

## **Plan Commission Meeting**

**Agenda** February 5, 6:00pm

Zoom ([Link](#))

1. Call to Order
2. Roll Call
3. Staff Updates
  - a. Introductions
  - b. Calander
4. PZ-25-41 (SUP for a Home Day Care at 930 N Elizabeth)
  - a. Petitioner- Loraine McGregory
  - b. Discussion
5. Miscellaneous
  - a. Commission Members' Comments
6. Adjournment



# City of Ferguson, Missouri

JOHN HAMPTON  
CITY MANAGER

NATHAN MAI-LOMBARDO  
DIRECTOR  
PLANNING & DEVELOPMENT

## MEMORANDUM

**TO:** Plan Commission  
**FROM:** Department of Planning & Development  
**SUBJECT:** PZ-25-41: Special Use Permit for 930 N. Elizabeth  
**MEETING DATE:** February 5, 2026

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Applicant seeks a Special Use Permit to operate a child day care at 930 N. Elizabeth, Ferguson, MO 63135.

**STAFF RECOMMENDATION:** Approval

**PLANNING COMMISSION RECOMMENDATION:** TBD

cc: Virginia Roberts, City Clerk



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**APPLICATION INFORMATION**

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Applicant Information:	Loraine McGregory 930 N. Elizabeth Ave Ferguson, MO 63135
Status of Applicant:	Ms. McGregory resides at the proposed address as the property owner.
City Council Ward:	Ward 1
Parcel ID Number (s):	11H440558
Area of Property:	~0.20 Acres
Current/Past Use of the Property:	Residential (R1-C)
Prior Zoning Cases/History:	<p>Ms. McGregory submitted this petition on July 9, 2025. Believing that there were already four home day cares in operating in Ward 1, planning staff inaccurately directed Ms. McGregory to apply for a variance. She was denied a variance by the Board of Adjustment on August 13, 2025.</p> <p>After more staff research, it has been confirmed that there are less than four daycares operating in Ward 1. Ms. McGregory may now apply for Special Use Permit.</p>
Surrounding Zoning:	<u>All directions:</u> R-1C
Compatibility with the Ferguson 2040 Comprehensive Plan:	Undetermined. Ferguson 2040 does not directly address child daycares.
Public Services:	Police and fire services are available to the site by the City of Ferguson.
Transportation:	<p><u>Street:</u> N Elizabeth Ave &amp; Plantmore Dr</p> <p><u>Classification:</u> Major Collector (N Elizabeth)</p> <p><u>Public Transit:</u> No transit within ½ mile radius</p> <p><u>Bike/Pedestrian Access:</u> Sidewalk access along N Elizabeth</p>
Parking Required (Retail/Service Stations):	Chapter 49-7.3 does not require any specific parking standards besides: [The site] [s]hall provide adequate and safe passenger loading and unloading facilities” (f).



**City of Ferguson Zoning and Aerial Map:**

(see attached)

**Site Plan:**

(see attached)

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**PUBLIC PARTICIPATION**

A public hearing will be held at the February 10<sup>th</sup> Council Meeting.

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**ZONING IMPACT ANALYSIS**

**1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**

Commission Discretion. A home day care is a special use in a residential zone. This affords the commission the ability to determine suitable on a case-by-case basis. This application meets the guidelines of the Zoning Code Chapter 49-7.3 and home day cares have been allowed in other parts of the city.

**2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**

Possibly. Increased vehicle and foot traffic plus increased occupancy of the home during the day may adversely affect the usability of nearby residential properties. Such potential costs must be weighed against the potential benefits of having a local childcare provider for families.

**3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned;**

Yes. The property in question is in a stable residential neighborhood.

**4. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**

Possibly. Increased traffic could be burdensome on existing streets. This ultimately depends on the petitioner's ability to provide safe drop-off/pick-up procedures for the clientele.

**5. Whether the zoning proposal is in conformity with the policies and intent of the land use plan.**

N/A. The City of Ferguson currently does not have a land use plan.



