Or Walls Within The Front Yard Setback And Along Street Right-Of-Way. A fence may project within the area equivalent to the front yard 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). Any other fence design or location, outside of the preceding criteria, in the area equivalent to the front yard along any street right-of-way shall be subject to site development plan approval by the Planning and Zoning Commission in accordance with Section 405.1080.

Walls, entry columns, and gates, in front of the home within the front yard or the area equivalent to the front yard shall be subject to site development plan approval in accordance with Section 405.1080.

D. Fences Surrounding Swimming Pools.

1. Every private swimming pool constructed anywhere in the City of Creve Coeur shall be provided with an enclosure surrounding the pool area that is constructed and maintained in compliance with the Creve Coeur Building Code. The Zoning Administrator shall have the authority to approve a fence surrounding a swimming pool within a setback as described under the following conditions:
 - a. The fence is at least fifteen (15) feet from any lot line.
 - b. The fence is a maximum of fifty-four (54) inches in height.
 - c. The fence meets Building Code standards regarding design and placement of fence to the pool.
 - d. The fence is of an open slat black metal style, similar to the following:



- e. If the Zoning Administrator finds that any of the aforementioned standards is not met, the fence shall require Planning and Zoning Commission approval in accordance with Sections 405.640 and 405.1080.
- E. Game Court Fence. Tennis, basketball, racquetball, handball, and other game courts, hockey/ice rinks, batting cages, and other similar facilities may have an open dark coated chain link, or black netted fence customary for recreational activities up to ten (10) feet in height, provided such fence is setback at least fifteen (15) feet from any property line abutting a single-family residence.

Approval of permanent lighting standards for Game Courts shall be reviewed by the Planning and Zoning Commission as a Minor Site Plan as provided in Section 405.1080.

F. Fence materials and designs shall be subject to the following standards:

1. The design, color and material of the fence shall be complementary or shall match the principal structure on the property.
2. Solid sight-proof, white vinyl fences are prohibited; Vinyl fencing is permitted provided it maintains a natural wood color and/or dark color or style. For the purposes of this Section, natural colors shall include tan, gray, brown, or beige.
3. 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.
4. Metal fencing shall have a flat top, similar to the graphic for subsection (D)(1)(d) above, in residential districts. Metal spikes or spears at the top of a fence are prohibited in residential districts.
5. 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 (CR) Place Type where the vision is large lots with sprawling homes in a rural, wooded setting. Homes should be located to provide large front lawns and preserve existing trees. Neighborhoods should be planned around common ground featuring woods, rolling meadows, and water features. 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 discourage the use of synthetic, and highly reflective materials.

The Site Plan also shows a 5-foot chain link fence at the property line, that would presumably be installed by MoDOT as a safety barrier. Staff has viewed the surrounding area and the proposed/installed fence appears to be the only 8-foot-tall wood fence in the vicinity. The existing vegetation does provide screening of the structure between it and I-270, particularly in the warmer months. Staff suggests that if the Commission determine that a sight-proof fence is appropriate at this location, that specific discussion on the height be reviewed to determine whether adjacency to the interstate highway represents a unique screening problem to allow the fence to be taller than 6-feet. Staff recommends that any approval should require additional wood be added to hide the support bracing from view along I-270 as required by the design standards of the fence code.

CONCLUSION AND ACTION

If the members of the Planning Commission find the applicant's reasons for the fence location, height and design sufficient, they can approve it as proposed or with the conditions recommended by staff. If the request is denied, the Applicant may remove the existing fence and construct a new six-foot sight proof fence at the 50-foot setback line, or have a 4 foot, open-slatted, metal fence at 15 feet from the rear property line, with a new fence application permit.

MOTION

The motion for the fence within the setback of I-270 as shown in the enclosed site plan will be in the form of approval, approval with conditions, or deferral. City Council action is not required. The following is an example motion for this application that includes Staff recommendations discussed above:

"I move to approve the site plan for an eight-foot tall, sight-proof, wood fence to be located within the rear yard, within the area equivalent to the front yard setback along I-270 for the property addressed as 23 Sackston Woods Lane, provided that the support posts are interior to the yard or otherwise hidden from view, with the finished side facing I-270, as required under 405.640, as discussed within the application and the Staff Report on Application #21-020 for the June 21, 2021, 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.

