

**CITY OF FERGUSON
PLAN COMMISSION
April 3, 2019
7:00 p.m.
City Hall, 110 Church Street**

Agenda

- i. CALL MEETING TO ORDER
- ii. APPROVAL OF MINUTES FROM MARCH 6, 2019 MEETING
- iii. NEW BUSINESS
 - a. P-19-03; SUP Application for new salon inside 104-08 South Florissant
- iv. ANNOUNCEMENTS & UPDATES
 - a. Development updates
 - b. Comprehensive Plan revision updates
- v. 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 INCLUDES, 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.

**PLEASE CALL ELLIOT LIEBSON 314.524.5257
IF YOU ARE UNABLE TO ATTEND THIS MEETING**

PERSONS WITH DISABILITIES NEEDING REASONABLE ACCOMMODATIONS TO PARTICIPATE ARE ASKED TO NOTIFY ELLIOT LIEBSON AT CITY HALL OR 1-800-735-2466 RELAY MISSOURI) NO LATER THAN 48 HOURS IN ADVANCE OF THIS MEETING

Date Posted: March 29, 2019

**STAFF REPORT
104 S. FLORISSANT**

CASE NUMBER: P-19-03

DATE: APRIL 3, 2019

PETITIONER: Vivian Dudley
Q-Stylez Salon Services
104 S. Florissant
Ferguson, MO 63135

PROPERTY OWNERS: Nehemiah Program C/O Worldwide Ambassadors
104 S. Florissant
Ferguson, MO 63135

REQUEST: Special Use Permit

LOCATION: 104 S. Florissant Road

LEGAL DESCRIPTION: Surv 2504 T 46 R 6

SIZE: 382 square feet of a 3,900 sq. ft. building

CURRENT ZONING: DT-1 Downtown Commercial

EXISTING USE: Office/Retail

PROPOSED USE: Beauty Salon (partial)

RECOMMENDATION: Approval with conditions

ATTACHMENTS: **EXHIBIT 1.** Conditions of Approval

EXHIBIT 2. DT-1 Downtown Commercial District map with aerial underlay.

LAND USE AND ZONING

The property is located at 104 S. Florissant Road between Adams and the BNSF railroad tracks. The property is currently zoned DT-1, Downtown Commercial. The proposed beauty salon will occupy 382 square feet of the 1,147 square feet occupied by Nehemiah. The entire building contains approximately 3,900 square feet of space in total.

The surrounding zoning districts and *land uses* include the following:

To the north:	DT-1, Downtown Commercial, retail/office
To the south:	DT-1, Downtown Commercial, retail (Beauty World)
To the east:	DT-1, Downtown Commercial, parking
To the west:	DT-1, Downtown Commercial, retail (vacant)

DESCRIPTION OF SITE AND SURROUNDINGS:

The business is located in an existing multi-tenant building. The site is completely paved and level, with other retail buildings abutting on the north and south walls. The applicant will occupy 382 square feet of the 1,147 square feet she now occupies in the building.

BACKGROUND

The applicant approached the City in 2017 about acquiring residential properties on the County's 'post third sale' list for the purposes of renovation. In 2018 the Applicant acquired these properties and began to renovate them, and also acquired 104-08 S. Florissant for use as a base of operations and as a means of encouraging start-up retailers in Ferguson.

PETITIONER'S REQUEST

The petitioner is requesting a Special Use Permit to maintain a beauty salon inside their current space at 104 S. Florissant Road.

STAFF ANALYSIS

Compliance with Zoning Regulations

DT-1 Downtown Commercial Zoning allows for only one (1) beauty salon/barber shop in any DT-1 district at any time. Currently there are none in this district, as Beauty World is a beauty products supplier, and not a salon,

Compliance with Special Use Permit Considerations:

In considering whether or not such application for a special use permit should be granted, it shall be the duty of the Commission and the Council to give consideration to the effect of the requested use on the health, safety, morals and general welfare of the residents of the area in the vicinity of the property in question and the residents of the city generally. In considering the special use, the Commission and the Council should consider the following additional criteria:

1. ***The frequency and duration of various indoor and outdoor activities and special events and the impact of these activities on the surrounding area.***

All activities will be indoors.

