



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 McGregor
 - 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

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

APPLICATION INFORMATION

Applicant Information:	Lorraine 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:	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. 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.
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:	<u>Street:</u> N Elizabeth Ave & Plantmore Dr <u>Classification:</u> Major Collector (N Elizabeth) <u>Public Transit:</u> No transit within 1/2 mile radius <u>Bike/Pedestrian Access:</u> Sidewalk access along N Elizabeth
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).

MAPS

City of Ferguson Zoning and Aerial Map:

(see attached)

Site Plan:

(see attached)

PUBLIC PARTICIPATION

A public hearing will be held at the February 10th Council Meeting.

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.

PLANNER'S RECOMMENDATION

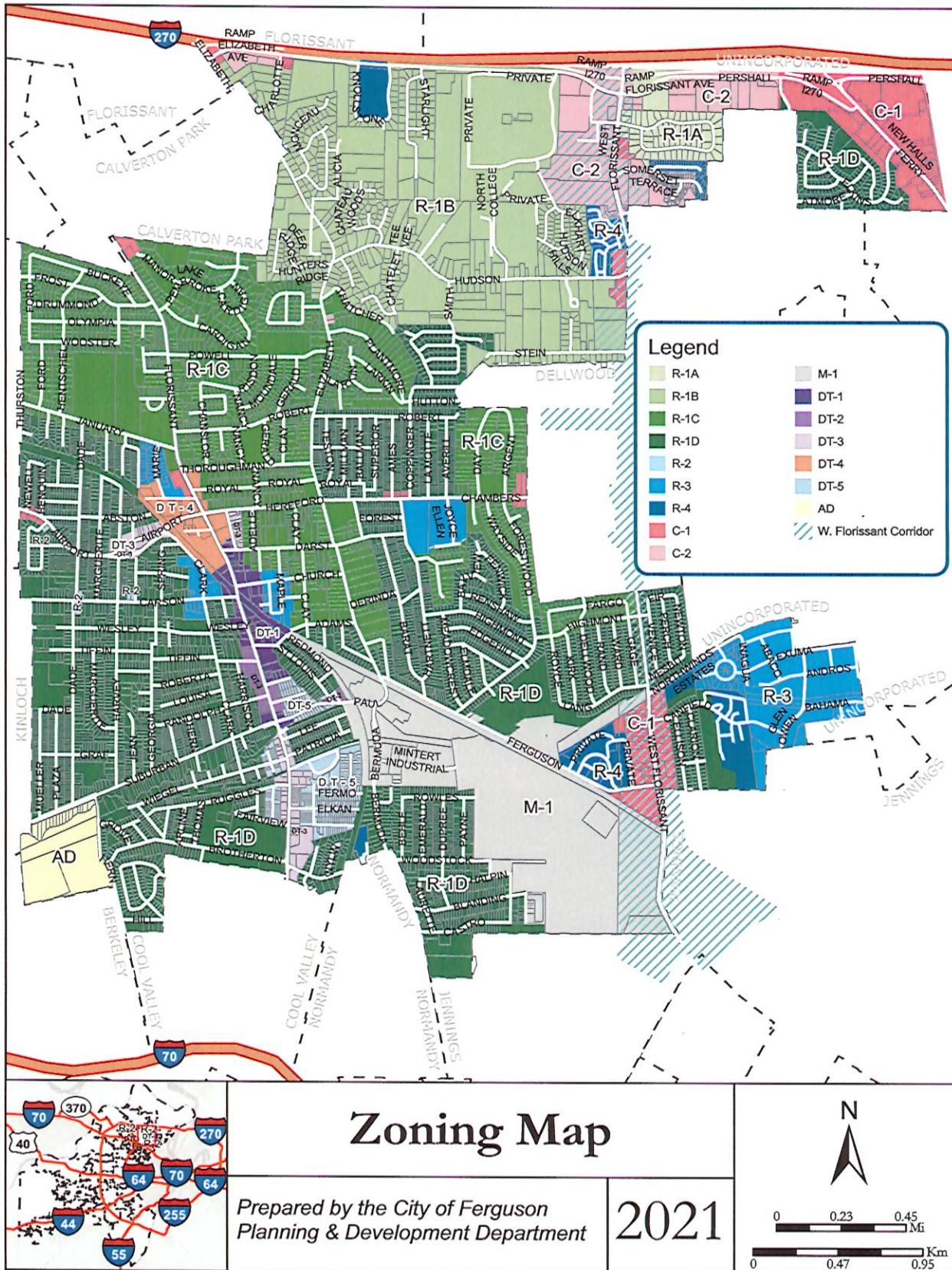
Approval. The petition meets the requirements for a special use permit by zoning code (Chapter 49-7.3). Ms. McGregor had been provided with inaccurate information by past city staff and made to go before the Board of Adjustments in error. We know now that there is only one confirmed daycare operating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

PLANNING COMMISSION RECOMMENDATION

TBD

PREPARED BY: Luke Borkowski, Planning and Development Coordinator

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





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 PARCEL: OWNER'S LIVING QUARTERS IN ADDITION TO A FAMILY CHILDCARE OF TEN (10) CHILDREN
- NUMBER OF PARKING SPACES: (4) ADDITIONAL PARKING ON PLANTMORE DR. (PUBLIC PARKING)