APPENDIX 3: AERIAL MAP



Attachment: 6-21-2021 Staff Report (23 Sackston Wood Fence)



City Limits

Parcels

June 3, 2021



Prepared By

HORNER SHIFFRIN

APPENDIX 4: SITE PHOTOGRAPHS		Photo Dates: 06/15/2021
		Description: View looking west from Sackston Woods Lane at the front of the home and fence.
		Description: View of the existing fence looking west from the driveway.
		Description: View of the existing fence looking northwest from the end of the driveway.



Description: View looking east from I-270 where the fence is visible, and with the existing landscaping.



city of **CREVE COEUR**

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 872-2500/872-2501 • www.creve-coeur.org

June 23, 2021

Ramona and Tyler Richardson
23 Sackston Woods Lane
Creve Coeur, MO 63141

Re: Application #21-020: Minor Site Plan For An Eight-Foot Tall Sight-Proof Wood Fence
Within The Front-Yard Setback Along I-270 For The Property Addressed As 23 Sackston
Woods Lane

Dear Mr. and Mrs. Richardson:

The Planning and Zoning Commission, at its meeting of June 21, 2021, reviewed and approved a 6-foot sight-proof fence with an extension to the north with the condition that the finished side of the fence face I-270.

If you have any questions, please contact the Planning Division staff (872-2501) as soon as possible. Note that significant changes may require that the matter be returned to the Planning and Zoning Commission.

Sincerely,

CITY OF CREVE COEUR

Gene Rovak, Acting-Chair
Planning & Zoning Commission

GR: js

Attachment: 21-020 23 Sackston Chairletter (23 Sackston Wood 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.crevecoeurmo.gov

APPLICATION TO PLANNING AND ZONING COMMISSION #21-034: MINOR SITE PLAN FOR TWO 6 FOOT TALL ALUMINUM DRIVEWAY GATES WITHIN THE FRONT-YARD SETBACKS ALONG LADUE ROAD AND N. SPOEDE ROAD FOR THE PROPERTY AT 10801 LADUE ROAD

FOR THE MEETING OF: Tuesday, January 18, 2022

SUBJECT PROPERTY LOCATION: 10801 Ladue Road, located at the northwest corner of Ladue Road and N. Spoede Road., zoned A Single Family Residential.

REQUEST: Nancy Singh, homeowner, has submitted an application for two 6-foot tall black aluminum driveway gates, approximately 22 feet from the property lines along Ladue Road and N. Spoede Road for the property addressed as 10801 Ladue Road. 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 which has a platted front-yard setback of 50 feet along any street right-of-way.

ADDITIONAL INFORMATION: The City of Creve Coeur's Zoning Ordinance Section 405.640 Subsection (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.

APPLICANT: Nancy Singh
10801 Ladue Road
Creve Coeur, MO 63141

Key Issues:

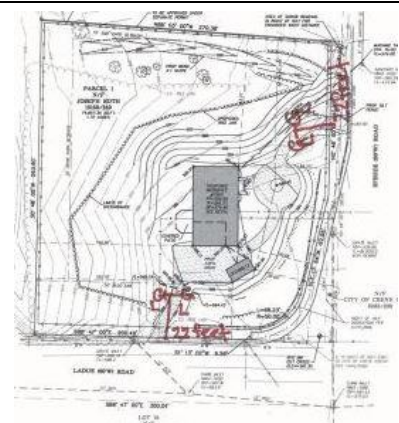
- Does the request further the goals and/or implement the Comprehensive Plan?
- Visual impact along Ladue Road and N. Spoede Road

Creve Coeur 2030 References

- Countryside Estate (CR)
- Design Guidelines

Zoning Code References

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



REPORT PREPARED BY: Bethany L. Moore, City Planner
DATE: 1/7/2022
ATTACHMENTS: Applicant's Materials received

