TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 2301 UPPER BOTTOM RD

Application: FWK20-08
Applicant: Meramec Specialty Company
Property Owner: Tayco Upper Bottom Road, LLLP
Zoning: C2, General Commercial District
Location: On the south corner of Upper Bottom Road and Highway 364
Council District: 7
Account No.: T090800038

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
Application No.: FWK 20-08
Date: February 24, 2020

GENERAL INFORMATION

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 at Highway 364
Size: 1.49 Acres
Current Land Use: Vacant

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Hwy 364 and Upper Bottom Service Road</td>
<td>Hwy 364 and Upper Bottom Service Road</td>
</tr>
<tr>
<td>South</td>
<td>Commercial</td>
<td>Retail, Convenience Store</td>
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<tr>
<td>West</td>
<td>RIE Single Family Residential</td>
<td>Single-Family Residential</td>
</tr>
<tr>
<td>East</td>
<td>Hwy 364; Upper Bottom Service Road; and Arena Parkway</td>
<td>Highway 364</td>
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Zoning History: The property has been rezoned C-2, General Commercial since 2001.

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. 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.

2301 Upper Bottom Road
(View from Entrance facing Northwest)

2301 Upper Bottom Road
(View facing North next to Gas Station)
2301 Upper Bottom Road
(View from Entrance facing West next to S Service Road and Hwy 364)
FWK20-09 - Aerial
FWK20-09 - Zoning