TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 916 OLD BRYAN ROAD

Application: FWK20-02
Property Owner/Applicant: Westley Godar
Zoning: C2, General Commercial District
Location: On the east side of Old Bryan Road, approximately 620 feet north of Veterans Memorial Parkway
Council District: 4
Account No.: 342720A000

CONTENTS:

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

To: County Planning & Zoning Commission

Prepared by: Karen Hutchins, MCP

Application No.: FWK20-02

Date: February 12, 2020

GENERAL INFORMATION

Applicant/Owner: Westley J. Godar

Requested Action: A Conditional Use Permit for a temporary fireworks stand.

Location: 916 Old Bryan Road, South of I-70 and west of Bryan Road, adjoining O’Fallon

Size: 1.96 Acres

Current Land Use: Residential

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>Hwy 70</td>
<td>Hwy 70</td>
</tr>
<tr>
<td>South</td>
<td>Incorporated O’Fallon</td>
<td>Residential, single family</td>
</tr>
<tr>
<td>West</td>
<td>Incorporated O’Fallon</td>
<td>Residential, apartments</td>
</tr>
<tr>
<td>East</td>
<td>Incorporated O’Fallon</td>
<td>Vacant</td>
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</tbody>
</table>

Zoning History: This property has been rezoned C-2, General Commercial since 1989. A conditional use permit was also granted at the same time to allow the single family dwelling on the property.

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 and residential properties. One house is 10 feet away on the same property. This stand was approved for the same location in 2018 and 2019. All setbacks for C2, General Commercial District are expected to be observed. No complaints have been filed.
916 Old Bryan Road
(Front View Facing East)

916 Old Bryan Road
Front View Facing South
FWK20-02 AERIAL