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 Single Family Residential	NA
South	Single family residence	A Single Family Residential	Ladue Road
East	Congregation Temple Israel	A Single Family Residential	N. Spoede Road
West	Single family residence	A Single Family Residential	N/A

FENCE PLACEMENT AND DESIGN

The Applicant proposes to install two 6-foot tall, aluminum driveway gates, approximately 20-22 feet from the east and south property lines, within the area equivalent to the front-yard setbacks along North Spoede Road and Ladue Road. The gates would be freestanding and serve to secure the property from unauthorized vehicle traffic seeking to avoid the stoplight at N. Spoede Road and Ladue Road. There are existing brick light posts on either side of each driveway entrance that will remain in their existing location. The existing light posts are closer to each road than the proposed location of the driveway gates.

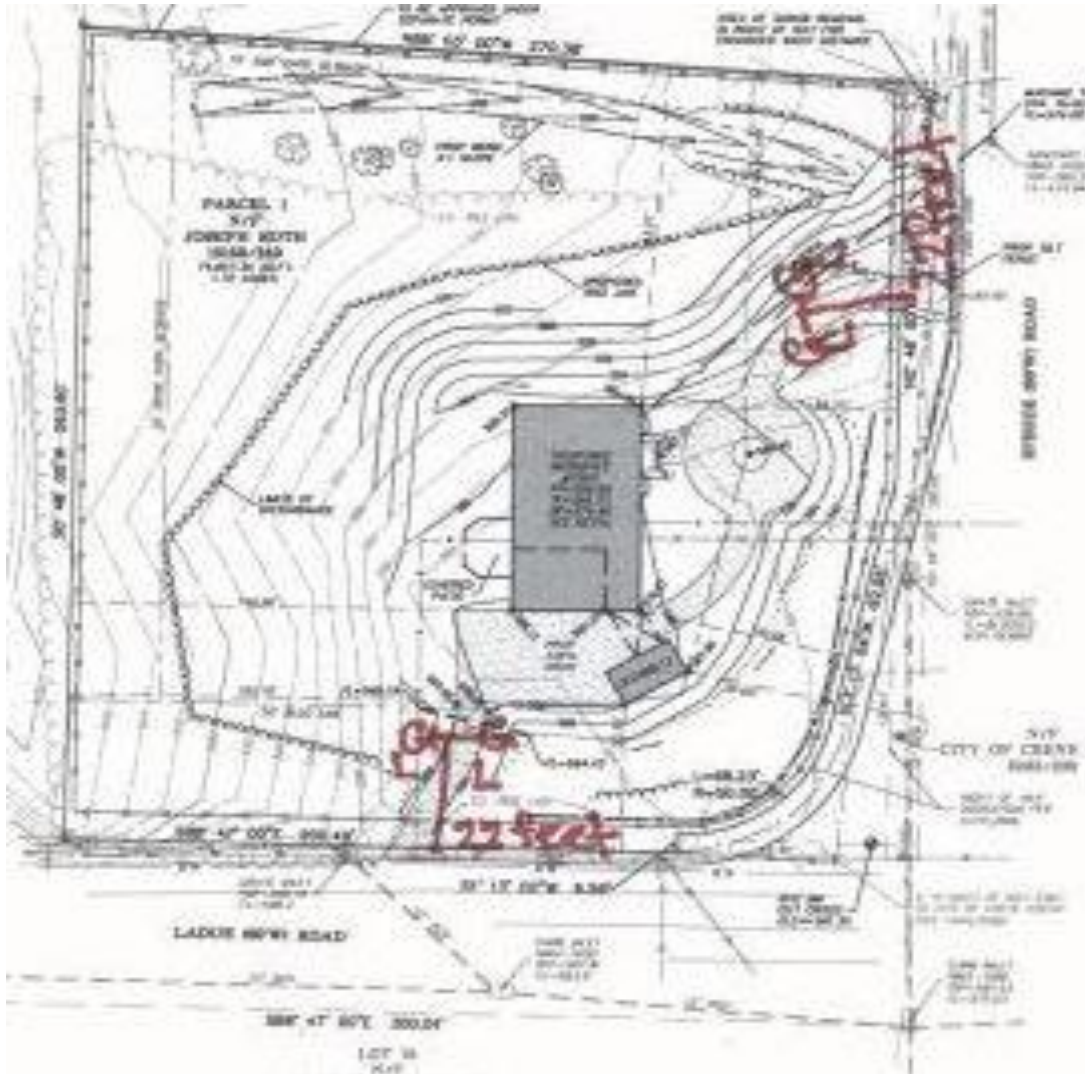


Figure 1: Applicant's Site Plan.

ANALYSIS

The Zoning Code provides standards for evaluating requests for gates within the front yard setback under Section 405.640 Fences and Walls (below also includes the revised language recently approved by the City Council):

Section 405.640. Fences And Walls. As provided under Section 405.630(A)(9) of Yard Regulations, fences and walls, not associated with pools or game courts, are allowed within required yards, subject to the following provisions:

- A. Height Of Fences And Walls. No fence or wall shall exceed six (6) feet in height, except for game court fences as provided in Subsection E, unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem. In its review of requests for approval of fences or walls exceeding the foregoing height limit, the Commission shall consider all relevant factors concerning aesthetics, including whether the site and adjoining properties are used for non-residential purposes, the visibility of the fence or wall from the right-of-way and adjoining properties, the adequacy of screening provided by a fence or wall that does not exceed the foregoing height limits, and the compatibility of the proposed fence or wall design with the character of the surrounding area. Further, in its review, the Commission shall consider any relevant issues concerning access to public right-of-way, sidewalks and/or utility easements, the structural soundness of the proposed fence or wall, and changes in the drainage of the site.
- B. Fences Or Walls At Street Intersections. No fence or wall shall be located within the sight triangle (as defined in Article II) of a street intersection.
- C. Fences Or Walls Within The Front Yard Setback And Along Street Right-Of-Way. A fence may project within the area equivalent to the front yard 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). Any other fence design or location, outside of the preceding criteria, in the area equivalent to the front yard along any street right-of-way shall be subject to site development plan approval by the Planning and Zoning Commission in accordance with Section 405.1080.