**6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; and**

Yes. Chapter 49-7.3 (c) requires a fenced recreation area of at least 750 square feet of outdoor recreation space. Site drawings indicate a space that is large enough, but with a “proposed fence” along a portion of said yard. Fencing must be completed by the applicant to comply with code.

Additionally, Chapter 49-7.3 (d) caps the maximum number of children allowed at 9.

**7. Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of City of Ferguson.**

No. A home day care has no foreseen adverse environmental effects.

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**PLANNER’S RECOMMENDATION**

Approval. The petition meets the requirements for a special use permit by zoning code (Chapter 49-7.3). Ms. McGregory had been provided with inaccurate information by past city staff and made to go before the Board of Adjustments in error. We know now that there is only one confirmed daycare operating in Ward 1. The plan commission may use its discretion to recommend or not recommend this petition.

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**PLANNING COMMISSION RECOMMENDATION**

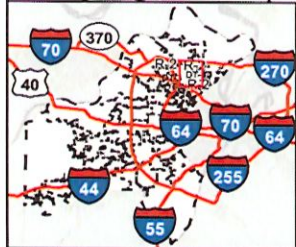
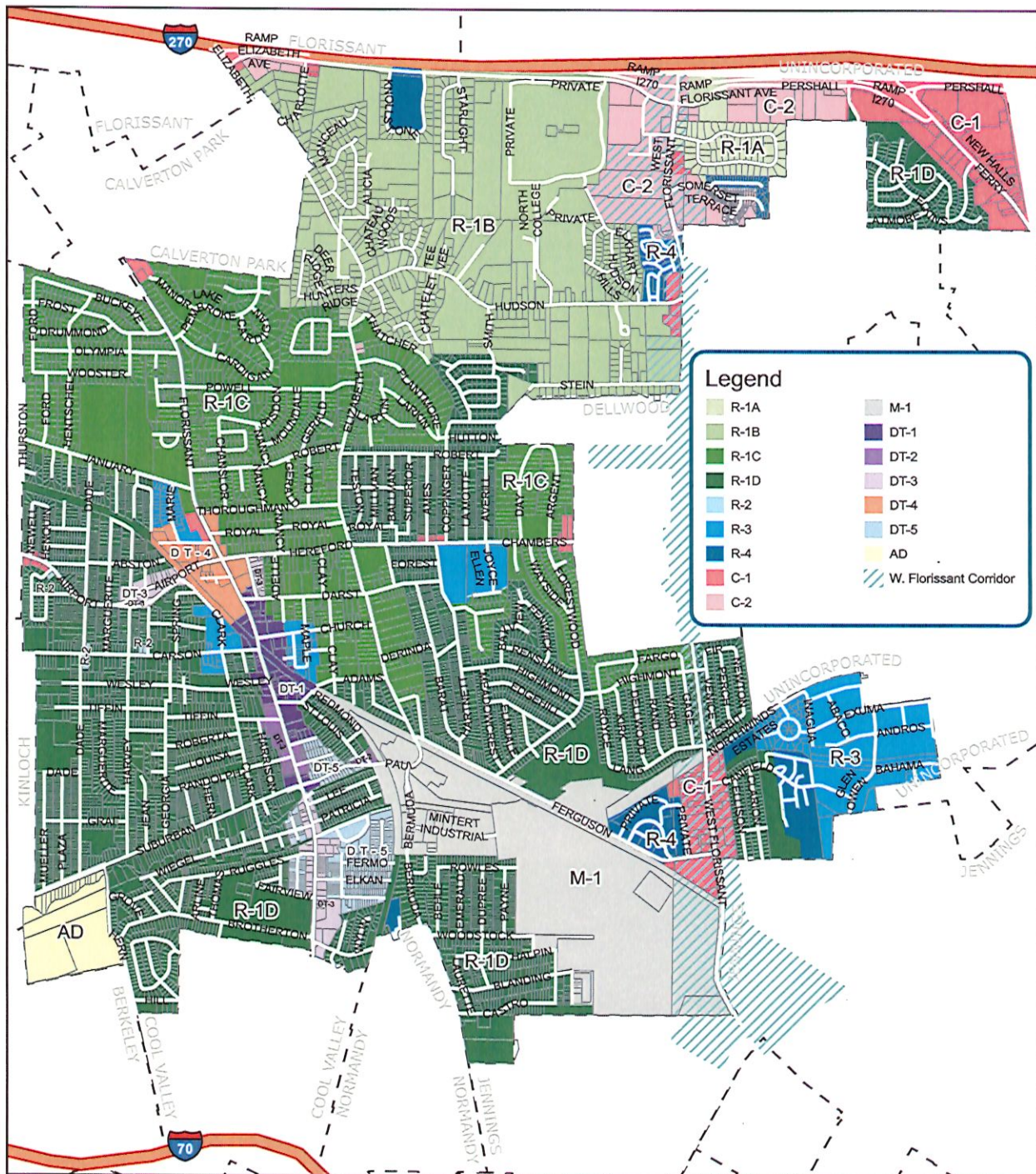
TBD