2. ***The number of transit movements generated by the proposed use and relationship to the amount of traffic on abutting streets and on minor streets in the surrounding neighborhood, not in terms of the street's capacity to absorb the additional traffic, but rather in terms of any significant increase in hourly or daily traffic levels.***

Traffic patterns are not anticipated to change.

3. ***The added noise level created by activities associated with the proposed use and the impact of the ambient noise level of the surrounding area and neighborhood.***

N.A.

4. ***The general appearance of the neighborhood will not be adversely affected by the location of the proposed use on the parcel, nor will the materials used in the construction of the proposed buildings of the special use be greatly dissimilar, or that the general architecture of the building stand out or create a visual problem within the neighborhood.*** There is no proposed change in the appearance of the building proposed.

5. ***The impact of night lighting in terms of intensity and duration and frequency of use as it impacts adjacent properties and in terms of presence in the neighborhood.***

No change proposed.

6. ***The impact of the landscaping of the proposed use in terms of maintained landscaped areas versus areas to remain in a natural state, openness of landscape versus the use of buffers and screens.***

There is no reduction in landscaped areas, since there are none provided, and the building abuts the sidewalk.

7. *The impact of a significant amount of hardsurfaced areas for buildings, sidewalks, drives, parking areas and service areas in terms of noise transfer, water runoff and heat generation.*

No new hard surface areas will be added to the site.

8. *The potential for the proposed use to remain in existence for a reasonable period of time and not become vacant, unused. Consideration should also be given to unusual single purpose structures or components of a more temporary nature.* Staff does not believe that the existing structure is temporary in nature or subject to be abandoned within a short period of time.

SUMMARY AND RECOMMENDATION

Staff believes the petitioned site can be operated in a manner that is not detrimental to the surrounding area, is visually compatible, and is in conformance with the adopted Downtown Form Based Code of the City of Ferguson. Based on this analysis and accompanying rationales, staff recommends the approval of a special use permit to locate a beauty salon at 104 S. Florissant Road, with the conditions outlined in Exhibit 1, Conditions of Approval, attached.

**EXHIBIT 1:
CONDITIONS OF APPROVAL**

1. The subject proposal shall comply with all applicable local, state, and federal laws and regulations in effect upon the City's determination that the development plan application is complete.
2. All uses and development within the site shall conform to all relevant requirements and standards of:
 - a. The Ferguson municipal code.
 - b. The building codes as adopted by the City;
 - c. All other applicable state and local regulations.
3. The petitioner must apply for an occupancy permit for the new business, and a building permit as needed.



Application for SPECIAL USE PERMIT

FEB 26 PAID

charge 250.00 fm

Applicant Information:

Name: VIVIAN Dudley, Q-Stylez Salon Services Barber & Beauty
Address: 104 S. Florissant, Ferguson Mo 63135
Phone: (314) 249-3417 Fax: (314) 521-3900

Property Owner Information:

Property Owner Name: Nehemiah Program c/o Worldwide Ambassadors
Address: 104 S. Florissant, Ferguson, Mo 63135
Phone: -108 (314) 249-3417 Fax: (314) 521-3900

Project Address: 106 S. Florissant, Ferguson, Mo 63135
Name of Business: Q-Stylez
Hours of Operation: 9am - 6pm Tues - Sat
Present zoning of property: Commercial Present use: Not-for-profit organization office, training, event space multipurpose, boutique
Description of property: Boutique Strip mall / bldg
Width (frontage) 51ft Depth: 115 Area (sq. ft.) _____

Project Description (be specific, attach if necessary)
Salon services will be offered in a section of the boutique owned by Nehemiah presently occupying 1147.5 square ft of the 3901 sq ft bldg. Q-Stylez shall utilize 1382 sq ft of the 1147 sq ft boutique space at 106 S. Florissant.

Acknowledgement and signature:

The undersigned hereby represents upon all the penalties of the law, for the purpose of inducing the City of Ferguson, Missouri, to take action herein requested, that all statements herein are true in that all work herein mentioned will be done in accordance with the ordinances of the City of Ferguson.