Walls, entry columns, and gates, in front of the home within the front yard or the area equivalent to the front yard shall be subject to site development plan approval in accordance with Section 405.1080.

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 (CR) Place Type where the vision is large lots with sprawling homes in a rural, wooded setting. Homes should be located to provide large front lawns and preserve existing trees. Neighborhoods should be planned around common ground featuring woods, rolling meadows, and water features. 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 discourage the use of synthetic, and highly reflective materials.

Staff has viewed the surrounding area and the proposed gates appear to be consistent with similar gates in the vicinity, except for the lack of masonry posts to serve as anchors for the gates at each end. The existing landscaping does not provide enough screening to blend the proposed gates and the existing light posts together and soften the gap between the two elements. Staff has discussed relocating the existing masonry posts; however, the applicant does not favor this concept. Staff suggests that if the Commission determines that the driveway gates are appropriate at these locations, that specific discussion on methods to integrate the gates be considered. Decorative fencing, additional masonry columns and/or landscaping to tie the elements together could be beneficial. Staff recommends that any approval should require additional landscaping be added to blend the existing masonry light posts and the proposed driveway gates together along both N. Spoele Road and Ladue Road as required by the design standards of the fence code.

CONCLUSION AND ACTION

If the members of the Planning Commission find the applicant’s reasons for the driveway gates location, height and design sufficient, they can approve it as proposed or with the conditions recommended by staff.

MOTION

The motion for the driveway gates within the setbacks of N. Spoele Road and Ladue Road as shown in the enclosed site plan will be in the form of approval, approval with conditions, or deferral. City Council action is not required. The following is an example motion for this application that includes Staff recommendations discussed above:

“I move to approve the site plan for two six-foot tall, aluminum driveway gates to be located within the front yards, within the area equivalent to the front yard setbacks along N. Spoele Road and Ladue Road for the property addressed as 10801 Ladue Road, provided that additional landscaping be placed to bridge the gap between the existing masonry light posts and the proposed driveway gates as discussed within the Staff Report on Application #21-034 for the January 18, 2022, Planning and Zoning Commission meeting” (Modification or revisions may be included by preceding motion).

