

OPEN TO THE PUBLIC

CITY OF FERGUSON

PLANNING

& ZONING



Tentative meeting notice and agenda



**WEDNESDAY
MAY 14TH
06.00 PM
110 CHURCH
STREET**

- CALL TO ORDER
- ROLL CALL
- APPROVAL OF THE PREVIOUS MEETING MINUTES
- PZ-25-14 (207 WARD SPECIAL USE FOR CHILD CARE FACILITY)
- PZ-25-22 (603 AIRPORT RD SPECIAL USE FOR GENERAL RETAIL)
- GENERAL DISCUSSION
- CHAIRPERSONS COMMENTS
- ADJOURNMENT

UPON A MOTION DULY MADE AND APPROVED BY AFFIRMATIVE VOTE OF A MAJORITY OF A QUORUM OF THE PLAN COMMISSION MAY GO INTO CLOSED SESSION AT ANY TIME FOR DISCUSSIONS AND/OR ACTION PERTAINING TO ONE OR MORE OF THE REASONS SET FORTH IN SECTION 610.021 R.S.MO., WHICH INCLUDED, BUT IS NOT LIMITED TO: (1) LEGAL ACTIONS, CAUSES OF ACTION OR LITIGATION AND CONFIDENTIAL OR PRIVILEGED COMMUNICATIONS BETWEEN THE BOARD/COMMISSION AND THE CITY ATTORNEY; (2) LEASE, PURCHASE OR SALE OF REAL ESTATE; (11) SPECIFICATIONS FOR COMPETITIVE BIDDING; (12) NEGOTIATIONS OF A CONTRACT; (13) PERSONNEL MATTERS WHERE INDIVIDUALLY IDENTIFIABLE PERSONNEL INFORMATION OR RECORDS MAY BE DISCLOSED; (14) ANY OTHER INFORMATION WHICH MAY BE PROTECTED BY LAW; (19) EXISTING OR PROPOSED SECURITY SYSTEMS AND STRUCTURAL PLANS OF REAL PROPERTY OWNED OR LEASED BY A PUBLIC GOVERNMENTAL BODY.

Contact Community Development Director at 314-524-5677 or e-mail rstpierre@fergusoncity.com

www.fergusoncity.com



Planning and Zoning Commission Notice of Meeting

The City of Ferguson Planning and Zoning Commission will meet on **Wednesday, November 20th, at 6 PM** on at **110 Church Street**. More information on agenda items may be obtained by contacting the Community Development Director, Rachel St. Pierre, in person at 110 Church Street, Ferguson, Missouri, 63135, or via e-mail, at rstpierre@fergusoncity.com.

Tentative Agenda

1. Call to order
2. Roll call
3. Approval of the previous meetings minutes
4. PZ-24-55 (16 N. Dade Rezoning)
5. PZ-24-56 (16 N. Dade Special Use)
6. General Discussion
7. Chairpersons Comments
8. Adjournment

This meeting is open to the public.

Upon a motion duly made and approved by affirmative vote of a majority of a quorum of the plan commission may go into closed session at any time for discussions and/or action pertaining to one or more of the reasons set forth in section 610.021 R.S.MO., which included, but is not limited to: (1) legal actions, causes of action or litigation and confidential or privileged communications between the board/commission and the city attorney; (2) lease, purchase or sale of real estate; (11) specifications for competitive bidding; (12) negotiations of a contract; (13) personnel matters where individually identifiable personnel information or records may be disclosed; (14) any other information which may be protected by law; (19) existing or proposed security systems and structural plans of real property owned or leased by a public governmental body.



1. Call to order

- Commissioner Adrian Shropshire called the meeting to order at 6:15 PM

2. Roll call

- **Matt Barnhart** Absent Present
- **Adrian Shropshire** Absent Present
- **Steven Snyder** Absent Present
- **Donald Dickey** Absent Present
- **Jamil Franklin** Absent Present
- **Mike Palmer** Absent Present

3. Approval of the previous meetings minutes.

Commissioner Donald Dickey made a motion to approve the minutes, seconded by Commissioner Jamil Franklin.

An all-in favor voice vote was taken. 5 yays 0 nays.

- **Matt Barnhart (Yay)**
- **Adrian Shropshire (Yay)**
- **Steven Snyder (Yay)**
- **Donald Dickey (Yay)**
- **Jamil Franklin (Yay)**

4. PZ-24-55 and PZ-24-56

Joel presented the cases and introduced the business owner applying for the rezoning. They had followed city guidance at an earlier date; however, the city administration had not fully completed the process causing the adjoining special use application to be done in error. This is the attempted rectification of the previous error. He highlighted that the purpose of the application was to rezone the property from R1-D to C-1.



Commissioner Donald Dickey made a motion to recommend the proposed special use and rezoning, seconded by Steven Snyder.

An all-in favor voice vote was taken. 5 yays 0 nays.

- **Matt Barnhart (Yay)**
- **Adrian Shropshire (Yay)**
- **Donald Dickey (Yay)**
- **Steven Snyder (Yay)**
- **Jamil Franklin (Yay)**

5. Adjournment. Commissioner Matt Barnhart made a motion to adjourn, seconded by Commissioner Jamil Franklin at 7:32 PM. An all-in favor vote was held and all were in favor.

**PZ-25-14**

CD Planning and Zoning Permit

Status: Active

Submitted On: 1/23/2025

Primary Location207 WARD DR
Ferguson, MO 63135**Owner**

JORDAN HUGH B III

Applicant Information

Is the applicant the same as the owner?*

Yes

Type of Application

Type*

Special Use Permit

Project Summary

Zoning can be found here: <https://www.arcgis.com/apps/mapviewer/index.html?webmap=8be8158825ed41b4bd779461839ca4a3>

Current Zoning*

R-1D

Additional Zoning Classification



Use can be found here: <https://codes.iccsafe.org/content/IBC2018P6/chapter-3-occupancy-classification-and-use>

Current Use*	Additional Use
R-2	—
Proposed Use	Square feet or acres*
E	1000

Brief description of project* 

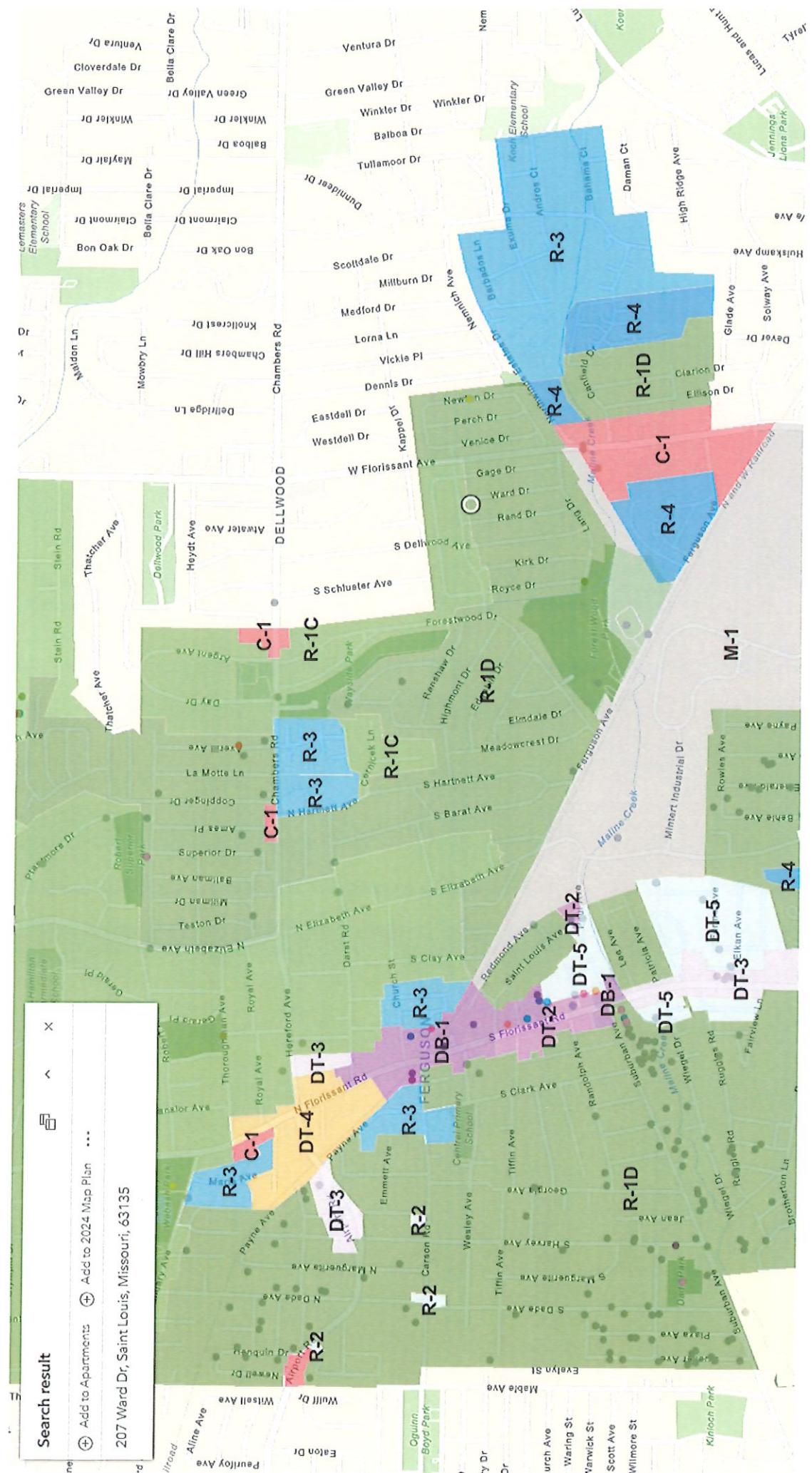
In-Home kids daycare also can be called a family childcare home ,is a child care setting where a caregiver looks after a small group of children in their own private residence, providing a more home like environment compared to a traditional daycare center, often with a focus on personalized attention and smaller child-to caregiver ratios this in-home daycare will accept kids from 6 weeks-12yrs old.

Estimated project cost	Estimated months to start project*
—	2

Estimated months to complete project*
2

Community Development Impact* 

In-home kids daycare, A kids in-home daycare should be allowed in area because it provides a safe and structured environment for children ,allowing parents to work while knowing their kids are well- cared for ,and also promotes important developmental skills like socialization, learning and routine through structured activities, which ultimately benefits both the children and the community as a whole by supporting working families.