2/25/2019
Date
2/25/2019
Date

Vivian Dudley, Q-Stylez President
Signature of Applicant
Gwendolyn Dudley, Nehemiah President
Signature of Owner
Worldwide Ambassadors Own



Instructions for Filing APPLICATION FOR SPECIAL USE PERMIT

Filing Date 2/26/2019

1. Generally, the Plan Commission meets on the third Wednesday of each month at 7:00 p.m. Applications and supporting materials are accepted at any time. Upon submittal of all requirements and Staff review, the Applicant will be placed upon the next available Plan Commission meeting agenda. Deficient applications may be delayed or postponed at the discretion of the Director of the Department of Planning and Development.
 2. The Applicant must submit the following:
 - Application for Special Use Permit
 - 1 copy of legal description
 - Submit five (5) copies of site plan to be submitted for staff review. After review by City, submit 20 plans for Plan Commission, one 11" x 17", and/or electronic submittal.
 - Special Use Permit Application Fee- \$250
- All plans must be prepared and sealed by a registered land surveyor engineer, or architect or landscape architect.
3. Once an application has been filed, the Applicant has three (3) days to withdraw the application. Withdrawal must be submitted in writing to the Department of Planning and Development.
 4. The Plan Commission meetings begin at 7:00 p.m. At the meeting, the Plan Commission will consider the Staff report and hear testimony from the Applicant and members of the public. The Applicant or other project representative should attend the Commission meeting. After the public portion of the meeting is concluded, the Commission may recommend approval, denial, or postpone a decision until the next meeting.
 5. Upon review and a recommendation by the Plan Commission, the petition will be forwarded to the City Council for a public hearing. The public hearing must be advertised no less than ten (10) days in advance and notification to all property owners within 185 feet is required.
 6. If you need more information or if you have questions, please contact the Department of Planning and Development at (314) 524-5257.



Special Use Permit Site Plan Checklist

Information to be shown on site plan or supporting material. Site plans shall be no smaller than 11x17. Please complete and initial each item and return this checklist with the application and site plan.

General Requirements

- Project name
- Property owner's name and address
- Applicant's name and address
- Name of person or company preparing the plan *Vivian Buckley, D. Styler*
- Date, scale, and north arrow *(see attached)*
- Lot or parcel number and address
- Vicinity map *N/A*
- Proposed use of property to be developed *hair salon services*
- Existing zoning of the property and adjoining properties *599 other retail*
- Required yard setbacks appropriately dimensioned *N/A*
- Total acreage *N/A*
- Total number of lots and minimum lot sizes (if applicable) *N/A*
- Property lines and dimensions (showing bearings and distances) *N/A*
- All contiguous property under the ownership or control of the applicant. Areas not planned for development at the time of submittal shall be shown as "Future Development". *N/A*
- Building heights
- For multi-family and non-residential developments, the approximate location and arrangement of existing buildings, parking areas, and other improvements including stormwater detention areas and all required buffers. *N/A*
- Minimum 100' off site showing all improvements in right-of-way *N/A*
- Proposed covenants, deed restrictions, or special agreements *N/A*
- Maximum signs permitted */*
- Proposed sign locations, dimensions, and square feet *(2' x 3' ft) lighted incased hanging sign in window*
- Hours of operation *9am-6pm Mon-Sat*
- Recording block for St. Louis County Recorder of Deeds

Parking and Circulation

- Location of ingress and egress points *front & rear of bldg*
- Service areas and loading spaces including dimensions *approx 25 to 33' b of space*
- Estimated number of vehicles per day by access point (indicate any vehicles over 10,000 pounds gross weight) *3*
- Calculations on required number of off-street parking spaces *3*
- Parking spaces, numbered by bays (required minimum dimensions for standard bays 9' x 19') *N/A*
- Vehicles to be parked or stored outside *none*
- Waiting spaces for drive-in facilities *N/A*
- Size, location, and names of adjoining existing streets or access drives and proposed right-of-ways and roadways *N/A*
- Properties fronting St. Louis County and/or Missouri Department of Transportation right-of-ways require separate submittal with copy of submittal letter sent to the City of Ferguson. *N/A*
- Location of existing and proposed sidewalks *N/A*
- Note any delivery traffic that does not fall between 7:00 a.m. and 6:00 p.m. *N/A*