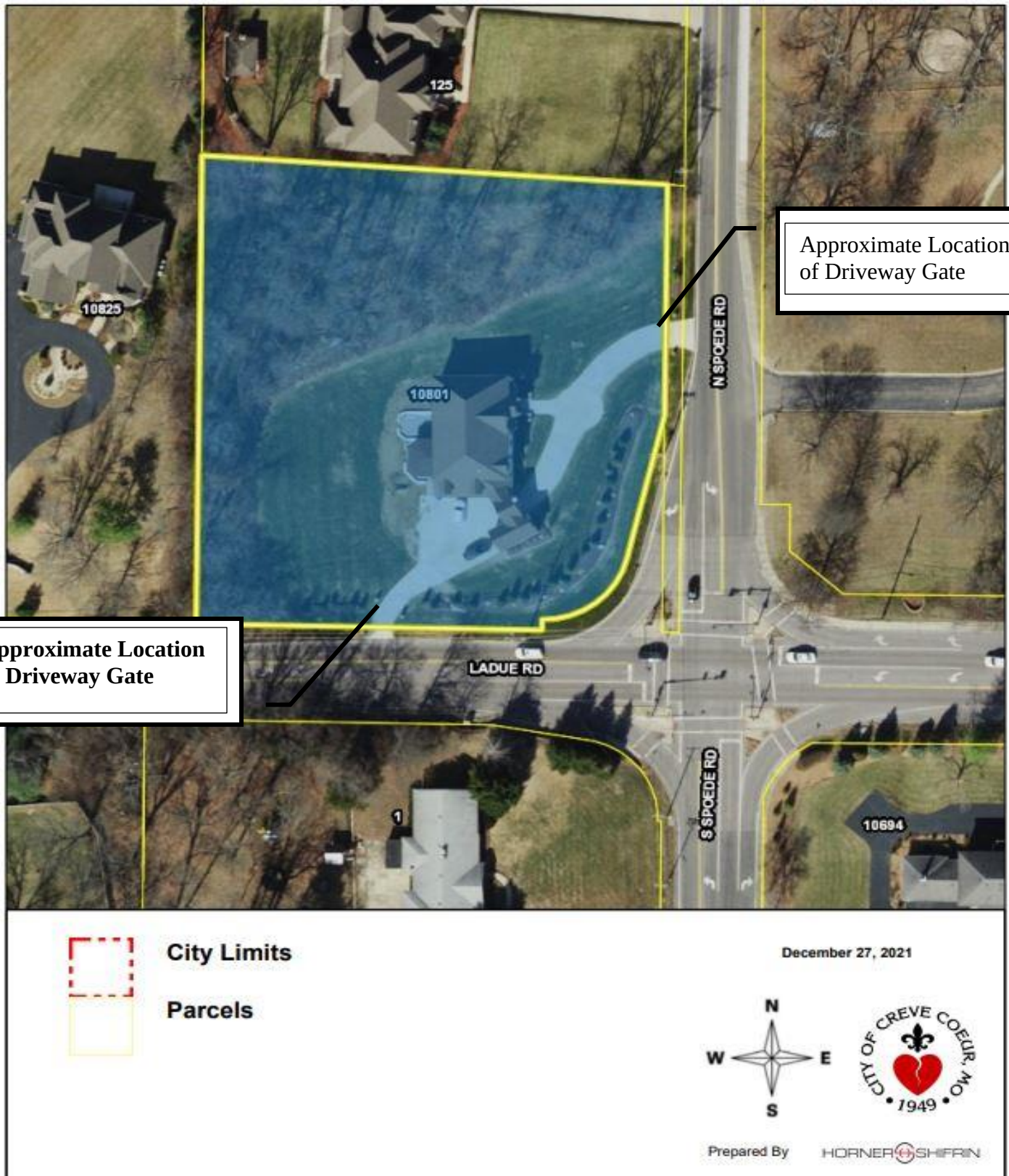
APPENDIX 1: COMPREHENSIVE PLAN

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.