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**PREPARED BY:** Luke Borkowski, Planning and Development Coordinator

**REVIEWED BY:** Nathan Mai-Lombardo, Planning and Development Director

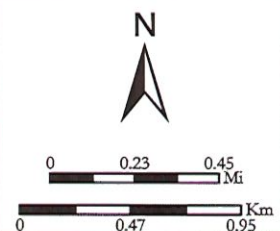




## Zoning Map

Prepared by the City of Ferguson  
Planning & Development Department

2021









## SITE PLAN

930 NORTH ELIZABETH AVE.  
FERGUSON MO. 63135  
LORAIN MCGREGORY (OWNER)  
07/17/25  
1:200  
314-443-4170

- THE PARCEL SHARES A CROSS INTERSECTION WITH PAUL'S MARKET SHARES THE CROSS INTERSECTION WHICH IS PLANTMORE DR.
- THE CLOSEST MAJOR THOROUGHFARE IS APPROXIMATELY 1 ½ MILES FROM THE PARCEL. I-270
- THE PROPOSED USE FOR THE PRECEL: OWNER'S LIVING QUARTERS IN ADDITION TO A FAMILY CHILDCARE OF TEN (10) CHILDREN
- NUMBER OF PARKING SPACES: (4) ADDITIONAL PARKING ON PANTMORE DR. (PUBLIC PARKING)