Landscaping, Screening, and Lighting Plan *N/A*

- Night lighting - location and foot-candles
- Location, type, and height of fences or screening
- Landscaped areas including major trees to be retained and trees to be planted
- Areas for open storage and type of screening
- Dumpster location, screening detail

Grading, Utility, and Drainage Plan *n/a*

- Location of 100-year floodplain and other water courses
- Topography with contour intervals no greater than 10 feet
- Drainage- show by arrows the direction of storm drainage runoff and the existing drainage facility that will receive the runoff
- Utilities- show the location of transformers, water connections, sanitary sewers

Fire Protection *n/a*

- Fire lane locations *unchanged*
- Location of fire hydrants

Additional information may be requested, if necessary, to review your project adequately.



City of Ferguson
110 Church St
Ferguson, MO 63135

Receipt: 29363

Date: 2/26/2019

Payer

Q STYLE BARBER

Purchases

Description	Amount Due	Amount Paid
Item Unit: 106 S FLORISSANT RD, SAINT LOUIS, MO 63135		
Permit 438358 - Special Use Special Use Permit	250.00	250.00
Total		250.00

Payments

Description	Amount
Charge	250.00
Total	250.00

Teller: #MILJL2

SPECIAL USE PERMIT INFORMATION

Project name: The Nehemiah Program's Salon Boutique

Property Owners Name & Address: Worldwide Ambassadors, LLC

104-108 S. Florissant

Ferguson Mo 63135

Applicant: Q-Stylez Salon Services, Vivian Dudley

8200 Airport Rd.

Berkeley Mo 63134

Prepared by: Vivian Dudley

Date, Scale & North Arrow: n/a (SEE ATTACHED FLOOR PLAN)

Legal Description: SURVEY 2689-46-6

Address: a portion of 106 S. Florissant, Ferguson MO 63135 (see drawing)

Proposed use of Property: Salon services will be added in the Nehemiah's Boutique Room to create a salon boutique. Salon services will be provided by Q-Stylez and the boutique will continue to operate as a new and used clothing boutique to support its housing programs and services

Existing zoning of property: Land use code is 599 other use/retail

1. No building alterations necessary except 1 ^{or 2} sinks will be added & plumber will pull permit.
2. No electrical alterations or any other needed.