Real Estate Search

St. Louis County, Missouri

207 WARD DR, SAINT LOUIS, MO 63135

Ownership and Legal Information: 12H640739 - 2025

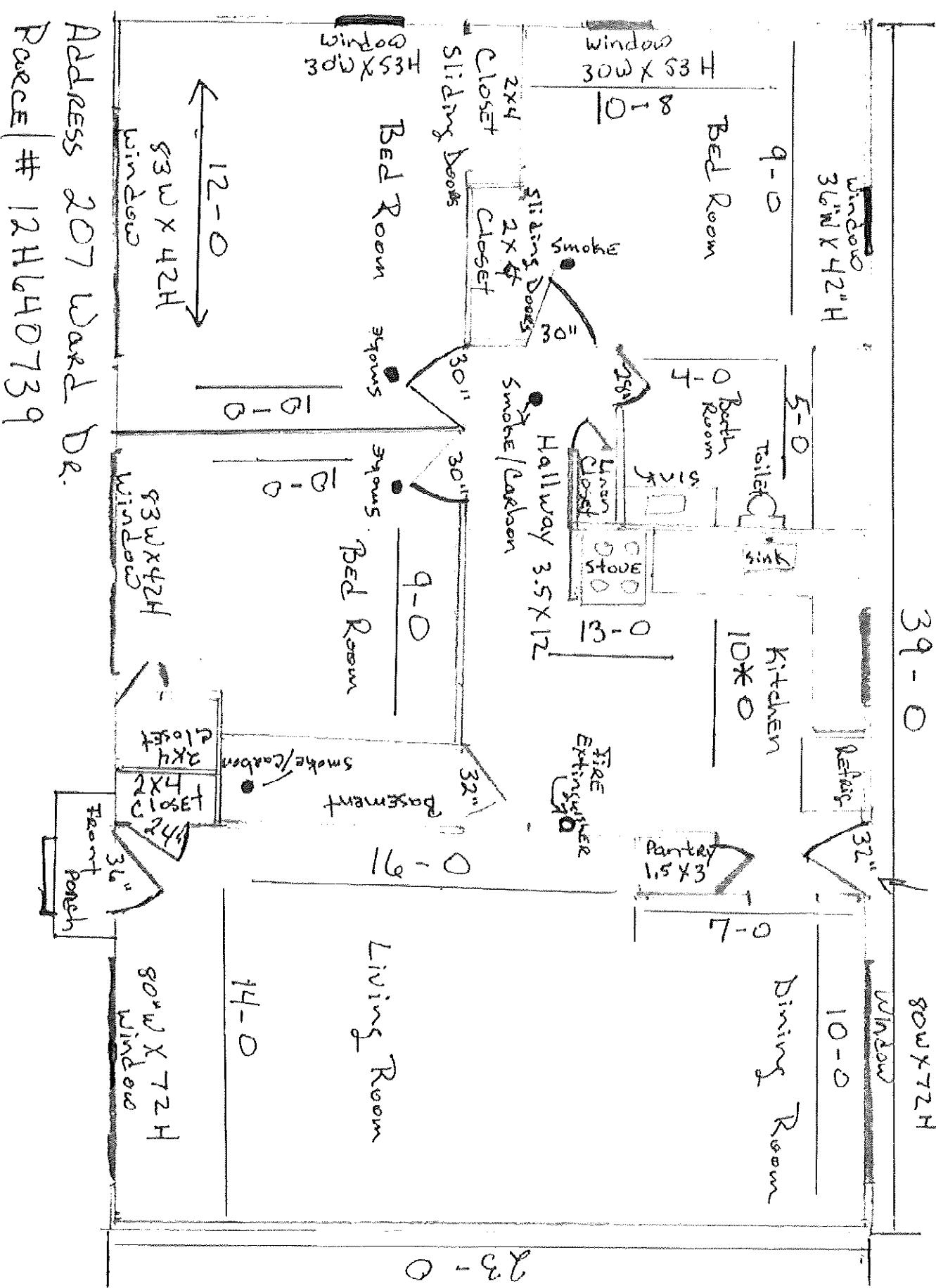
Locator No. (Number):	12H640739	Tax Year:	2025
Tax District:	111AK	City Code:	022
Site Code:	0537	Destination Code:	
Owner's Name:	JORDAN HUGH B III		
Taxing Address:	207 WARD DR		
	SAINT LOUIS, MO 63135		
Care-Of Name:			
Mailing Address:	425 ROCK RIDGE RD		
	WENTZVILLE, MO 63385		
Subdivision Book - Page:			
Assessor's Book - Page:	01 - 0059 M		
City Name:	FERGUSON		
Subdivision Name:	NORTHLAND HILLS		
Legal Description:			
Lot Number:	2	Block Number:	7
Lot Dimensions:	0065 / 0065 - 0120 / 0120	Total Acres:	
Tax Code - Description:	A - TAXABLE	Land Use Code:	110 (Single Family)
Deed Document Number:	2023111500234	Deed Type:	WD
Deed Book and Page:	Book: Page:	Trash District:	NOT APPLICABLE
Deed Index List:	View Deed Index Information Recorded With Locator Number 12H640739		
School District:	FERGUSON-FLORISSANT	County Council District:	1

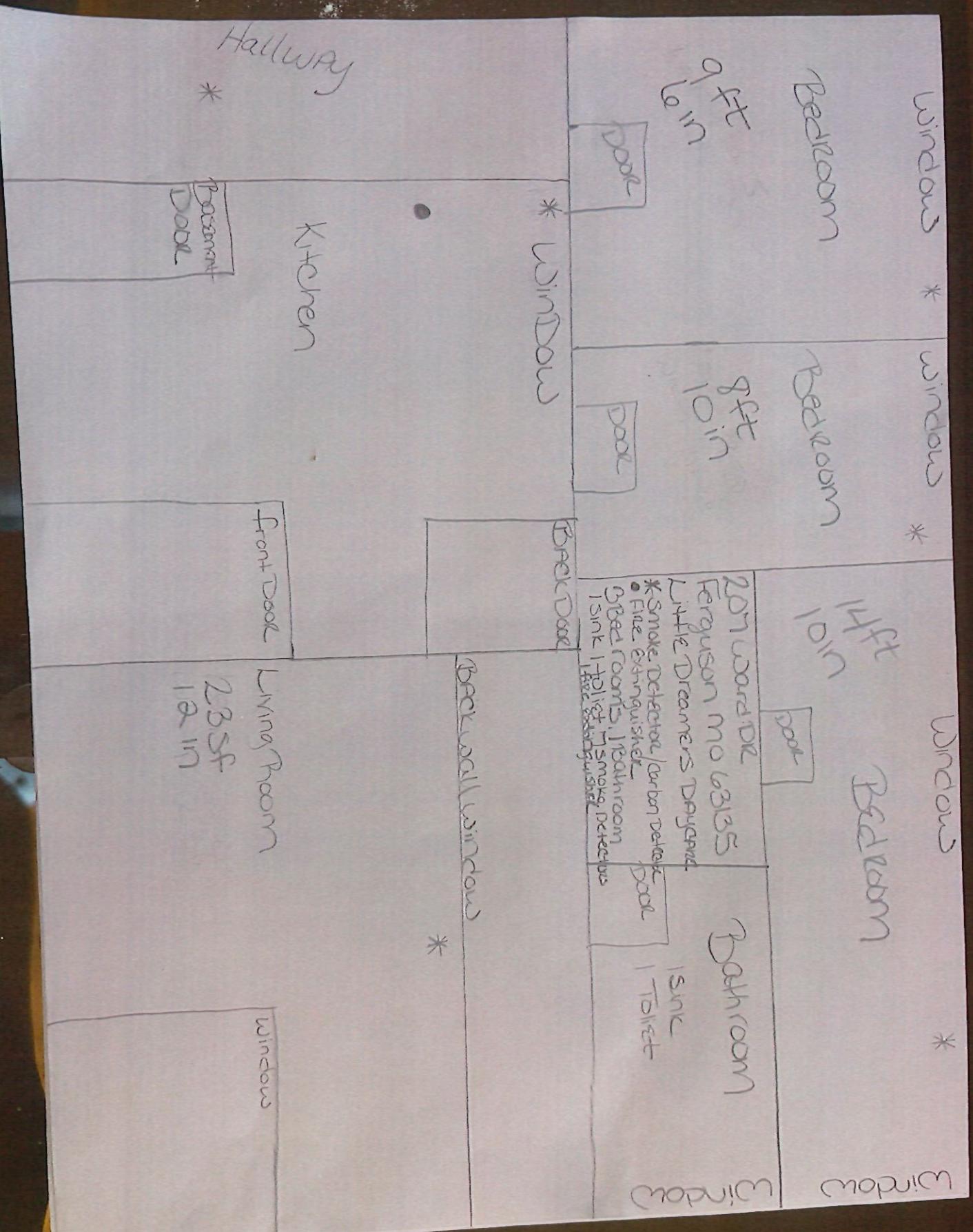
Family day care homes, based on the following criteria:

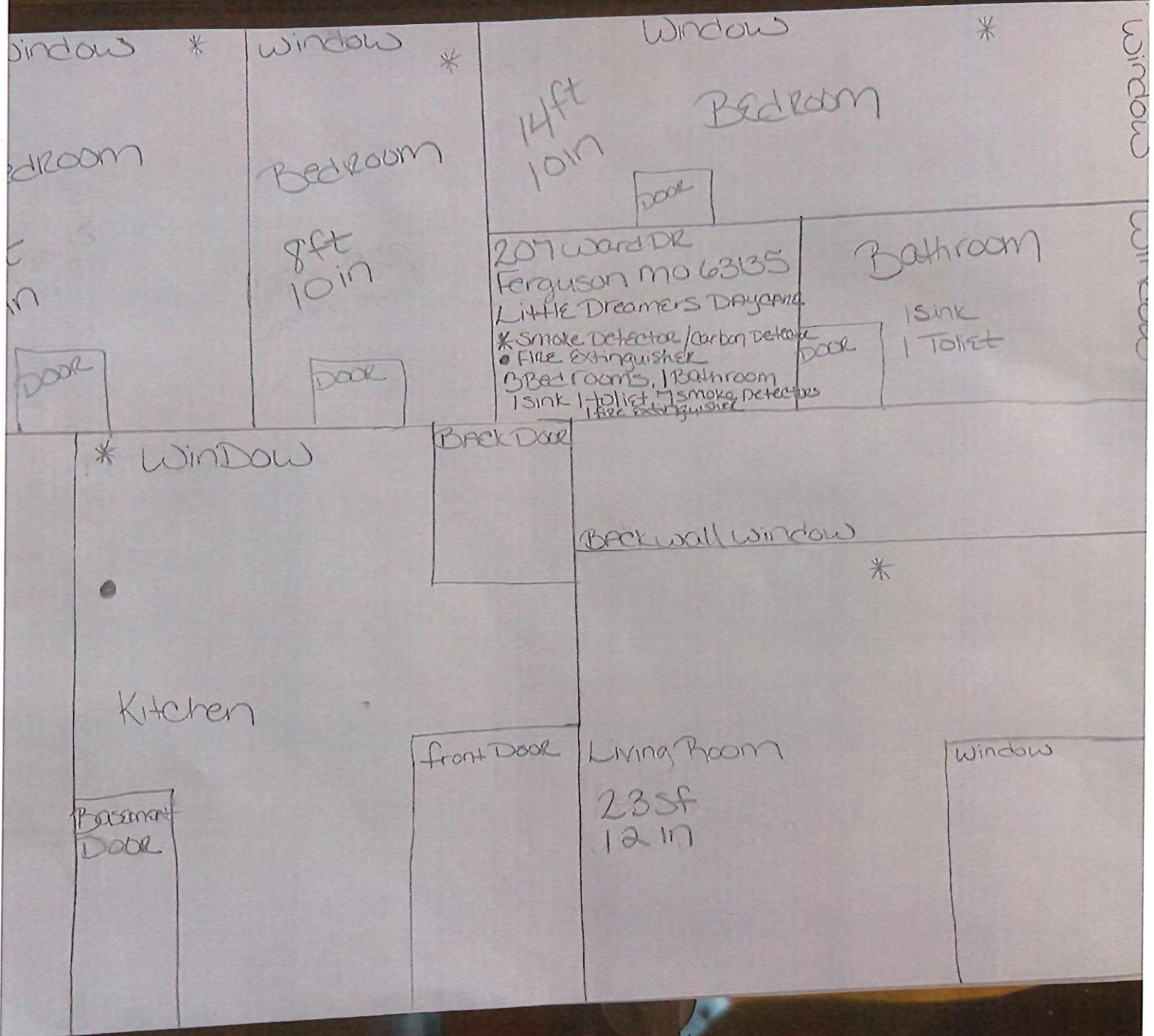
- (a) Shall comply with all regulations of the state of Missouri and City of Ferguson that pertain to family day care homes as presently exist or may hereafter be enacted or amended.
- (b) Shall be operated by an adult who resides in the residence and personally provides the care.
- (c) Shall provide a fenced area of at least 750 square feet of usable outdoor recreation area. The property used in calculating the minimum outside play area cannot include common ground, public property, or any other property where possession is shared with other residents, or where other residents have the right to use the property.
- (d) Shall be located on a lot of at least 7,500 square feet. For lots under 10,000 square feet, however, the maximum number of children allowed shall be as follows:
 - Lots of 8,750 to 9,999 square feet: 9 children.
 - Lots of 7,500 to 8,749 square feet: 8 children.
- (e) Shall be limited to the number of children indicated in the definition of Family Day Care Home and as further restricted by paragraph (d) above, except for occasions when schools are closed due to emergencies such as inclement weather. On those days, in order to accommodate enrolled school-age children needing day care due to the unscheduled school closing, the home shall be permitted to exceed its capacity by one-third.
- (f) Shall provide adequate and safe passenger loading and unloading facilities.
- (g) No permit shall be issued for a family day care home in any residential zoning district, if the issuance thereof would increase the number of such permits for family day care homes in a particular ward of the City to more than four (4).
- (h) In order to prevent an excessive concentration of family day care homes in any part of the City, any newly established family day care homes shall be at least one thousand (1,000) feet from the nearest lot line of an existing family day care home.
- (i) All structures and buildings which may be used in any operation of the family day care home have been inspected, both on the exterior and the interior, by the department of public works and the fire marshal and such buildings and structures conform to all the requirements of City and Fire Code.
- (j) Each Special Use Permit issued pursuant to this section for a family day care shall expire six years after issuance and may be renewed by completing the same procedure for original issuance of the Permit.
- (k) A Special Use Permit issued pursuant to this section for a family day care shall automatically terminate upon the revocation, suspension or other loss of the day care's state license.

Recd Entry

H2LXm08







City of Ferguson, MO

Inspection Report

Inspection: Planning and Zoning Application Review

Inspector: Rachel St.Pierre

Inspection Date: Mar 5, 2025

Record: CD Planning and Zoning Permit #PZ-25-14

Location: 207 WARD DR, Ferguson, MO 63135

Applicant: Hugh Jordan

PZ Application Review

Overall Result: Partial Pass

Checklist:

Has a site plan been uploaded?

Yes = Pass No = Fail

Result: Pass

Has the owner verification been uploaded? (if applicable)

Yes = Pass No = Fail N/A = Skip

Result: Pass

Have the required field been completed?

Yes = Pass No = Fail

Result: Pass

Is the applicant up to date on their taxes?

Yes = Pass No = Fail

Result: Pass

Is the owner information accurate?

Yes = Pass No = Fail

Result: Pass

Is the owner up to date on their taxes?

Yes = Pass No = Fail

Result: Pass

Is the proposed use a permitted use for how the property is zoned?

Yes = Pass No = Fail

Result: Fail

City of Ferguson, MO

Inspection Report

Inspection: Pre-meeting Checklist

Inspector: Preashion Peoples

Inspection Date: Mar 26, 2025

Record: CD Planning and Zoning Permit #PZ-25-14

Location: 207 WARD DR, Ferguson, MO 63135

Applicant: Hugh Jordan

PZ Pre-Meeting Checklist

Overall Result: Partial Pass

Checklist:

Can existing fire protection handle the proposed project?

Yes = Pass No = Fail

Result: Pass

Can the adjacent streets handle any increase in traffic?

Yes = Pass No = Fail

Result: Pass

Has a notice been posted on social media and

the bulletin boards?

Yes = Fail No = Pass

Result: Not Observed

Has a notice been posted to the property for adjacent property owners?

Yes = Fail No = Pass

Result: Not Observed

Has this property been vacant for more than six months?

Yes = Fail No = Pass

Result: Pass

If this project is non-residential, will it hinder the goal of balancing goods and services in an area?

Yes = Pass No = Fail

Result: Fail

Is the size, floor area and mass of the proposed project similar in relationship to adjacent structures?

Yes = Fail No = Pass

Result: Pass

Will natural wooded buffers remain in place?

Yes = Pass No = Fail

Result: Not Observed

Will the frequency and duration of various indoor or outdoor activities adversely affect the surrounding area?

Yes = Fail No = Pass

Result: Fail

Will the general appearance of the neighborhood be adversely affected?

Yes = Fail No = Pass

Result: Pass

Will the hard surfaces of the building produce a significant impact in terms of noise, water, or heat?

Yes = Fail No = Pass

Result: Pass

Will the lighting impact adjacent properties?

Yes = Fail No = Pass

Result: Pass

Will the noise level impact the surrounding area?

Yes = Fail No = Pass

Result: Fail

Will the project be compatible with surrounding uses and neighborhood?

Yes = Fail No = Pass

Result: Pass

Will the project require additional police and fire protection so as to present a strain on those public services?

Yes = Fail No = Pass

Result: Pass

Will there be a significant increase in traffic?

Yes = Fail No = Pass

Result: Pass

Will there be a substantial negative impact on facilities?

Yes = Fail No = Pass

Result: Pass

Will there be a substantial negative impact on health?

Yes = Fail No = Pass

Result: Pass

Will there be a substantial negative impact on public services?

Yes = Fail No = Pass

Result: Pass

Will there be a substantial negative impact on safety?

Yes = Fail No = Pass

Result: Pass

Will there be a substantial negative impact on traffic?

Yes = Fail No = Pass

Result: Pass



Re: 207 Ward Fire Marshal Inspection

From Brian Bailey <bbailey@fergusoncity.com>
Date Tue 3/25/2025 5:24 PM
To Preashion Peoples <ppeoples@fergusoncity.com>

Hello,

Yes the inspection for 207 Ward was completed and passed by the fire department on 09/24/24. It was inspected for a home daycare use.

Thanks,



Brian M. Bailey
Captain/Fire Marshal
Ferguson Fire Department
314-522-1122 (station)
314-229-4963 (mobile)

From: Preashion Peoples <ppeoples@fergusoncity.com>
Sent: Tuesday, March 25, 2025 2:04 PM
To: Brian Bailey <bbailey@fergusoncity.com>
Subject: 207 Ward Fire Marshal Inspection

Good afternoon,

I hope you're having a good day! I am reaching out to confirm whether an inspection has been conducted at 207 Ward. While the property is currently classified as residential, the owner intends to convert it into a daycare.

As the property will eventually be considered commercial, we need to ensure it complies with fire safety protocols. Could you please confirm if a fire safety inspection has taken place or provide any relevant information regarding the next steps?

Thank you in advance for your assistance. Please feel free to reach out with any questions.

Best regards,

Preashion Peoples
Community Development Administrative Assistant

City of Ferguson | 110 Church Street Ferguson, Missouri 63135

Phone: 314-5245677 | Fax: 314-524-5173

www.fergusoncity.com



NEW!

CITY HALL HOURS

MONDAY, WEDNESDAY, & THURSDAY

8:30 AM - 5:00 PM

TUESDAY

8:30 AM - 7:00 PM

FRIDAY

8:30 AM - 12:00 PM



Ferguson
MISSOURI



PZ-25-22	Primary Location	Applicant
CD Planning and Zoning	603 AIRPORT RD	
Permit	Ferguson, MO 63135	
Status: Active		
Submitted On: 3/17/2025	G and G Enterprises LLC 2	
	603 Airport Rd Ferguson, MO	
	63135	
		Ferguson, MO 63135

Applicant Information

Is the applicant the same as the owner?*

Yes

Type of Application

Type*

Special Use Permit

Project Summary

Zoning can be found here: <https://www.arcgis.com/apps/mapviewer/index.html?webmap=8be8158825ed41b4bd779461839ca4a3>

Current Zoning*

DT-3

Additional Zoning Classification



Use can be found here: <https://codes.iccsafe.org/content/IBC2018P6/chapter-3-occupancy-classification-and-use>