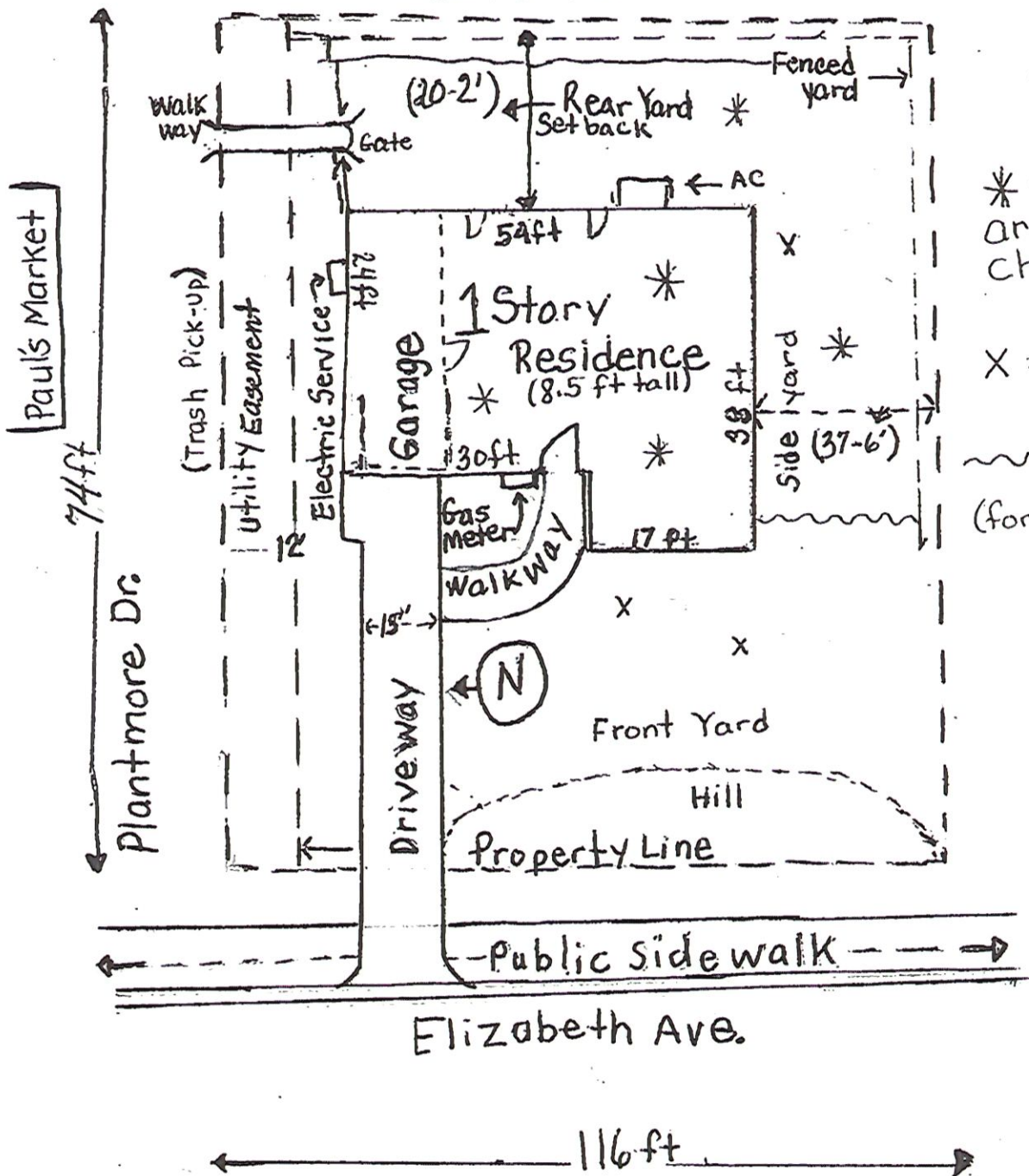
930 NORTH

FERGUSON MO. 63135

LORAIN MCGREGORY (OWNER) LOT 9, 1475 sq ft.