24.5. CONTENT OF SITE PLAN.

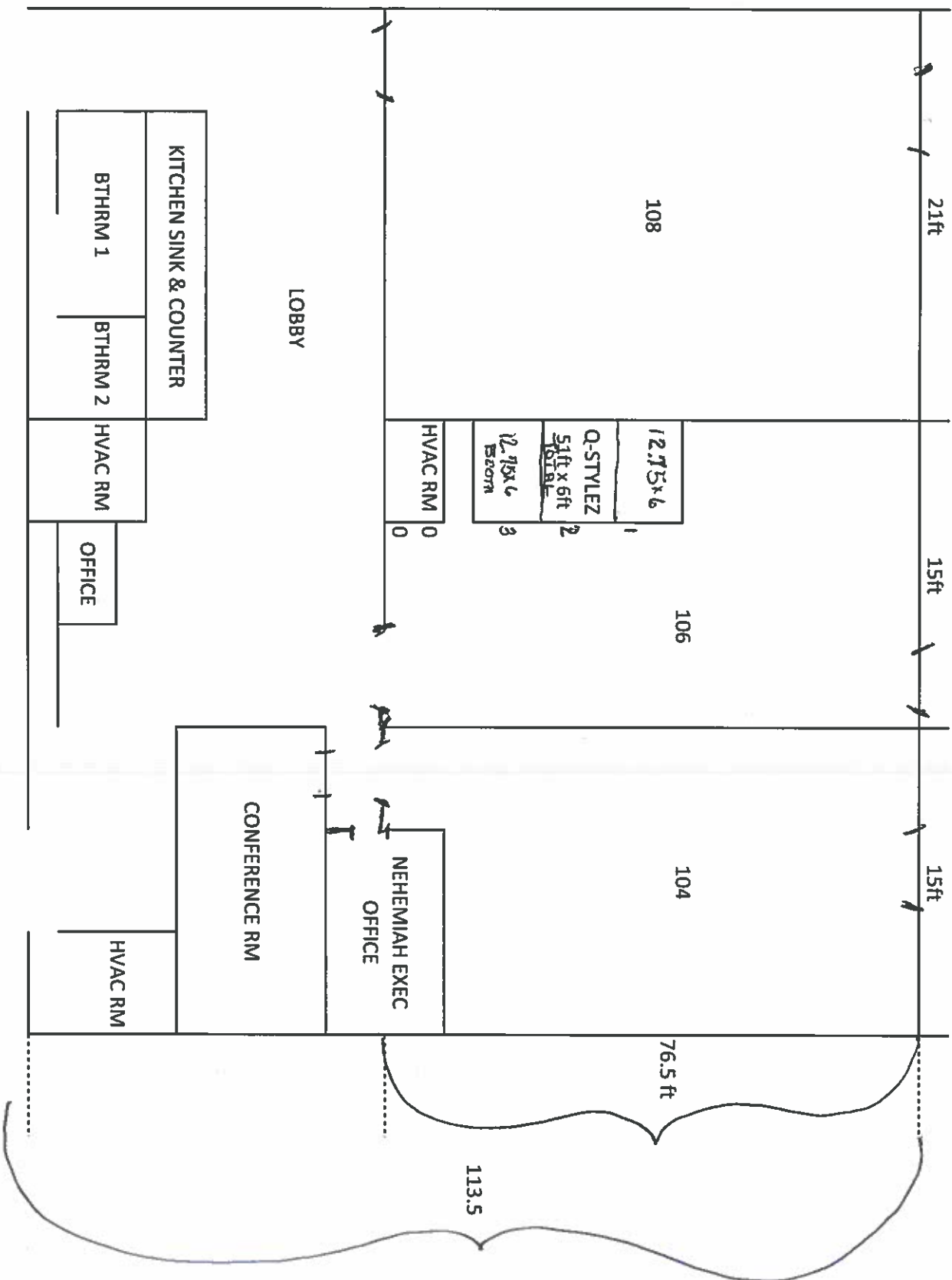
24.5.1. A site plan shall include the following:

- a) the location of the parcel in relation to surrounding uses, buildings, and zoning, and including the assigned street address and locator number(s) of the parcel;
- b) the location of the parcel in relation to major thoroughfares, and any roadways or drives connecting the parcel to those major thoroughfares;
- c) the boundaries, dimensions, and area of the parcel;
- d) the proposed use and development of the parcel including principal and accessory uses;
- e) the location and size of each existing structure on the parcel;
- f) the footprint of each proposed building or structure on the parcel;
- g) the height and number of stories of proposed buildings and structures;
- h) the form of proposed buildings and structures, including plan and elevation views;
- i) a landscape plan, including a drawing to scale, and a corresponding schedule of plant material to be provided;
- j) the location, general design, and width of existing and proposed driveways and curb cuts;
- k) the location, dimensions, and number of proposed parking spaces;
- l) the location and size of loading areas;
- m) the location and dimensions of any outdoor storage or outdoor display areas and related screening, if necessary;
- n) the location of refuse collection facilities and related screening;
- o) the type, size, and location of all signs.

24.5.2. Site Plan Drawings. The scale for all drawings shall be no smaller than 1 inch = 50 feet, and the drawings shall contain the project name, street names, a scale, north arrow, the date drawn, and the dates of any revisions.