Current Use*	Additional Use
U	B
Proposed Use	Square feet or acres*
—	1

Brief description of project* 

Currently have a building permit to renovate the inside

Estimated project cost	Estimated months to start project*
180000	1

Estimated months to complete project*

2

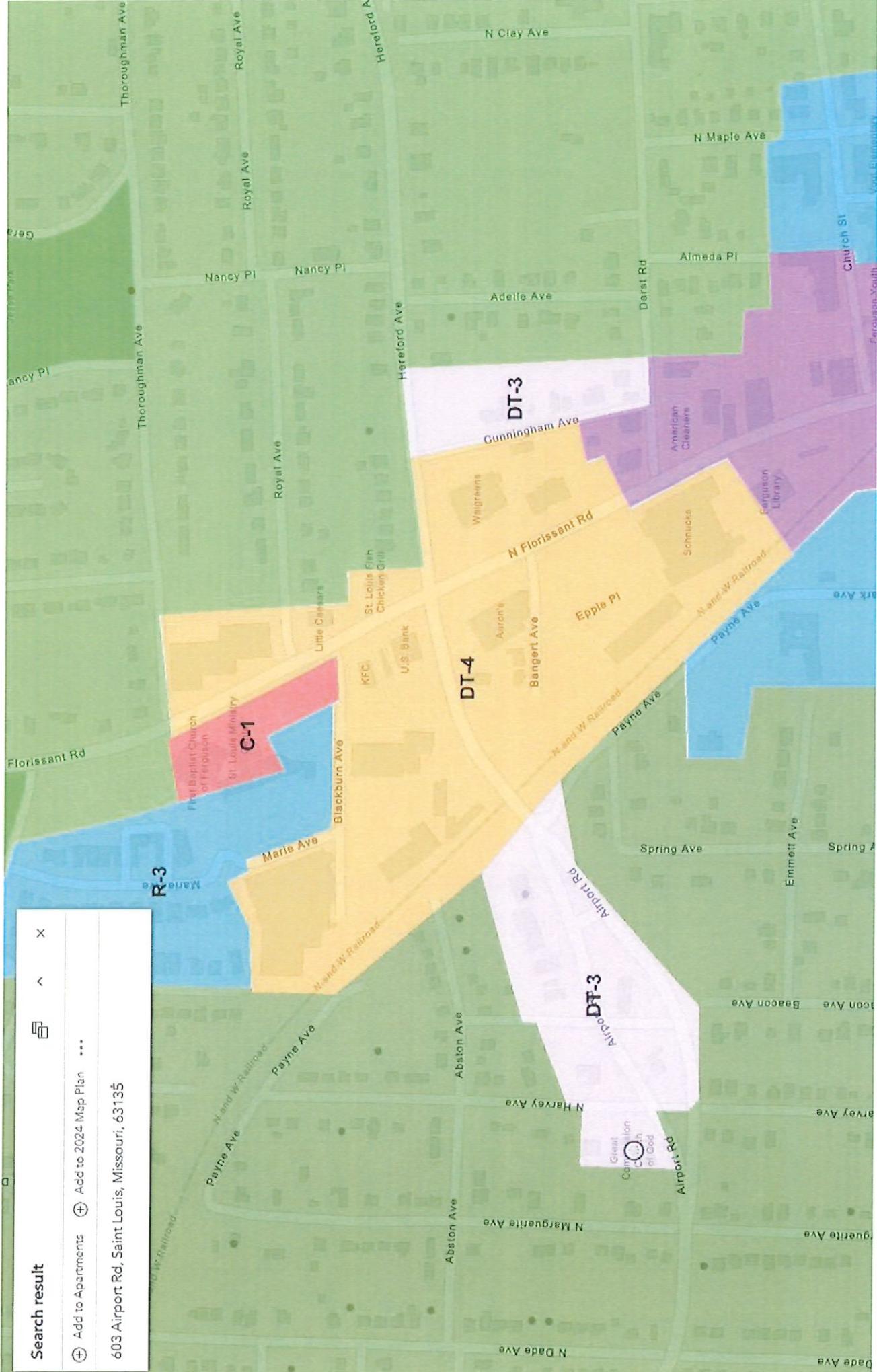
Community Development Impact* 

We are going to renovate a old liquor store from the inside and make into a new conveneince store with liquor beer lottery grocery tobacco. We are here to make the store look more appealing in the community that it will serve.

Search result

⊕ Add to Apartments + Add to 2024 Map Plan ...

603 Airport Rd, Saint Louis, Missouri, 63135



Real Estate Search

St. Louis County, Missouri

603 AIRPORT RD, SAINT LOUIS, MO 63135

Ownership and Legal Information: 11J310760 - 2025

Locator No. (Number):	11J310760	Tax Year:	2025
Tax District:	111IK	City Code:	022
Site Code:	2235	Destination Code:	
Owner's Name:	G AND G ENTERPRISES LLC 2		
Taxing Address:	603 AIRPORT RD SAINT LOUIS, MO 63135		
Care-Of Name:			
Mailing Address:	3504 SOUTH ARBOR LAKE DR EDWARDSVILLE, IL 62025		
Subdivision Book - Page:			
Assessor's Book - Page:	03 - 0148		
City Name:	FERGUSON		
Subdivision Name:	SHIELDS & ASHBY'S ADDITION TO FERGUSON		
Legal Description:	& S 40 FT OF LOT 5 & ALL THAT PT OF LOTS 1 THRU 3 LYING NW OF AIRPORT RD		
Important: This is a brief legal description and is not meant for use in recorded legal documents.			
Lot Number:	4	Block Number:	5
Lot Dimensions:	0137 / 0212 - 0149 / 0166	Total Acres:	
Tax Code - Description:	A - TAXABLE	Land Use Code:	506
Deed Document Number:	2025031700055	Deed Type:	WD
Deed Book and Page:	Book: Page:	Trash District:	NOT APPLICABLE
Deed Index List:	View Deed Index Information Recorded With Locator Number 11J310760		
School District:	FERGUSON-FLORISSANT	County Council District:	1

COLLECTOR OF REVENUE
41 S CENTRAL AVE
ST LOUIS MO 63105
(314) 615-5500

ST LOUIS COUNTY, MISSOURI
REAL ESTATE TAX BILL

DUPLICATE
03/28/2025
TAX YEAR
2024

LOCATOR NUMBER	11J310760	ADDRESS	603 AIRPORT RD SAINT LOUIS	PIN	1266
OWNER'S NAME HAAIM LLC			LEGAL DESCRIPTION BLK 5 LOT 4 SHIELDS & ASHBYS ADDITION TO FERGUSON & S 40 FT OF LOT 5 & ALL THAT PT OF LOTS 1 THRU 3 LYING NW (SCHOOL /SUB	111IK

HAAIM LLC
1887 SEVEN PINES DR
SAINT LOUIS MO 63146

ASSESSED VALUE	TYPE	TAX RATE	SPECIAL ASSESSMENTS	DEST CODE	TAX DISTRIBUTION
126,300	COMMERCIAL	8.8653			ST. OF MISSOURI 37.89
126,300	SURCHARGE	1.7000			COUNTY HEALTH FUND 149.03
TAX AMOUNTS					
CURRENT TAX AMOUNT		\$11,196.88			CO. PARK MAINT. 53.05
CURRENT INT/PEN AMOUNT		\$1,083.53			COUNTY BOND RETIRE 6.32
SURCHARGE AMOUNT		\$2,147.10			ROAD & BRIDGE 111.14
CREDITS		-\$14,427.51			ST L COMM COLL 331.92
MO law 139.100, 52.290 mandates the assessment of interest of 2% per month or any part thereof, plus a 2% penalty for all taxes unpaid by 12 midnight December 31 of tax year.					
In compliance with State statute 139.100 payments by mail require "postmark" by United States Postal Service on or before December 31.					
TOTAL DUE		\$0.00		SURCHARGE	2,147.10

Pay taxes online at: <https://stlouiscountymo.gov> by authorizing direct debit to your checking/savings account or by credit card. Credit card payments can also be made by calling: 1-877-309-9306. A "convenience fee" may apply.

TEAR HERE. REMIT PAYMENT WITH LOWER PORTION OF THIS TAX BILL. NO TAPE, NO STAPLES.

LOCATOR NUMBER	SCHOOL /SUB	CITY CODE	DEST CODE	ST LOUIS COUNTY, MISSOURI REAL ESTATE TAX BILL		DUPLICATE 03/28/2025	TAX YEAR 2024
11J310760	111IK	022					PIN 1266
VALUATION	TYPE	X RATE PER \$100 =		CURRENT TAX +	INTEREST +	PENALTIES +	SPECIAL ASMT =
126,300	COMMERCIAL	8.8653		11,196.88	800.64	282.89	0.00
126,300	SURCHARGE	1.7000		2,147.10	SURCHARGE		
				-14,427.51	CREDITS		
							PAY THIS AMOUNT \$0.00

Make checks payable to: **COLLECTOR OF REVENUE**

DESCRIPTION OF PROPERTY
603 AIRPORT RD SAINT LOUIS BLK 5 LOT 4 SHIELDS & ASHBYS ADDITION TO FERGUSON & S 40 FT OF LOT 5 & ALL THAT PT OF LOTS 1 THRU 3 LYING NW OF AIRPORT RD

PRINT
MAILING
ADDRESS
CHANGE

HAAIM LLC
1887 SEVEN PINES DR
SAINT LOUIS MO 63146

DUPLICATE RECEIPT PAID DATE: 03/27/2025

WHERE DO YOUR TAX DOLLARS GO?

You can see how your tax dollars are distributed on the front of this form:

All of your taxing districts -state, county, school and others- are listed on this one bill.

The St. Louis County Department of Revenue is responsible for billing, collection and distribution of these taxes to the appropriate governmental agencies and taxing districts.

**Plan ahead for paying next year's taxes by signing up
for the Collector of Revenue's Quarterly Pre-Payment Program.**

Call (314) 615-5500 or visit

<https://stlouiscountymo.gov/st-louis-county-departments/revenue/collector-of-revenue/partial-tax-payments-brochure/>
for more information.

INFORMATION FOR COUNTY CITIZENS

- Pay taxes online at: <https://stlouiscountymo.gov> by authorizing direct debit to your checking/savings account or, by credit card. Credit card payments can also be made by calling: 1-877-309-9306. A "convenience fee" may apply.
- You may pay multiple personal property and/or real property tax bills with one check. Please use either of the envelopes provided, or mail to: Collector of Revenue, 41 S Central Ave, St Louis MO 63105.
- If your real property tax bill should go to your mortgage company, you will need to contact them and forward the tax bill as they direct.
- Your personal property tax bill should reflect only items you owned or held on January 1 of the tax year. If your tax bill is incorrect, please submit changes in writing "without payment" prior to due date, or contact customer service at the number above for further instructions.

MISSOURI PROPERTY TAX CREDIT CLAIM

The Missouri Property Tax Credit Claim (MO-PTC), commonly called the "Circuit Breaker," gives credit to qualifying senior citizens and 100 percent disabled individuals for a portion of their paid real estate taxes. The credit is for property owners who owned and occupied their home, and is based on the amount of real estate taxes paid and total household income. To find out if you qualify, please call the Missouri Dept. of Revenue at (573) 751-3505.

MAKE CHECK PAYABLE TO: COLLECTOR OF REVENUE, ST. LOUIS COUNTY

If you have questions or need an accommodation or an alternate format, please call customer service: (314) 615-5500.
For hearing impaired only: call Missouri Relay at 1-800-735-2966 or 711.

PLEASE READ CAREFULLY

1. THIS BILL IS BASED ON ASSESSED VALUES AND SHOULD REPRESENT PROPERTY OWNED OR HELD ON JANUARY 1 OF TAX YEAR.
2. PAY EARLY - IN COMPLIANCE WITH MISSOURI STATE LAW (139.100 & 140.100 R.S.MO.), TAXES BECOME DELINQUENT 12 MIDNIGHT, DEC. 31 OF THE TAX YEAR - LATE PAYMENTS ARE SUBJECT TO ADDITIONAL CHARGES OF INTEREST AT 2% PER MONTH, OR ANY PART THEREOF, NOT TO EXCEED 18% PER YEAR, PLUS A 2% PENALTY.
3. IN COMPLIANCE WITH MISSOURI LAW (139.100 R.S.MO.), YOUR CHECKS TENDERED IN PAYMENT OF TAXES MUST BE DATED NOT LATER THAN DEC. 31 OF THE TAX YEAR. PAYMENTS, IF MAILED, MUST BE DATE STAMPED BY THE UNITED STATES POST OFFICE PRIOR TO 12 MIDNIGHT, DEC. 31 OF THE TAX YEAR, OR BE CONSIDERED LATE.

