TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 3707 VET. MEM. PKWY

Application: FWK20-05
Applicant: Meramec Specialty Company
Property Owner: Mutual Assurance Company Partnership, LLP
Zoning: C2, General Commercial District
Location: On the southeast corner of Arco Drive and Veterans Memorial Parkway, adjoining the City of Saint Charles
Council District: 5
Account No.: 147693A000

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.: FWK20-05
Date: March 10, 2020

GENERAL INFORMATION

Owner: Mutual Assurance Company Partnership LLP
Applicant: Meramec Specialty Company
Requested Action: A conditional use permit (CUP) for a temporary fireworks stand.
Location: 3707 Veterans Memorial Drive; on the southeast corner of Arco Drive and Veterans Memorial Parkway adjoining the City of Saint Charles.
Size: 4.99 acres
Current Land Use: Commercial

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>C2, General Commercial (St. Charles City Zoning)</td>
<td>Highway 70 and Commercial Property.</td>
</tr>
<tr>
<td>South</td>
<td>C2, General Commercial</td>
<td>Vacant Land</td>
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<tr>
<td>East</td>
<td>C2, General Commercial, C2, General Commercial (St. Charles City Zoning)</td>
<td>Car lot and Single Family Homes</td>
</tr>
<tr>
<td>West</td>
<td>C2, General Commercial (St. Charles City Zoning)</td>
<td>Car lot and Commercial Business</td>
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Zoning History: This property was zoned A, Agricultural District in 1959 with the inception of County zoning. At some point prior to 1976, the property was rezoned to R1E, single family residential. On August 24, 1976, the property was rezoned from R1E, single family residential to C2, General Commercial. In 2016, under CUP15-011, the owner of the property at the time was granted approval for automobile sales. The applicant never established this CUP. In 2018, under CUP18-05, the property owner was again approved for a Conditional Use Permit to sell automobiles.

SPECIAL INFORMATION

Public Services: County Council District 5 – Terry Hollander
School District – City of Saint Charles School District
Fire District – Central County Fire and Rescue

Utilities: Water – Missouri American Water service area
Sewer – City of Saint Charles service area
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. All setbacks for C2, General Commercial District are expected to be observed. No complaints have been filed.

3707 Veterans Memorial Parkway
(Front View)