

FIREWORKS CUP- FWK22-07

TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 2301 UPPER BOTTOM RD.

Application:	FWK22-07
Applicant:	Meramec Specialty Company
Property Owner:	Tayco Upper Bottom Road, LLLP
Zoning:	C2, General Commercial District
Location:	On the northwest corner of Upper Bottom Road and Highway 364, near the City of St. Charles
Council District:	7
Account No.:	T090800038

CONTENTS:

- Staff Recommendation Report
- Aerial Photo
- Surrounding Zoning Map
- Notification Area Map
- Concept Plan
- Letters received
- ◆ None

STAFF RECOMMENDATION

To: County Planning & Zoning Commission

Prepared by: Mark Price Jr, AICP, CFM

Application No.: FWK 22-07

Date: March 8, 2022

BACKGROUND

Applicant: Meramec Specialty Company
Owner: Tayco Upper Bottom Road, LLLP
Requested Action: A Conditional Use Permit for a temporary fireworks stand
Location: 2301 Upper Bottom Road (On the Run convenience store) at Highway 364
Size: 1.49 Acres
Zoning: C2, General Commercial District
Current Land Use: Vacant
Adjacent Land Use and Zoning:

Direction	Zoning	Land Use
North	Hwy 364 and Upper Bottom Service Road	Hwy 364 and Upper Bottom Service Road
South	C2, General Commercial District	Commercial Retail, Convenience Store
West	C2, General Commercial strip and R1E, Single Family Residential District	Dedicated Open Space (common ground) and Single-Family Residential
East	Highway 364 and C2, General Commercial	Highway 364

Zoning History: This property has been zoned C2, General Commercial District, since 2001.

ANALYSIS

All minimum setbacks to meet C2, General Commercial District standards and the 2022 Fireworks Stand Regulations are expected to be adhered to.

A fireworks stand was approved at this same location in 2018, 2019, 2020, and 2021. The Community Development Department has no record of complaints having been submitted concerning past fireworks stands.

Due to the temporary nature of this use, the proposed fireworks stand can be expected to create only minor and temporary land use impacts on adjacent properties.

RECOMMENDATION

The Planning and Zoning Division recommends that the Conditional Use Permit for a temporary fireworks stand be approved subject to the following conditions:

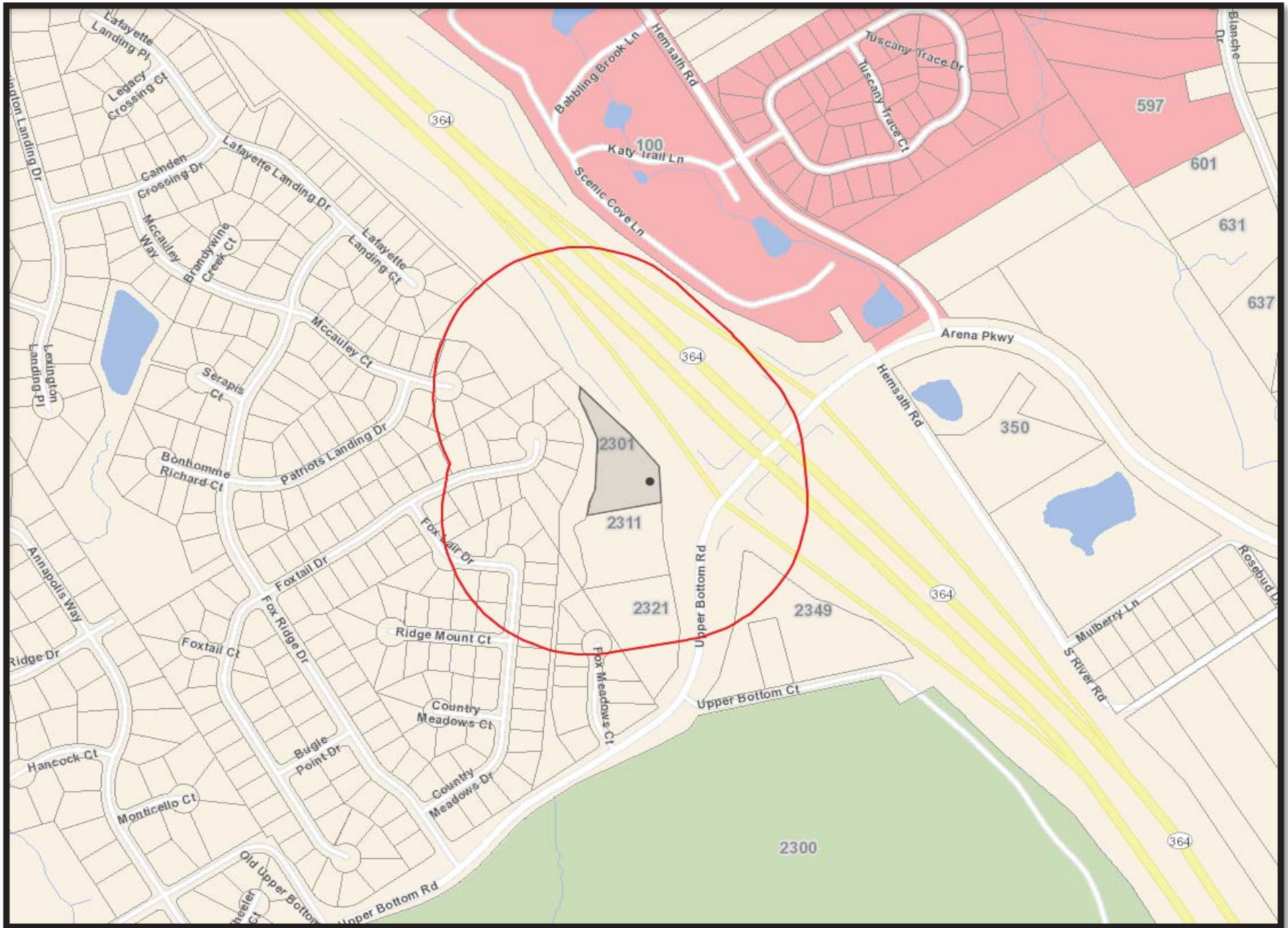
1. The proposed use shall substantially comply with the attached concept plan.
2. This temporary conditional use shall comply with all 2022 Fireworks Stand Regulations as adopted by the County Planning and Zoning Commission on March 16, 2022.