ASSESSED VALUATIONS ARE DETERMINED AS FOLLOWS:

RESIDENTIAL VALUE BASED ON 19% OF MARKET VALUE

COMMERCIAL VALUE BASED ON 32% OF MARKET VALUE

AGRICULTURAL VALUE BASED ON 12% OF PRODUCTIVITY VALUE

PERSONAL PROPERTY VALUE BASED ON 33 1/3% OF MARKET VALUE

A-AUTOMOBILES, PASSENGER VANS R-RECREATIONAL TRAILERS (FOLD DOWN)

C-MOTORCYCLES/MOPEDS S-TRUCK TRACTORS

D-ALL BOATS T-TRUCKS, BUSES, VANS & PICKUPS

G-GRAIN/CROPS U-ALL BOAT, UTILITY, MOTORCYCLE & HORSE

J-MOTOR HOMES OR OFFICES TRAILERS (INCLUDING HOMEMADE)

M-BOAT MOTORS V-TRUCK TRAILERS

P-AIRCRAFT W-RECREATIONAL TRAILERS (UPRIGHT)

Q-SACRET

MISC-OTHER NON-ITEMIZED PERSONAL PROPERTY

ON COMMERCIAL REAL PROPERTY ONLY

A SURCHARGE OF \$1.70 PER \$100.00 ASSESSED VALUATION

IS LEVIED BY LAW AS PER SECTION 139.600 R.S.MO.

YOUR PAYMENT MAY BE ELECTRONICALLY DEPOSITED

USE ENVELOPE PROVIDED OR MAIL TO:

COLLECTOR OF REVENUE
41 S CENTRAL AVE
ST LOUIS MO 63105-1799



**St. Louis Title, a div. of Fidelity National
Title Insurance Company**
7701 Forsyth Blvd, Suite 200
Clayton, MO 63105

Buyer's Settlement Statement

Settlement Date: March 14, 2025
Order Number: STL2409444
Escrow Officer: Michelle Kimberlin
Buyer: G and G Enterprises LLC 2, a Missouri limited liability company
3504 S. Arbor Lake Dr.
Edwardsville, IL 62025
Seller: Haalm LLC, a Missouri limited liability company
1887 Seven Pines Drive
Saint Louis, MO 63146
Lender: State Bank
6969 S. Lindbergh Blvd
St. Louis, MO 63125
Property: 603 & 609 Airport Rd and 101-111 Harvey Ave
Ferguson, MO 63135

	Buyer	
	Debit	Credit
Total Consideration		
Purchase Price for Real Estate	550,000.00	
Principal Amount of New Loan		486,475.00
Assets & Equipment	50,000.00	
Prorations/Adjustments		
Real Estate Taxes 73 days @ 36.558849 per day at \$13,343.98 01/01/25-03/14/25		2,668.80
Security Deposit on Hand		5,400.00
Loan Charges		
Origination Fee to State Bank	8,000.00	
Outgoing Wire Fee to State Bank	30.00	
Flood Fee to Service Link	14.00	
Credit Report to Factual Data	13.20	
Appraisal Fee to W.H. Heyden & Associates	100.00	
Appraisal Fee to W.H. Heyden & Associates P.O.C.\$1,900.00		
UCC Filing Fee to Missouri Secretary of State	10.50	
Escrow Property Taxes to State Bank	6,560.00	
Escrow Aggregate Adjustment to State Bank	(0.02)	
Loan Funds Available for Construction to State Bank	173,680.00	
Title/Escrow Charges		
Owner's Policy Premium Coverage: \$550,000.00	862.50	

Buyer's Settlement Statement

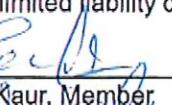
	Debit	Buyer Credit
Title/Escrow Charges (continued)		
Version: ALTA Owner's Policy 2021 w-MO Mod		
Loan Policy Premium	350.00	
Coverage: \$486,475.00		
Version: ALTA Loan Policy 2021 w-MO Mod		
Settlement/Closing Fee	500.00	
Closing Protection Letter	25.00	
ALTA 32.2-06 - Date Down Endorsement Fee	750.00	
Recording Charges		
Recording Fees and Services to St. Louis Title, a div. of Fidelity National Title Insurance Company	175.00	
Miscellaneous Charges		
Disbursing Fee to Accurate Disbursing	1,250.00	
Special Assessments Lien to City of Ferguson	5,472.50	
Seller Held Earnest Money		50,000.00
Subtotals	796,792.68	544,643.80
Balance Due FROM Buyer		252,248.88
Totals	796,792.68	796,792.68

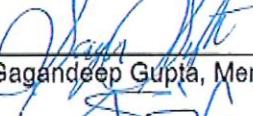
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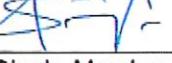
Buyer's Settlement Statement

BUYER

G and G Enterprises LLC 2,
a Missouri limited liability company

BY: 
Gurdip Kaur, Member

BY: 
Gagandeep Gupta, Member

BY: 
Dinesh Singh, Member

Michelle Kimberlin

BY: 
St. Louis Title, a div. of Fidelity National Title Insurance Company

15.3. - USES.

- A. *General Provisions.* The following establishes a simplified set of uses permitted within the Building Forms of each downtown form-based zoning district.
 1. *Uses by District.* Permitted and special uses available in each form-based district are shown in Table 15.3B(1). Permitted Uses.
 2. *Use Definitions.* Uses listed in Table 15.3B(1) are defined in Section 2.0 of the Zoning Ordinance. Further definition applicable only to the DT districts is located in Section 15.3C. Use Requirements.
 3. *Permitted Use ("●").* These uses are permitted by-right in the form districts in which they are listed.
 4. *Permitted in Upper Stories Only ("○").* These uses are permitted by-right in the districts in which they are listed, provided that the uses are located in the upper stories of a structure. These uses may also be located in the ground story provided that they are located beyond a depth of at least thirty feet from the front facade.
 5. *Requires a Special Use Permit ("○").* These uses require a Special Use Permit (refer to Section 23.0 Special Use Regulations) in order to occur in the districts in which they are listed and must follow any applicable development standards associated with the use as well as meet the requirements of the special use. These specific standards often require numerical limitations defined in 15.3.A.9.
 6. *Permitted with Development Standards ("○").* These uses are permitted in the districts in which they are listed, provided that they are developed utilizing the listed development standards. These standards, combined with the Building Type requirements, are intended to alleviate any negative impacts associated with the use, making it appropriate in a district where it otherwise might not have been appropriate.
 7. *Prohibited Use.* A blank cell or an unlisted use in the use table indicates that the land use is prohibited in that district.
 8. *City Determination.* When a proposed land use is not explicitly listed in Table 15.3B(1), Permitted Uses, the City shall determine whether or not it is included in the definition of a listed use or is so consistent with the size, scale, operating characteristics and external impacts of a listed use that it should be treated as the same use. Any such determination may be appealed to the Zoning Board of Appeals.

Numerical Limitations. The intent of the numerical limitation is to provide for a variety of goods and services and to regulate saturation levels of uses within a particular multi-unit building or within the Downtown in general. Saturation levels are different for various classes of uses. Where numerical limitations have been applied to certain uses, the intent is to hold constant at or reduce the number of businesses to the saturation level.

(a) *Exceptions.* An exception to exceed the numerical limitation for a use may be recommended by the Plan Commission and approved by the City Council. In considering whether or not to grant an exception to the numerical limitation, Plan Commission and City Council should consider the following criteria:

- i. The exception shall be consistent with planning goals and result in the positive enhancement of the purposes of the District as evidenced by resident support, merchant support, marketing surveys, or other information indicating probably substantial patronage.
- ii. Recognized as unique in its use category.
- iii. Demonstrates community need through marketing survey and documented analysis.
- iv. Promotes the purpose of the District and reinforces the goal of the Downtown Strategic Development Plan as a regional destination.
- v. Letter of recognition by the Ferguson Special Business District (FSBD) Board, with accompanying rationale relative to a waiver of numerical limitations.

10. *Temporary Accessory Uses.* Temporary accessory uses are permitted in all Downtown (DT) Districts with the exception of DT 5: Downtown Residential, including outdoor displays, seasonal displays and sales, festivals, and vendors. The following requirements apply:

- (a) Outdoor displays are permitted up to eight hours per day, no more than three consecutive days in any one month.
- (b) *Build-to Zone.* Temporary outdoor displays of merchandise are permitted in the Build-to Zone without a permit, subject to all other requirements of 15.3A.10.
- (c) *Right-of-way.* Any temporary outdoor display or occupation of the right-of-way requires a permit by the Director of Public Works. Refer to Section 21.6 of the Zoning Code.

B. *Permitted Use Table.* See Table 15.3B(1) for a list of permitted and special uses.

C. *Use Requirements.*

1. *Residential and Lodging Uses.* A category of uses that include several residence types.

- (a) *Residential.* One or more dwelling units located within the principal structure of a lot, in which the units may or may not share a common wall with the adjacent (horizontally or vertically) unit or have individual entrances from the outside.
- (b)

Hotels. A facility offering temporary lodging to the general public consisting of an unlimited number of sleeping rooms with or without in-room kitchen facilities. Secondary service uses may also be provided, such as restaurants and meeting rooms. Rooms shall be accessed from the interior of the building. In the districts where Hotels and Bed and Breakfasts requires a Special Use Permit ("o"), the following applies:

- i. The facility shall be considered an Inn or Bed and Breakfast, limited to no more than twelve bedrooms devoted to rooms rented as overnight accommodations.
- ii. The owner or resident manager of the Inn shall maintain the structure as their primary residence and shall reside on the premises at all times that a guest is registered.
- iii. Employees are limited to no more than four, and shall be employed as domestic help such as a cook, housekeeper, gardener.
- iv. Meals shall be served only to overnight guests.
- v. No food preparation or storage facilities shall be provided in guest rooms.

Table 15.3B(1). Permitted Use Table.

