



city of **CREVE COEUR**

300 North New Ballas Road • Creve Coeur, Missouri 63141
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PUBLIC NOTICE

APPLICATION TO PLANNING AND ZONING COMMISSION #18-027: APPLICATION FOR A MINOR SITE PLAN FOR A FENCE WITHIN THE FRONT SETBACK FOR THE IMMANUEL LUTHERAN CEMETERY AT 646 N. WARSON ROAD

FOR THE MEETING OF: Monday, July 16, 2018, at 6:30 PM

LOCATION: 646 N. Warson Road (See attached map)

REQUEST: Dick Crane, on behalf of Immanuel Lutheran Cemetery, at 646 N. Warson Road, Creve Coeur, MO, has submitted an application for a minor site plan for two four-foot by six feet, open slatted fence panels to attach to the existing monument sign. The existing monument sign is approximately 6 feet from the property line. 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 C Single Family Residential, where the Cemetery is a pre-existing non-conforming, conditional use, which has a front-yard setback of 50 feet along any street right-of-way.

ADDITIONAL INFORMATION: The Planning and Zoning Commission is scheduled to review the proposal for this request on Monday, July 16, 2018. City Council Action is not required. All Planning and Zoning Commission 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. All reports, plans, documents, and related materials may be viewed at the Creve Coeur Government Center and on the City's website at www.creve-coeur.org, under the Planning Projects page.

We encourage you to attend if you have any questions or wish to make a statement. In addition, you can submit written or e-mail comments in advance or at the meeting. For information about this proposal or to verify the meeting schedule, please call (314) 442-2087 or e-mail wkelly@crevecoeurmo.gov.

APPLICANT: Dick Crane
Immanuel Lutheran Cemetery
646 N. Warson Road
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?
- Visual Impact along N. Warson Road.

Comp. Plan References

- NA
- Design Guidelines

Zoning Code References

- Section 405.270: C Single Family Residential
- Section 405.640: Fences and Walls
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval



STAFF CONTACT: Whitney Kelly, City Planner
CC: Heather Silverman and Alexis Travers, Ward I

Aerial Photo

Immanuel Lutheran Cemetery, 646 N. Warson Road



City Limits

Parcels

Parcels Label

Roads Labels

June 25, 2018



Prepared By

HORNER SHIFFRIN