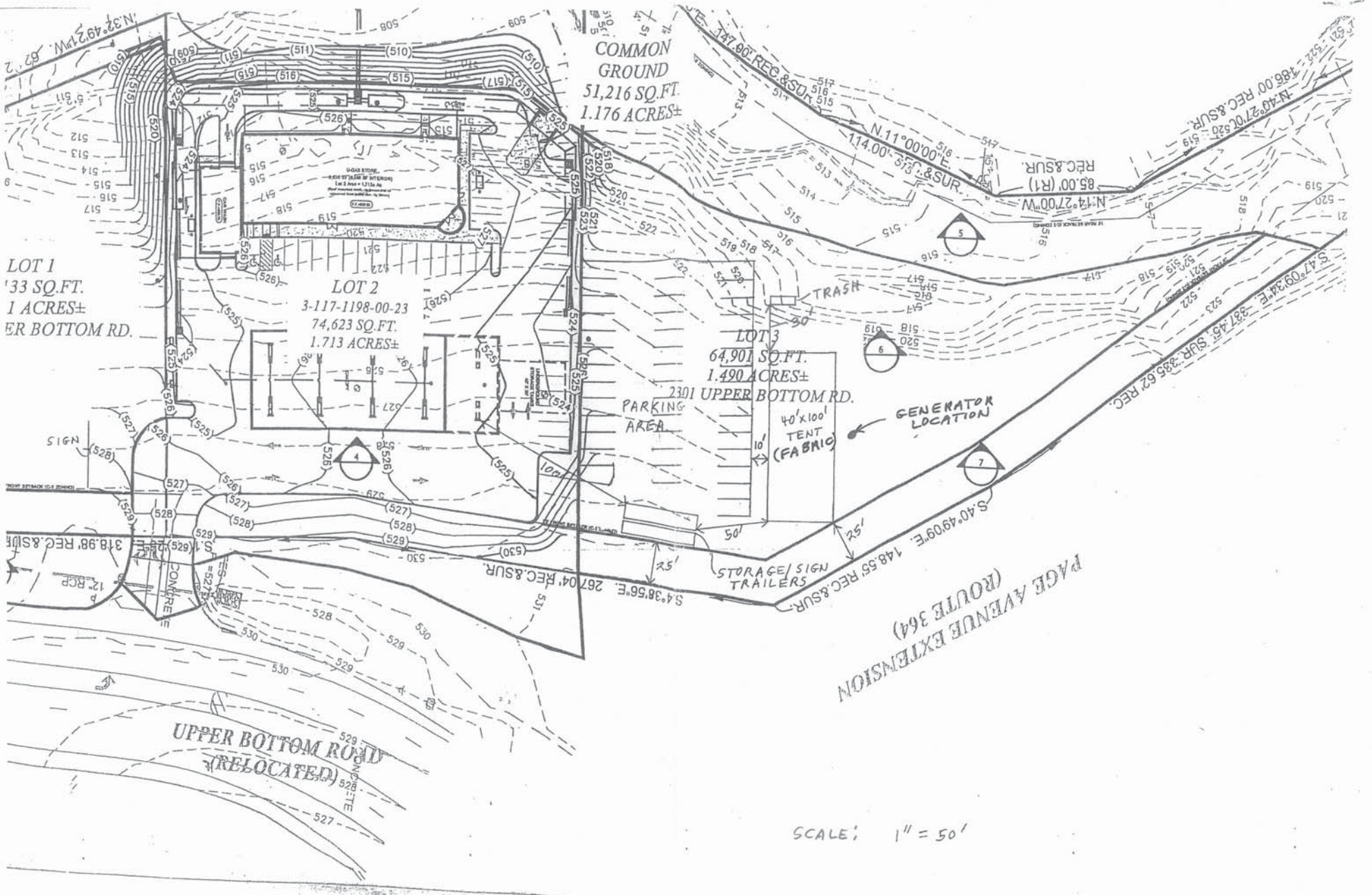
FWK22-07 - Aerial



FWK22-07 - Zoning



FWK 22-07 – Notification Area Map



LOT 1
33 SQ.FT.
1 ACRES±
ER BOTTOM RD.

LOT 2
3-117-1198-00-23
74,623 SQ.FT.
1.713 ACRES±

COMMON
GROUND
51,216 SQ.FT.
1.176 ACRES±

LOT 3
64,901 SQ.FT.
1.490 ACRES±
2301 UPPER BOTTOM RD.

PAGE AVENUE EXTENSION
(ROUTE 364)

SCALE: 1" = 50'