	Districts				
	DT1: Downtown Core	DT2: Downtown Core II	DT3: Downtown Transition	DT4: Downtown Commercial	DT5: Downtown Residential
<i>Residential and Lodging Uses Category</i>					
Residential	o	o	•	o	•
Hotel and Bed and Breakfast	o	•	•	•	o
Residential Care Facility					•
<i>Civic Uses Category</i>					

Religious and Organization Assembly	o	o	o	o	o
Library/Museum	•	•	•	•	
Police and Fire	o	o	o	o	
Post Office (no distribution)	•	•	•	•	
School	●	●	●	●	

Retail Uses Category

Neighborhood Retail (less than 8,000 sf)	•	•	•	•	
General Retail	o	o	o	o	
Lumberyards and Construction Materials				●	

Service Uses Category

Neighborhood Service	•	•	•	•	
General Service	o	o	o	o	
Adult Care Center		o	o	o	
Automotive Parts and Service			o	o	
Educational Services	●	●	●	●	
Financial Services, Retail (Banks)	o		o	●	
Food Services and Drinking Places	•	•	•	•	
Funeral Homes			o	o	
Medical Marijuana Dispensaries			●		

Office and Industrial Uses Category

Office	•	•	•	•	
Seasonal Office	○	○	○	•	
Studio	○	○	•	•	
Cottage Industry	○	○	○	○	

Infrastructure Uses Category

Communication Antennae and Towers	○	○	○	○	○
Parking Lot	○	○	○	○	
Parking Structure	○	○	○	○	
Utility and Infrastructure	○	○	○	○	○
Open Space	○	○	○	○	○

Accessory Uses

Home Occupation	•	•	•	•	•
Alternative Energy Generation	○	○	○	○	○
Drive Through Facility				○	
Fuel Pumps			○	○	
Parking Lot	○	○	○	○	
Parking Structure	○	○	○	○	

Key

- Permitted
- Permitted in Upper Stories Only
- Permitted with Development Standards
- Requires Special Use Permit

vi. No guest shall remain in the Inn for more than fourteen consecutive days, totaling no more than 60 days in any calendar year.

(c) *Residential Care.* A facility offering temporary or permanent lodging to the public consisting of an unlimited number of sleeping rooms with or without in-room kitchen facilities. Includes such uses as independent and assisted living facilities, nursing homes, residential care homes, and transitional treatment facilities. Assistance with daily activities may be provided for residents. Secondary service uses may also be provided, such as dining and meeting rooms. Rooms shall be accessed from the interior of the building.

2. *Civic Uses.* A category of uses related to fulfilling the needs of day-to-day community life including assembly, public services, educational facilities, and hospitals.

(a) *Religious and Organization Assembly.* A facility that has organized services, meetings, or programs to benefit, educate, entertain, or promote discourse amongst the residents of the community in a public or private setting. Assembly includes such uses as a community center, house of worship, and private clubs and lodges. In the districts where religious and organization assembly uses are permitted with special use ("○"), the following apply:

- i. Religious and organization assembly uses must be located in a free standing, single-use building on a minimum one-acre site.
- ii. District Building Type Restrictions. (Refer to [15.4 Building Types](#)).
 - (i) In DT 1 and DT 2 Districts, Religious and Organization Assembly uses are limited to occur only in the Civic Building Type.
 - (ii) In DT 3 and DT 4 Districts, Religious and Organization Assembly uses are limited to occur only in the Civic, Cottage Commercial, and Main Street Building Types.
 - (iii) DT 5 District, Religious and Organization Assembly uses are limited to occur only in the Civic Building Type.

(b) *Library/Museum.* A structure open to the general public housing educational, cultural, artistic, or historic information, resources, and exhibits. May also include food service and a gift shop.

(c) *Police and Fire.* A facility providing public safety and emergency services; training facilities, locker rooms, and limited overnight accommodations may also be included. Police and fire facilities require a Special Use approval. The facilities shall be housed in a permitted

building, but shall have the following additional allowances:

- i. Garage doors are permitted on the front facade.
- ii. Exempt from maximum driveway widths.

(d) *Post Office*. A publicly accessed facility for the selling of supplies and mail related products and the small scale collection and distribution of mail and packages. Large-scale postal sorting and distribution is not permitted.

(e) *School*. An education facility with classrooms and offices, that may also include associated indoor facilities such as ball courts, gymnasium, theater, and food service.

3. *Retail Uses*. A category of uses involving the sale of goods or merchandise to the general public for personal or household consumption.

- (a) *Neighborhood Retail*. A use in this category occupies a space of less than 8,000 square feet. Neighborhood retail includes such uses as those listed in Table 15.3C(1). List of Typical Uses in Retail Category.
- (b) *General Retail*. A use in this category includes all Neighborhood Retail uses occupying a space of greater than 8,000 square feet and such uses as those listed in Table 15.3C(1). List of Typical Uses in Retail Category. A Special Use Permit ("o") is required in all districts.
 - i. *Grocery Store*. Alcohol sales are not permitted in Grocery Stores under 8,000 square feet.
- (c) *Lumberyard and Construction Materials*. A use involving the sale of goods, materials, or merchandise to businesses and/or the general public for construction activities. This use includes outdoor storage. In the districts where this use requires a special use permit ("o"), the following applies:
 - i. The use shall be located on a site of at least one acre.
 - ii. The site shall be surrounded on at least three sides by major thoroughfares, non-residential uses, and/or railroad or light rail transit rights-of-way.
 - iii. Outdoor storage shall not be visible from any street.
 - iv. Additional criteria necessary to protect the public health, safety, and welfare as determined by the City Council.

4. *Service*. A category of uses that provide patrons services and limited retail products related to those services. Visibility and accessibility are important to these uses, as most patrons do not utilize scheduled appointments.

- (a) *Neighborhood Service*. A use in this category occupies a space of less than 8,000 square feet. Neighborhood service includes such uses as those listed in Table 15.3C(2). List of Typical Uses in Service Category.
- (b)

General Service. A use in this category includes all Neighborhood Service uses occupying a space of greater than 8,000 square feet and such uses as those listed in Table 15.3C(1). List of Typical Uses in Service Category. All General Services require a Special Use permit ("o"). The following numerical limitations apply:

- i. Dry Cleaning and Laundry Services, Beauty Supply and Accessories Stores, and Nail Salons and Specialty Body Services (Spa) are each subject to a numerical limitation of one establishment of each type in any DT District at any time.
- ii. Beauty Salon and Barbershops are subject to a numerical limitation of one establishment in any DT District at any time.
- iii. Childcare Centers. Childcare centers require a Special Use permit with the following requirements:
 - (i) Subject to numerical limitation of one establishment in any DT District at any time.

Table 15.3C(1). List of Typical Uses in Retail Category.

Neighborhood Retail (less than 8,000 square feet)	General Retail
Antique Shop	All Neighborhood Retail (over 8,000 square feet)
Art and Education Supplies	Appliance Sales and Service
Art Gallery	Department Store
Bakery, Retail	Drug Store/Pharmacy
Bicycle Sales and Repair	Furniture and Home Furnishings
Book, Magazine, and Newspaper Store	General Merchandise Stores
Camera and Photo Supply Store	Grocery Store
Candy Store	Medical Supply Store
China and Glassware Shop	Used Merchandise Stores (not including books, clothing and antiques)

Clothing and Clothing Accessories	
Computer Software Sales	
Electronic Sales and Service	
Fabric and Craft Store	
Florist	
Gift, Novelty, and Souvenir Shop	
Hardware Store Hobby Shop	
Jewelry Sales and Repair	
Luggage and Leather Goods	
Music Store and Instruction Musical Instrument Repair and Sales	
Office Supply	
Optical Goods	
Paint and Wallpaper	
Party Supply Shop	
Pet and Pet Supply	
Specialty Food Market (Butcher, Fish Market, Produce, etc.), with no alcohol sales	
Sporting Goods Sales and Rental	
Stationary and Paper Store	

Toy Shop Video/Game Sales	
Wine Establishment (no liquor or beer)	

Table 15.3C(2). List of Typical Uses in Service Category.

Neighborhood Service	General Service
Amusement Arcade	All Neighborhood Services (over 8,000 square feet)
Bowling Center	Automated Teller Machines (ATM)
Dance Studio	Barber Shop and Beauty Salon
Emergency Care Clinic	Childcare Centers
Framing	Dry Cleaning and Laundry
Gym and Fitness Center	Funeral Home
Home Furniture and Equipment Repair	Nail Salon and Specialty Body Services (Spa)
Locksmith Mailing Services	
Pet Grooming	
Photocopying and Printing	
Photography Studio and Supplies	
Repair of Small Goods and Electronics	
Shoe Repair	
Tailor and Seamstress	

Theater	
Travel Agency, Ticketing and Tour Operator	
Veterinarian (no outdoor training, boarding or kennels)	

Table 15.3C(3). List of Typical Uses in Office Category.

Office	
Architecture/Engineering/Design	Physical Therapy/Physical Rehabilitation
Broadcasting and Telecommunications	
Studio	
Building Contractor (office only)	PR and Advertising
Business Consulting	Property Development
Charitable Institutions	Real Estate
Computer Programming and Support	Research and Development Research
Detective Services Educational Services	Agency
(tutor and testing)	Surveying
Employment Agency	
Financial and Insurance	
Government Offices	
Legal Services	
Management Services	

Medical and Dental with Laboratory	
Motion Picture and Sound Recording Studio	

Table 15.3C(4). List of Typical Uses in Cottage Industry Category.

Cottage Industry	Shoes and Boots
Apparel and Finished Fabric Products	Signs and Advertising
Bakery and Confections	Smithing
Beverages, including Beer, Wine, Coffee	Taxidermy
Botanical Products	Toys and Athletic Goods
Brooms and Brushes	Upholstery Woodworking
Canning and Preserving Food	
Dairy Products	
Electrical Fixtures	
Engraving Fabricated Metal Products	
Film Making	
Furniture and Fixtures	
Glass	
Jewelry, Watches, Clocks, and Silverware	
Leather Products	
Medical Marijuana Dispensaries	

Musical Instruments and Parts	
Pottery, Ceramics, and Related Products	

- (ii) In order to prevent an excessive concentration of child day care centers in any part of the City, any newly-established child day care center shall be at least 2,500 feet from the nearest lot line of an existing child day care center.
- (iii) Shall not be located on the ground floor or in the front portion of any building with frontage on Florissant Road.
- (c) Adult Day Care.
- (d) Automotive Parts and Services.
 - i. Subject to numerical limitation of two establishments in any DT District at any time.
- (e) Educational Services.
- (f) Financial Services, Retail (Banks).
- (g) Food Services and Drinking Places. Food Services and Drinking Places include only the following:
 - i. Full Service Restaurants.
 - ii. Carry-out Food Service Stores.
 - iii. Quick Service Restaurants.
 - iv. Banquet Centers and Caterers.
 - v. Drinking Places (Alcoholic Beverages).
 - vi. Brewpubs. A microbrewery that brews beer for both on and off-premise consumption, and may include a bar and/or restaurant.
 - vii. Wine Establishments. A properly licensed business which sells wine only (not liquor or beer) for both on and off-premise consumption, as well as wine accessories and/or merchandise.
- (h) Funeral Homes.
- (i) Medical Marijuana Dispensary/Cultivation Facility. No building shall be constructed, altered or used for a Medical Marijuana Dispensary without complying with the following regulations this subchapter.
 - A. No Medical Marijuana Dispensary shall be located within three hundred (300) feet of a then existing elementary or secondary school, child day care center, or church*. Measurements shall be in a method consistent with the city's existing liquor license measurement standard.

*Then existing" shall mean any school, child day-care center, or church with a written building permit from the city to be constructed, or under construction, or completed and in use at the time the Medical Marijuana Dispensary first applies for either zoning or a building permit, whichever comes first.