07/17/25 1,388 sq ft Parcel Number: 11H440558

# SITE PLAN



\* = The proposed area used for childcare

X = Tree

~~~~~ = Proposed fence (for kids' safety)



**Record No: PZ-  
25-41**

CD Planning and  
Zoning Permit

Status: Active

Submitted On: 7/9/2025

**Primary Location**

930 N ELIZABETH AVE  
Ferguson, MO 63135

**Owner**

MCGREGORY LORAIN  
N ELIZABETH AVE 930  
SAINT LOUIS, MO 63135

**Applicant**

 Loraine McGregory  
 314-443-4170  
 izoneymcgregory@yahoo.com  
 930 N ELIZABETH AVE  
SAINT LOUIS, Missouri 63135

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## Applicant Information

Is the applicant the same as the owner?\*

Yes

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## Type of Application

Type\*

Special Use Permit

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## Project Summary



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

Current Zoning\*

R-1C

Additional Zoning Classification 

☐

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



|              |                |
|--------------|----------------|
| Current Use* | Additional Use |
| Unknown      | E              |

|              |                       |
|--------------|-----------------------|
| Proposed Use | Square feet or acres* |
| A-1          | 9148                  |

**Brief description of project\*** ?

Hello! I'm hoping to have a state licensed home childcare with a maximum of 10 children ranging from New born to 12 years. The daycare will be accredited as I am in the process of receiving my CDA. I will be the owner & director with 1 assistant and 1 volunteer worker. I will not be doing any major reconstruction to my home. Any violations or repairs per the city of Ferguson will be acknowledged and completed by me (Loraine McGregory) in a timely manner.

|                        |                                    |
|------------------------|------------------------------------|
| Estimated project cost | Estimated months to start project* |
| 700                    | 1                                  |

Estimated months to complete project\*

1


**Community Development Impact\*** ?

Family child care homes play a crucial role in providing personalized, flexible and culturally diverse care. Small, home-based programs are often preferred by parents for their low teacher to-child ratios and the ability to offer quality care during normal work/school hours. There will be a gated fence for the kiddos' safety and because there will be no changes to my home, there will be no negative impacts to the surrounding community.




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## Internal Information

Has the application been approved? 

Approved

Has the site plan been approved? 

Yes

Did Planning and Zoning pass the case to City Council? 

No

Why is the special use permit or variance required? (Include Code)\*  

Special Use Permit (49-7.3)

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## Adjacent Properties

Adjacent Property (1) 

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## Attachments



### Site Plan and/or Architectural Drawings

House.docx

Uploaded by Loraine McGregory on Jul 9, 2025 at 12:39 AM

REQUIRED



### Proof of Identity

Loraine ID.docx

Uploaded by Loraine McGregory on Jul 9, 2025 at 12:40 AM

REQUIRED



**Ferguson Site Plan 68.pdf**

Ferguson Site Plan 68.pdf

Uploaded by Loraine McGregory on Jul 18, 2025 at 1:23 PM

**Loraine ID.docx**

Loraine ID.docx

Uploaded by Loraine McGregory on Jul 18, 2025 at 1:26 PM

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## Record Activity

|                                                                                                                                             |                        |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Loraine McGregory started a draft Record                                                                                                    | 07/08/2025 at 3:56 pm  |
| Loraine McGregory added file House.docx                                                                                                     | 07/09/2025 at 12:39 am |
| Loraine McGregory added file Loraine ID.docx                                                                                                | 07/09/2025 at 12:40 am |
| Loraine McGregory submitted Record PZ-25-41                                                                                                 | 07/09/2025 at 12:41 am |
| OpenGov system altered inspection step Planning and Zoning Application Review, changed status from Inactive to Active on Record PZ-25-41    | 07/09/2025 at 12:41 am |
| OpenGov system assigned inspection step Planning and Zoning Application Review to Preashion Peoples on Record PZ-25-41                      | 07/09/2025 at 12:41 am |
| OpenGov system Expiration Date was updated from "" to Jan 5, 2026 by OpenGov System                                                         | 07/10/2025 at 11:36 am |
| Preashion Peoples altered inspection step Planning and Zoning Application Review, changed status from Active to Complete on Record PZ-25-41 | 07/10/2025 at 11:37 am |
| OpenGov system altered payment step Application Fee, changed status from Inactive to Active on Record PZ-25-41                              | 07/10/2025 at 11:37 am |
| OpenGov system completed payment step Application Fee on Record PZ-25-41                                                                    | 07/10/2025 at 12:33 pm |
| OpenGov system altered inspection step Site Plan Review, changed status from Inactive to Active on Record PZ-25-41                          | 07/10/2025 at 12:33 pm |
| OpenGov system assigned inspection step Site Plan Review to Preashion Peoples on Record PZ-25-41                                            | 07/10/2025 at 12:33 pm |
| Preashion Peoples altered inspection step Site Plan Review, changed status from Active to On Hold on Record PZ-25-41                        | 07/16/2025 at 9:22 am  |