The Nehemiah Program

104 - Epicenter
104 - 108 S. Florissant



21ft

108

15ft

106

15ft

104

76.5 ft

113.5

LOBBY

KITCHEN SINK & COUNTER

BTHRM 1

BTHRM 2

HVAC RM

OFFICE

NEHEMIAH EXEC OFFICE

CONFERENCE RM

HVAC RM

PARKING

15.1 Introduction

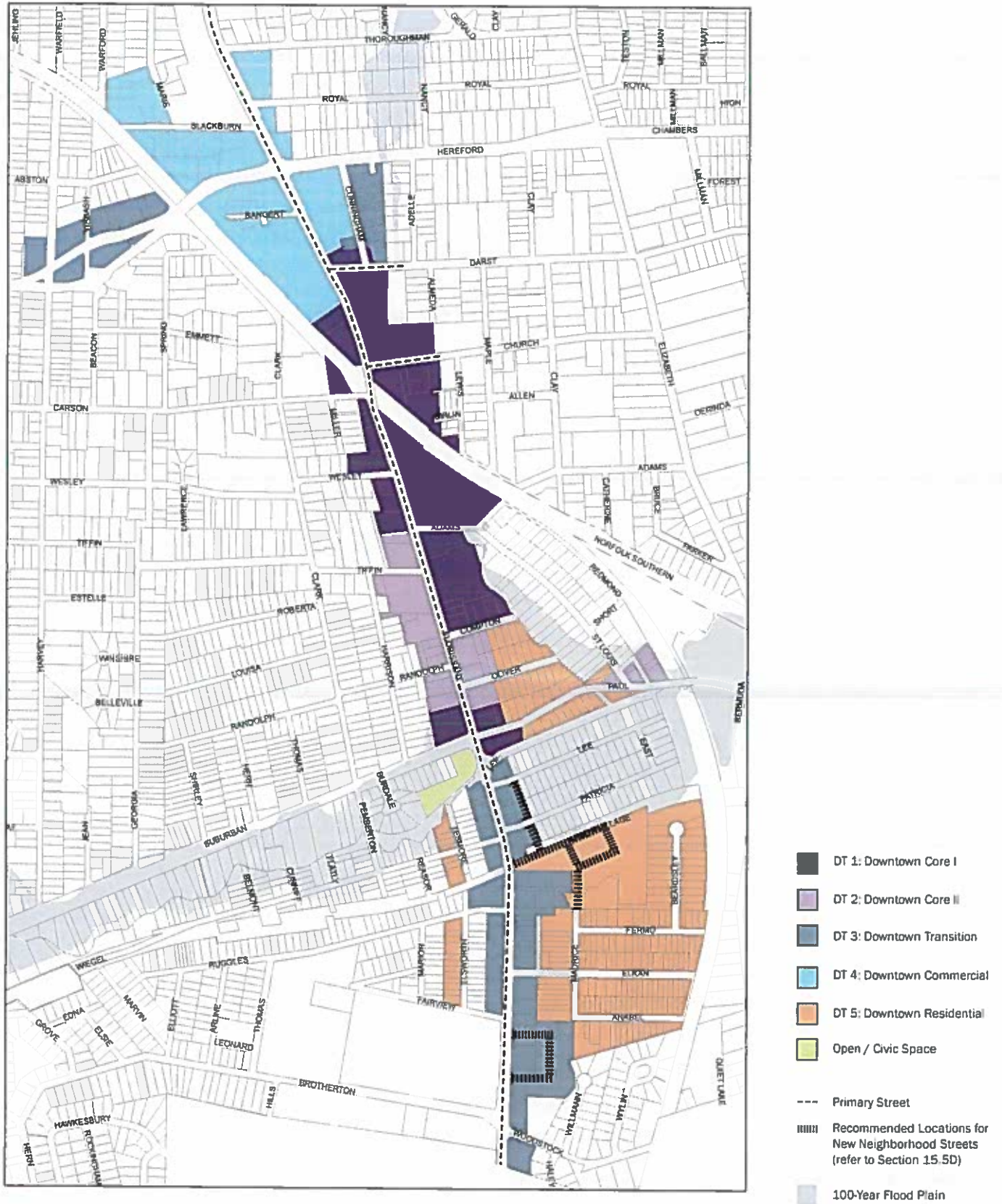


Figure 15.1C (1). Map of Ferguson Form-Based Districts.

DT-1 District map with aerial underlay