APPENDIX 3: AERIAL MAP



Attachment: Staff Report (10801 Ladue Road Driveway Gates)

APPENDIX 4: SITE PHOTOGRAPHS

Photo Dates: 01/5/2022



Description: View looking towards 10801 Ladue Road from N. Spode Road.



Description: View of the existing driveway and light posts from Ladue Road.



Description: Detail of existing light post.



Description: View from Ladue Road of adjacent property gates with decorative posts and wing walls.



PUBLIC NOTICE

APPLICATION TO PLANNING AND ZONING COMMISSION

#21-034 A MINOR SITE DEVELOPMENT PLAN FOR TWO DRIVEWAY 6 FOOT TALL ALUMINUM GATES WITHIN THE FRONT-YARD SETBACKS ALONG LADUE ROAD AND N. SPOEDE ROAD FOR THE PROPERTY AT 10801 LADUE ROAD

FOR THE PLANNING AND ZONING COMMISSION MEETING OF: **Tuesday, January 18, 2022, 6:30 PM.**

SUBJECT PROPERTY LOCATION: 10801 Ladue Road, located at the corner of Ladue Road and N. Spoede Road (see attached map).

REQUEST: Nancy Singh, homeowner, has submitted an application for two 6-foot tall black aluminum driveway gates, approximately 22 feet from the property lines along Ladue Road and N. Spoede Road for the property addressed as 10801 Ladue Road. 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 which has a platted front-yard setback of 50 feet along any street right-of-way.

ADDITIONAL INFORMATION: The Planning and Zoning Commission will review the request on Tuesday January 18, 2022 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.crevecoeurmo.gov 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 blmoore@crevecoeurmo.gov.

APPLICANT/ Nancy Singh
OWNER: 10801 Ladue Road
Creve Coeur, MO 63141

Key Issues:

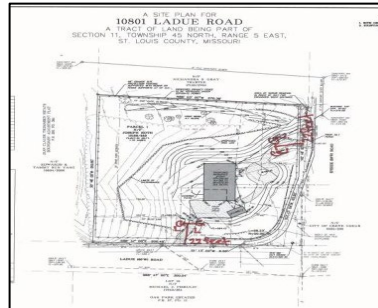
- Does the request further the goals and/or implement the Comprehensive Plan?
- Visual impact along Ladue Road and N. Spoede Road

Comprehensive Plan References:

- Estate Neighborhood 2 (ER-2)
- Design Guidelines

Zoning Code References

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



STAFF CONTACT: Bethany L. Moore, City Planner

CC: Heather Silverman and Mark Manlin, Ward 1

Aerial Map



Attachment: Applicant's Materials (10801 Ladue Road Driveway Gates)

DRIVEWAY GATES FOR
10801 LADUE RD., CREVE COEUR, MO 63141

We are requesting the city of Creve Coeur to approve our application to allow us to place electric driveway gates on our property. They will open electrically and manually. The gates will be about 20- 22 feet into the driveway.

We are trying to put up the gates in the front and back of our driveways because we have a major problem of the public cutting through our driveways. People are entering from one side and exiting the other side just so they don't have to wait for the traffic at the light. They are also entering our property and then trying to reverse their vehicles. In doing so they always damage our grass and sprinklers by running over them. We also worry they will damage our brick light posts while trying to reverse. We sometimes also have people cutting through our driveways at night and waking us up because our ring system goes off. With us getting the gates put up, it will make our family feel a little more protected and safer.

We will place the gates far enough into the driveway so any car trying to enter will not hang on the street and block traffic. The car will have enough room to safely get on the driveway and wait for the gates to open IN toward the house.

There will be no changes to the house or the landscape only electricity pulled up to the gate locations.

THANK YOU

Nancy Singh

10801 Ladue rd.





7.2.b

Attachment: Applicant's

Packet Pg. 56