TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT - 2896 HIGHWAY K

Application: FWK20-01
Applicant: Marty Fears, Show Me Services, LLC
Property Owner: Martha A. Keeven Revocable Living Trust
Zoning: C2, General Commercial District
Location: On the east side of Highway K, approximately 520 feet south of the intersection of Fallon Parkway and Highway K
Council District: 3
Account No.: 410610D001

CONTENTS:

- Staff Recommendation Report
- Aerial Photo
- Surrounding Zoning Map
- Concept Plan
- Letters received
  - None
STAFF RECOMMENDATION

To: County Planning & Zoning Commission                   Prepared by: Mark Price Jr. AICP, CFM
Application No.: FWK20-01                                      Date: March 10, 2020

GENERAL INFORMATION

Applicant: Show Me Services, LLC – Martin Fears
Owner: Martha A Keeven Revocable Living Trust
Requested Action: A Conditional Use Permit for a temporary fireworks stand.
Location: 2896 Highway K, on the East side of Highway K approximately 520 feet south of the intersection of Highway K and Fallon Parkway, adjoining the City of O’Fallon.
Size: 3.97 Acres
Current Zoning C-2, General Commercial
Current Land Use: Residential home, Vacant building
Adjacent Land Use and Zoning:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>C-2 Zoning (City of O’Fallon)</td>
<td>City of O’Fallon</td>
</tr>
<tr>
<td>South</td>
<td>C-2 Zoning (City of O’Fallon)</td>
<td>City of O’Fallon</td>
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<tr>
<td>East</td>
<td>R-3 PUD Zoning (City of O’Fallon)</td>
<td>City of O’Fallon</td>
</tr>
<tr>
<td>West</td>
<td>C-2 Zoning (City of O’Fallon)</td>
<td>City of O’Fallon</td>
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Zoning History: This property was rezoned from R1A, Single Family Residential to C-2, General Commercial on 07/08/1991. The property has a Conditional Use Permit to allow a single family home on the rear of the property that was granted 10/03/1991.

SPECIAL INFORMATION

Public Services: County Council District 3 – Mike Elam
School District – Fort Zumwalt School District
Fire District – O’Fallon Fire Protection District
Utilities: Water – Public Water Supply District #2
Sewer – Duckett Creek Sewer District

RECOMMENDATION

The Planning and Zoning Division recommends that the Conditional Use Permit for a temporary fireworks stand be approved subject to the 2020 St. Charles County Fireworks Regulations and the following COVID-19 Condition:

1. The Applicant Owner and/or Operator of the firework stand authorized under the CUP (Owner/Operator) is responsible for ensuring that their staff and customers are abiding by the Public Health Orders of the County and State that are currently in place, and as they...
may be in the future amended, revised, or supplemented for the duration of the CUP. Any violations of those orders are unlawful and could result in prosecution through the County Municipal Court. The most up to date and latest County policies are available on the St. Charles County website at sccmo.org/COVID. The County website has detailed information, including recommended strategies on how to protect the Owner/Operator staff and customers from the spread of the disease and further guidance on what burdens are placed upon the Owner/Operator during the COVID-19 pandemic.

Due to the temporary nature of this use, there will be minimal impact on the adjacent commercial properties. This stand was approved for the same location in 2017, 2018 and 2019. All setbacks for C2, General Commercial District are expected to be observed. No complaints have been filed.
2896 Highway K Vacant Lot
(Front View Looking East)
FWK20-01– Aerial
EXHIBIT A

EASEMENT EXHIBIT

INGRESS-EGRESS AND UTILITY EASEMENT

A TRACT OF LAND BEING PART OF
U.S. SURVEY 67
TOWNSHIP 46 NORTH, RANGE 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
ST. CHARLES COUNTY, MISSOURI

Application 5244