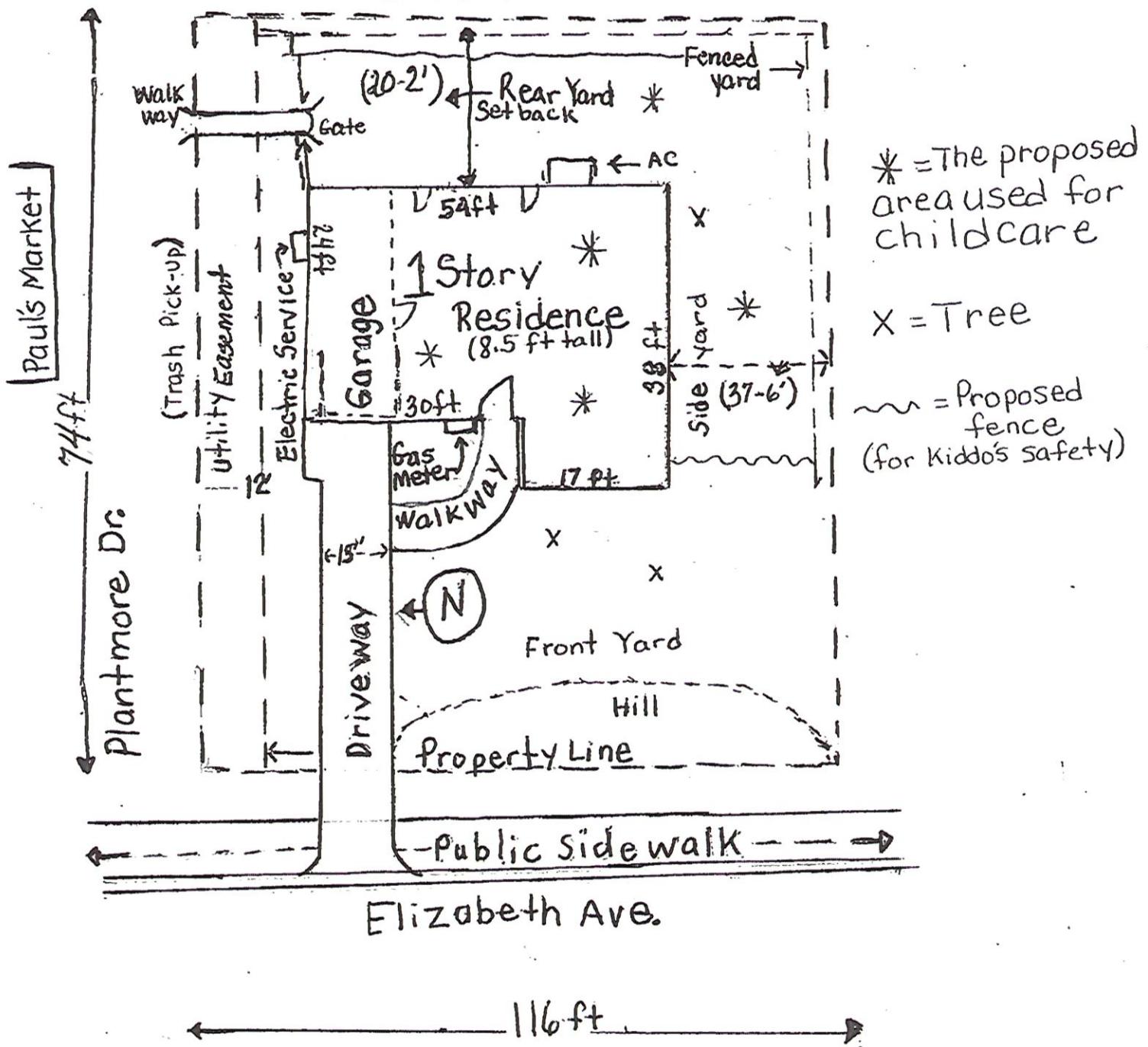
930 NORTH.

FERGUSON MO. 63135

FERGUSON MO. 63135
Mc GREGORY (OWNER) LOT 9, 14759 ft.

LORAIN MCGREGORY (OWNER) 07/17/25
07/17/25 1,388 sqft Parcel Number: 111440558
SITE PLAN

SITE PLAN



Record No: PZ- 25-41	Primary Location 930 N ELIZABETH AVE Ferguson, MO 63135	Applicant  Loraine McGregory  314-443-4170  @ izonemcgregory@yahoo.com  930 N ELIZABETH AVE SAINT LOUIS, Missouri 63135
CD Planning and Zoning Permit	Owner MCGREGORY LORAIN N ELIZABETH AVE 930 SAINT LOUIS, MO 63135	
Status: Active		
Submitted On: 7/9/2025		

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-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 (Lorraine McGregor) 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.

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)

Adjacent Properties

Adjacent Property (1) 



Attachments



Site Plan and/or Architectural Drawings

House.docx

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

REQUIRED



Proof of Identity

Lorraine ID.docx

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

REQUIRED



Ferguson Site Plan 68.pdf

Ferguson Site Plan 68.pdf

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



Lorraine ID.docx

Lorraine ID.docx

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

Record Activity

Lorraine McGregor started a draft Record	07/08/2025 at 3:56 pm
Lorraine McGregor added file House.docx	07/09/2025 at 12:39 am
Lorraine McGregor added file Lorraine ID.docx	07/09/2025 at 12:40 am
Lorraine McGregor 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

Lorraine McGregor added file Ferguson Site Plan 68.pdf to Record PZ-25-41	07/18/2025 at 1:23 pm
Lorraine McGregor 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

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

01/30/2026 at 10:41 am

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

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	Lorraine McGregor	-	Skipped
 Application Fee	7/10/2025, 11:37:59 AM	7/10/2025, 12:33:45 PM	Lorraine McGregor	-	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