|                                                                                                                                                                                           |                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Loraine McGregory added file Ferguson Site Plan 68.pdf to Record PZ-25-41                                                                                                                 | 07/18/2025 at 1:23 pm  |
| Loraine McGregory added file Loraine ID.docx to Record PZ-25-41                                                                                                                           | 07/18/2025 at 1:26 pm  |
| OpenGov system Expiration Date was updated from Jan 5, 2026 to Jan 16, 2026 by OpenGov System                                                                                             | 07/21/2025 at 10:18 am |
| Preashion Peoples altered inspection step Site Plan Review, changed status from On Hold to Complete on Record PZ-25-41                                                                    | 07/21/2025 at 10:20 am |
| OpenGov system completed document step Pre-meeting notice on Record PZ-25-41                                                                                                              | 07/21/2025 at 10:20 am |
| OpenGov system altered inspection step Pre-meeting Checklist, changed status from Inactive to Active on Record PZ-25-41                                                                   | 07/21/2025 at 10:20 am |
| OpenGov system assigned inspection step Pre-meeting Checklist to Preashion Peoples on Record PZ-25-41                                                                                     | 07/21/2025 at 10:20 am |
| OpenGov system changed the deadline to Jul 26, 2025 on inspection step Pre-meeting Checklist on Record PZ-25-41                                                                           | 07/21/2025 at 10:20 am |
| Preashion Peoples changed form field entry Did Planning and Zoning pass the case to City Council? from "" to "No" on Record PZ-25-41                                                      | 08/14/2025 at 10:26 am |
| Preashion Peoples changed form field entry Has the site plan been approved? from "" to "Yes" on Record PZ-25-41                                                                           | 08/14/2025 at 10:26 am |
| Preashion Peoples changed form field entry Has the application been approved? from "" to "Approved" on Record PZ-25-41                                                                    | 08/14/2025 at 10:26 am |
| Preashion Peoples changed form field entry Why is the special use permit or variance required? (Include Code) from "" to "Maximum capacity of in-home daycares has..." on Record PZ-25-41 | 08/14/2025 at 10:26 am |
| OpenGov system unassigned inspection step Pre-meeting Checklist from Preashion Peoples on Record PZ-25-41                                                                                 | 10/02/2025 at 8:48 am  |
| Luke Borkowski altered Record PZ-25-41, changed Expiration Date from Jan 16, 2026 to ""                                                                                                   | 01/29/2026 at 8:45 am  |
| Luke Borkowski changed form field entry Type from "Variance" to "Special Use Permit" on Record PZ-25-41                                                                                   | 01/29/2026 at 8:46 am  |
| OpenGov system altered payment step Application Fee, changed status from Inactive to Active on Record PZ-25-41                                                                            | 01/29/2026 at 8:46 am  |
| Luke Borkowski waived payment step Application Fee on Record PZ-25-41                                                                                                                     | 01/29/2026 at 8:46 am  |



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Luke Borkowski changed form field entry Why is the special use permit or variance required? (Include Code) from "Maximum capacity of in-home daycares has..." to "Special Use Permit (49-7.3)" on Record PZ-25-41

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01/30/2026 at 10:41 am

Luke Borkowski changed form field entry Current Zoning from "R-ID" to "R-1C" on Record PZ-25-41

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01/30/2026 at 10:44 am

## Timeline

| Label                                                                                                                    | Activated              | Completed              | Assignee          | Due Date  | Status    |
|--------------------------------------------------------------------------------------------------------------------------|------------------------|------------------------|-------------------|-----------|-----------|
|  Planning and Zoning Application Review | 7/9/2025, 12:41:33 AM  | 7/10/2025, 11:37:58 AM | Preashion Peoples | -         | Completed |
|  Application Fee                        | 1/29/2026, 8:46:32 AM  | 1/29/2026, 8:46:44 AM  | Loraine McGregory | -         | Skipped   |
|  Application Fee                      | 7/10/2025, 11:37:59 AM | 7/10/2025, 12:33:45 PM | Loraine McGregory | -         | Completed |
|  Site Plan Review                     | 7/10/2025, 12:33:45 PM | 7/21/2025, 10:20:26 AM | Preashion Peoples | -         | Completed |
|  Pre-meeting Checklist                | 7/21/2025, 10:20:27 AM | -                      | -                 | 7/26/2025 | Active    |
|  Pre-meeting notice                   | 7/21/2025, 10:20:27 AM | 7/21/2025, 10:20:27 AM | -                 | -         | Completed |
|  Public Hearing Ad                    | -                      | -                      | -                 | -         | Inactive  |
|  Close Out                            | -                      | -                      | -                 | -         | Inactive  |