- B. *Onsite Usage Prohibited.* No marijuana may be smoked, ingested, or otherwise consumed on the premises of a Medical Marijuana Dispensary building.
- C. *Hours of Operation*.* All sales or distribution of Medical Marijuana and any other products sold to the public through a Medical Marijuana Dispensary shall take places between the hours of 8:00 a.m. and 8:00 p.m., Monday—Thursday and Sunday. Sales and distribution of Medical Marijuana or any other products sold to the public through a Medical Marijuana Dispensary shall be extended until 10:00 p.m. the following day on Friday and Saturday evenings*. Medical Marijuana Dispensaries shall be secured and closed to the public after the hours listed in this subsection and no persons not employed by the Medical Marijuana Dispensary may be present in such a facility at any time it is closed to the public.
- D. *Display of License Required.* The Medical Marijuana Dispensary license issued by the state of Missouri shall be prominently displayed in a highly visible and public location.
- E. *Zoning Limitations.* Medical Marijuana Dispensaries in the City of Ferguson may be located in the following areas: 1) any commercial district along West Florissant Road, 2) the C-2 Commercial District, 3) the C-1 Commercial district bounded by New Halls Ferry Road, Old Halls Ferry Road, and Interstate 270, and 4) the DT-1 and DT-2 Downtown Commercial Districts, and the DT-3 Downtown Transition District. Any proposed dispensary is subject to the zoning requirements of the proposed location, and the additional regulations outlined in this Section.
- F. *Site Plan Review.* Any plans for a Medical Marijuana Dispensary shall meet the standard new construction requirements of the Building and fire code of the City of Ferguson and reviewed for approval by the Planning Commission.

5. *Office Uses.* A category of uses for businesses that involve the transaction of affairs of a profession, service, industry, or government. Patrons of these businesses usually have set appointments or meeting times; the businesses do not typically rely on walk-in customers. Office uses include those listed in Table 15.3C(3). List of Typical Uses in Office Category.

- a. *Seasonal Office.* These office uses are seasonal in nature and include such uses as tax preparation and political offices.

6. *Cottage Industry.* A use involving small scale manufacturing, production, assembly, and/or repair with little to no noxious by-products that includes a showroom or small retail outlet. Cottage Industry includes such uses as those found in Table 15.3C(4). List of Typical Uses in

Cottage Industry Category. The following development standards apply:

- (a) This use may also include associated facilities such as offices and small scale warehousing, but distribution is limited to vans and small trucks. Distribution access shall be from the rear.
- (b) The maximum overall gross floor area is limited to 10,000 square feet, unless otherwise noted.
- (c) The showroom or retail outlet shall be located in the front storefront of the building and shall occupy a minimum of 25% of the gross floor area.

7. *Communication Antennae and Towers.* Refer to Section [23.6](#) for Antennae and [23.7](#) for Towers.
8. *Parking Lot.* A lot that does not contain a permitted building and is solely used for the parking of vehicles. In the districts where a parking lot requires a special use permit ("o"), the following applies:
 - (a) *Corner Lots.* A corner lot shall not be used as a parking lot.
 - (b) *Adjacent Parking Lots.* Two parking lots cannot be located directly adjacent to one another.
 - (c) *Single Family.* Parking lot cannot be associated with a single family use.
 - (d) *Distance.* Parking lot must be within 1,300 feet of the principal entrance to the associated use unless:
 - i. At least 75% of the spaces are dedicated for public use.
 - ii. An approved joint parking agreement is in place (refer to Section [26.47](#) Joint Parking Facilities).
 - (e) *Pedestrian Access.* Must be connected to associated use by a dedicated, public pedestrian pathway.
 - (f) *Commercial Vehicles.* Parking lots for commercial vehicles are not permitted in DT Districts.
9. *Parking Structure.* A parking structure on a lot that does not contain a permitted Building Type and is solely used for the parking of vehicles. In the districts where a parking lot requires a special use permit ("o"), the following applies:
 - (a) *Corner Lots.* A corner lot shall not be used for a parking structure.
 - (b) *Adjacent Parking Lots.* Two parking facilities (lots or structures) cannot be located directly adjacent to one another.
 - (c) *Primary Street.* No facade of the Parking Structure shall be located on a Primary Street. Refer to the Zoning Map for Primary Street locations (Figure 15.1C(1)). For Parking Structures located on a Primary Street, the Main Street Building Type shall be utilized,

requiring occupation of the building in the front 30 feet of the facade on any Primary Street.

- (d) *Distance.* Parking lot must be within 1,300 feet of the principal entrance to the associated use unless:
 - i. At least 75% of the spaces are dedicated for public use.
 - ii. An approved parking agreement is in place (refer to 8.0 Parking).
- (e) *Pedestrian Access.* Must be connected to associated use by a dedicated, public pedestrian pathway.
- (f) *Commercial Vehicles.* Parking structures for commercial vehicles are not permitted in these districts.

10. *Utility and Infrastructure.* A lot that is primarily utilized for the City's infrastructure needs. Utility and infrastructure includes such uses as electric or gas services, sewage treatment, water treatment and storage, and energy conversion systems. In all districts, utilities and infrastructure require a special use permit ("o").

11. *Open Space.* A use of land for active or passive, public or private, outdoor space, including such uses as parks, plazas, greens, playgrounds, or community gardens. Open space uses may also be utilized to host temporary private or community events, such as a farmer's market or art fair. In the districts where open space is permitted with development standards ("O"), the following apply:

- (a) *Parking.* Parking lots are not permitted in open space in any district unless otherwise specified by the Civic Space Type.
- (b) *Stormwater Accommodations.* Open space that incorporates stormwater management on a site or district scale is encouraged.
 - i. Stormwater facilities shall be designed to accommodate additional uses, such as an amphitheater or a sports field.
 - ii. Stormwater facilities shall be designed not to be fenced and shall not impede public use of the land they occupy.
- (c) This use may involve small scale food and beverage service, no more than 200 square feet in space, located in a kiosk, with no service access.
- (d) Buildings located directly adjacent to an open space use shall treat facades facing this use with street facade requirements.

12. *Accessory Uses.* A category of uses that are not permitted to serve as the principal use on a zoning lot. These uses are incidental to and customary in connection with the principal building or use and located on the same lot with such principal building or use.

- (a)

Home Occupation. An occupational use that is clearly subordinate to the principal use as a residence and does not require any alteration to the exterior of a building.

(b) *Alternative Energy Generation.* Alternative energy generation includes structures for solar, wind, and geothermal. The following development standards apply:

- i. Roof or Building Mounted Solar panels are permitted with the following requirements:
 - (i) Panels mounted at the same angle of the roof or flush with the building facade are permitted on any roof or building face.
 - (ii) Panels projecting off the roof or building at a different angle are limited to the rear and side facing roofs, unless solar access is limited in these locations.
 - (iii) Panels shall not extend more than ten (10) feet above the surface of the roof to which they are attached. On pitched roofs, panels shall not extend more than three (3) feet.
- ii. Roof Mounted Small Wind Energy Systems are permitted with the following requirements:
 - (i) Maximum rated capacity of 5 kW is permitted per turbine.
 - (ii) One (1) turbine is permitted for each 750 square feet of roof area.
 - (iii) Maximum height is fifteen 15 feet above the surface of the roof.
- iii. Geothermal Energy is permitted in any yard with the following requirements:
 - (i) Any related above ground structure shall be located in a side or rear yard with a maximum height of ten 10 feet, subject to all requirements of the Building Type.

(c) *Drive-through Facility.* In the districts where drive-through structures are permitted with development standards, the following applies. Refer to Figure 15.3C(1) for one illustration of the following requirements.

- i. *Structure/Canopy.* Drive-through structures or canopies shall be located on the rear facade of the building or in the rear of the lot behind the building, where permitted by use. The structure shall not be visible from any Primary Street.
- ii. *Stacking Lanes.* Stacking lanes shall be located perpendicular to the Primary Street or behind the building.
- iii. The canopy and structure shall be constructed of the same materials utilized on the building.

(d) *Fuel Pumps.* In the districts where fuel pumps are permitted with a special use permit ("o"), the following applies:

- i. *Location.* Pump structures and canopies shall be located on the rear facade of the building or in the rear of the lot behind the building, where permitted by use. The structure shall not be visible from any Primary Street.

Building Permit

Record # B-24-610

Issued: October 17, 2024

603 AIRPORT RD , 63135 Parcel ID 11J310760

Description of Work:

Renovation of the inside of the liquor store/ market,

Applicant

Masood Kureshi

randrmart603@gmail.com

314-489-8771

Owner Name: HAAIM LLC



Community Development

CommunityOutreach | Planning | Development | CodeEnforcement | Economics

City of Ferguson 110 Church Street Ferguson, Missouri 63135

Phone: 314-521-7721 **I Fax:** 314-524-5173

www.fergusoncity.com

A permit is good for 180 days from the date of issuance. Or until the work is complete as long as the work is continuous. All construction must abide by the 2018 International Building Code and its' referenced codes.

Construction must also abide by the City of Ferguson Municipal Code.

PROPOSED CONVENIENCE STORE

603 AIRPORT RD, FERGUSON, MO 63135

ARCHITECTURAL NOTE: SITE MAP:

ARCHITECTURAL NOTE:

SECTION		SECTION	
1.                                      <img alt="Symbol: Circle with a dot" data-bbox="113 11055 13			

REGIONAL MAP:



111

ABBREVIATIONS:

200

CHANGE OF OCCUPANCY TYPE FROM TYPE-B TO TYPE-A-2	
REASON FOR OCCUPANCY CHANGE	
TYPE OF PROPERTY	TYPE OF PROPERTY
RESIDENTIAL	RESIDENTIAL
OFFICES AND FACTORY	OFFICES AND FACTORY
DEPARTMENT OF EXTERIOR WALLS	DEPARTMENT OF EXTERIOR WALLS
TYPE OF FLOORING SYSTEM	TYPE OF FLOORING SYSTEM
STRUCTURAL SUPPORT SYSTEM	STRUCTURAL SUPPORT SYSTEM
MECHANICAL, ELECTRICAL, AND PLUMBING	MECHANICAL, ELECTRICAL, AND PLUMBING

**CHANGE OF OCCUPANCY TYPE
FROM TYPE B TO TYPE A 2**

Project #	0947979
Description of new building, addition or renovation and/or change in use	
SELECT NUMBER.	

