



city of CREVE COEUR

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

PUBLIC NOTICE

APPLICATION TO PLANNING AND ZONING COMMISSION #21-034 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:

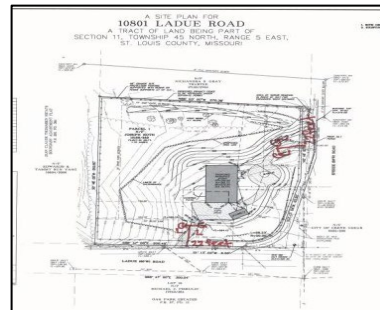
- Does the request further the goals and/or implement the Comprehensive Plan?
- Visual impact along Ladue Road and N. Spoede Road

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



City Limits



Parcels

December 27, 2021



Prepared By

HORNER SHIFRIN

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.