PERMIT DRAWINGS



AMERICAN
Consulting Engineers

0013 Green Rd, St. Louis, MO 63123

Mobile: 314-961-0200

Unit: 100 • e-mail: info@ace-mo.com

Phone: (314) 656-0200

Architect of Record

Wolfe Architecture & Design LLC
7412 Manchester Road
St. Louis, MO 63143
www.WolfeArch.com
Tel: (314) 961-0099

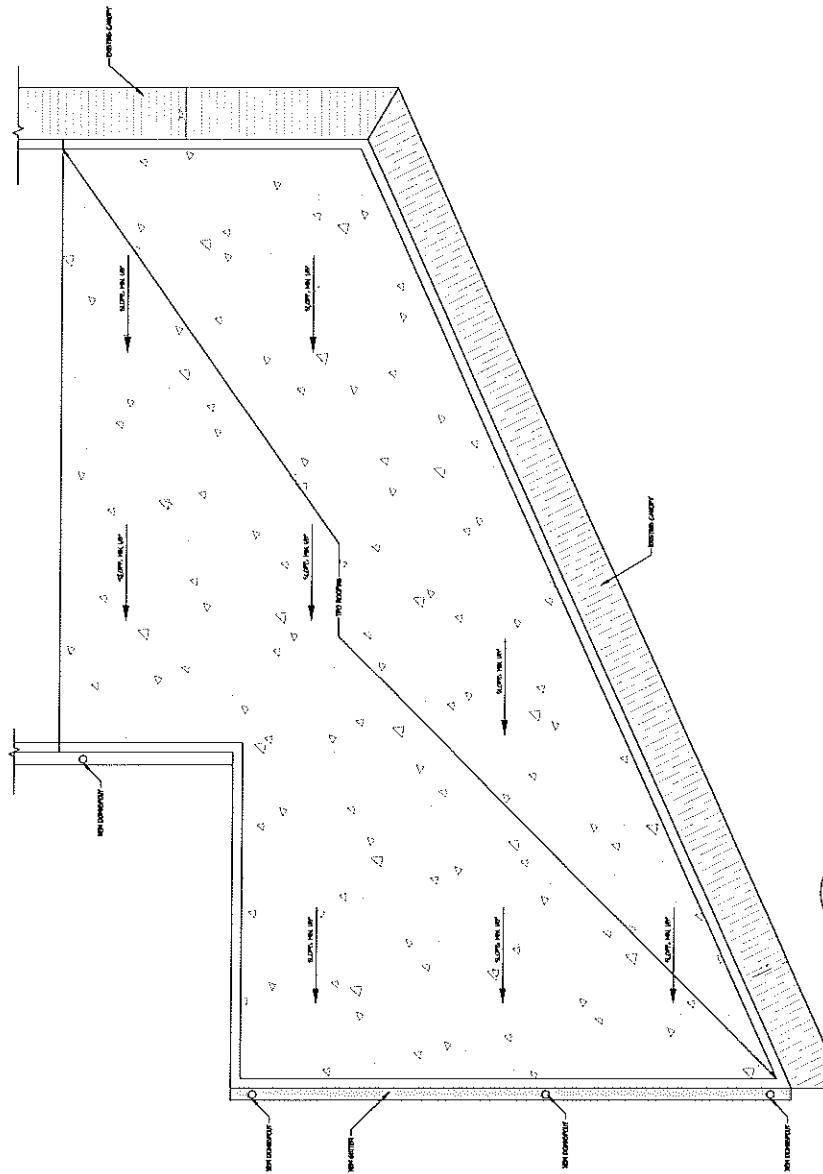
**PROPOSED
CONVENIENCE
STORE**

603 AIRPORT RD.
FERGUSON, MO 63135
PROPOSED ROOF
PLAN

Project #: 0242370
Drawing for information only. Not for construction. Not to scale.
Sheet Number:

A2.3

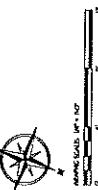
PERMIT DRAWINGS



PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"

A2.3



**AMERICAN**

Consulting Engineers

4015 Capital Rd, St. Louis, MO 63133

National Engineering Services Inc.

Design, Construction

Project No. 100-000

Date: 10/14/2014

Page: 100-000

Rev: 100-000

Drawing No. 100-000

Sheet No. 100-000

Scale: 1/4" = 1'-0"

Architect of Record

Wolfe Architecture & Design LLC

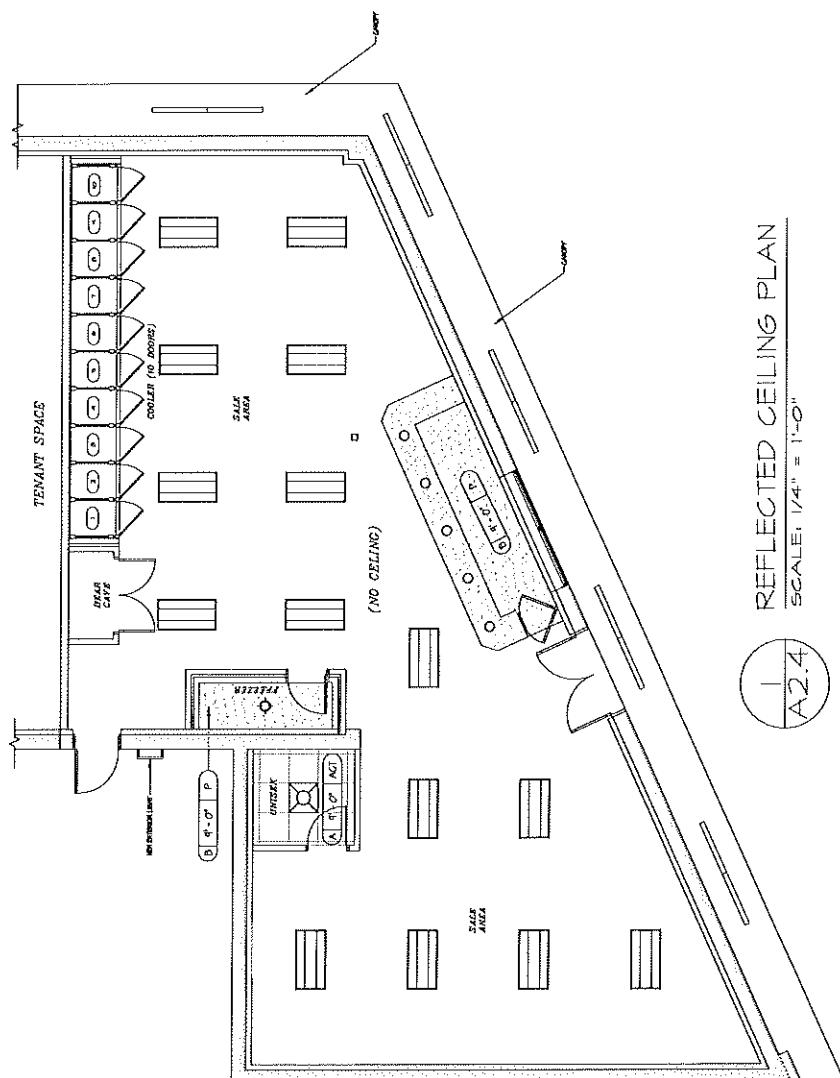
7412 Manchester Road

St. Louis, MO 63135

www.wolfead.com

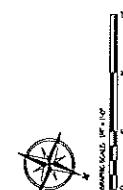
Tel: (314) 1060-0099

**PROPOSED
CONVENIENCE
STORE**

603 AIRPORT RD,
FERGUSON, MO 63135REFLECTED CEILING
PLAN

REFLECTED CEILING LEGEND

TYPE	DESCRIPTION	CEIL. FINISH			NOTES
		CEIL. FINISH	CEIL. FINISH	CEIL. FINISH	
LED DOWN LIGHT - RECESSED	LED DOWN LIGHT - RECESSED	C	7.2" DIAMETER CEIL. PANEL W/ INTEGRATED DRIVER	C	1. REFER TO ELECTRICAL DRAWINGS FOR LOCATION, NUMBER, AND AMOUNT OF DOWN LIGHTS TO BE INSTALLED. DOWN LIGHTS ARE TO BE PLACED IN A LINEAR FASHION, IN A GRID PATTERN, OR IN A RANDOM PATTERN. DOWN LIGHTS ARE TO BE PLACED IN A LINEAR FASHION, IN A GRID PATTERN, OR IN A RANDOM PATTERN.
ROUNDED DOWN LIGHT	ROUNDED DOWN LIGHT	D	6" DIAMETER CEIL. PANEL, INTEGRATED DRIVER	D	2. PLACEMENT OF DOWN LIGHTS IS TO BE DETERMINED BY THE ELECTRICAL CONTRACTOR.
ROUNDED DOWN LIGHT	ROUNDED DOWN LIGHT	E	6" DIAMETER CEIL. PANEL, INTEGRATED DRIVER	E	3. ROUND ROUNDED DOWN LIGHTS ARE TO BE PLACED IN A LINEAR FASHION, IN A GRID PATTERN, OR IN A RANDOM PATTERN.
LED DOWN LIGHT	LED DOWN LIGHT	F	6" DIAMETER CEIL. PANEL, INTEGRATED DRIVER	F	4. DOWN LIGHTS ARE TO BE PLACED IN A LINEAR FASHION, IN A GRID PATTERN, OR IN A RANDOM PATTERN.

**A2.4**

PERMIT DRAWINGS

City of Ferguson, MO

Inspection Report

Inspection: Planning and Zoning Application Review

Inspector: Preashion Peoples

Inspection Date: Apr 2, 2025

Record: CD Planning and Zoning Permit #PZ-25-22

Location: 603 AIRPORT RD, Ferguson, MO 63135

Applicant: Gagandeep Gupta

PZ Application Review

Overall Result: Pass

Checklist:

Has a site plan been uploaded?

Yes = Pass No = Fail

Result: Pass

Has the owner verification been uploaded? (if applicable)

Yes = Pass No = Fail N/A = Skip

Result: Pass

Have the required field been completed?

Yes = Pass No = Fail

Result: Pass

Is the applicant up to date on their taxes?

Yes = Pass No = Fail

Result: Pass

Is the owner information accurate?

Yes = Pass No = Fail

Result: Pass

Is the owner up to date on their taxes?

Yes = Pass No = Fail

Result: Pass

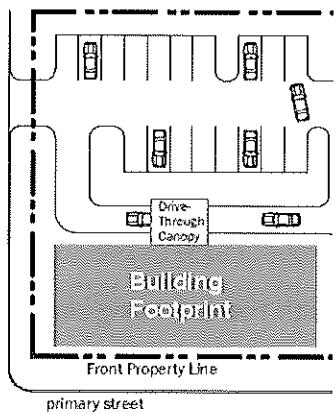
Is the proposed use a permitted use for how the property is zoned?

Yes = Pass No = Fail

Result: Pass

- ii. *Materials.* The canopy and structure shall be constructed of the same materials utilized on the building. The roof type of the principal structure should be utilized on any freestanding canopy.
- (e) *Parking Lot.* An uncovered paved surface used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the lot. Parking lot locations are regulated by Building Type. Refer to 15.4 Building Types.
- (f) *Parking Structure.* A structure used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the lot. Parking Structures within the buildings are regulated per Building Type. Refer to 15.4 Building Types. Separate structure locations are also regulated by Building Type, but shall also meet all of the requirements of 15.3C.9 Parking Structure.

Figure 15.3C(1). Recommended drive-through Facility layout.



(Ord. No. 2013-3523, § 3(Exh. B), 4-23-2013; Ord. No. 2019-3666, § 2, 7-23-19; Ord. No. 2020-3672, §§ 2, 5, 2-25-20)