

FIREWORKS CUP- FWK21-06

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

Application: FWK21-06
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, near the City of St. Charles
Council District: 7
Account No.: T090800038

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STAFF RECOMMENDATION

To: County Planning & Zoning Commission
Application No.: FWK 21-06

Prepared by: Karen Hutchins
Date: March 8, 2021

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 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	Retail, Convenience Store
West	RIE, Single Family Residential District	Single-Family Residential
East	N/A (Hwy 364)	Transportation (Highway 364)

Zoning History: This property has been zoned C-2, General Commercial District, since 2001.

ANALYSIS

All minimum setbacks to meet C2, General Commercial District standards and the 2021 Fireworks Stand Regulations are expected to be adhered to.

A fireworks stand was approved at this same location in 2018, 2019, and 2020. 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. This temporary conditional use shall comply with all 2021 Fireworks Stand Regulations as adopted by the County Planning and Zoning Commission on March 17, 2021.**

- 2. 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.**



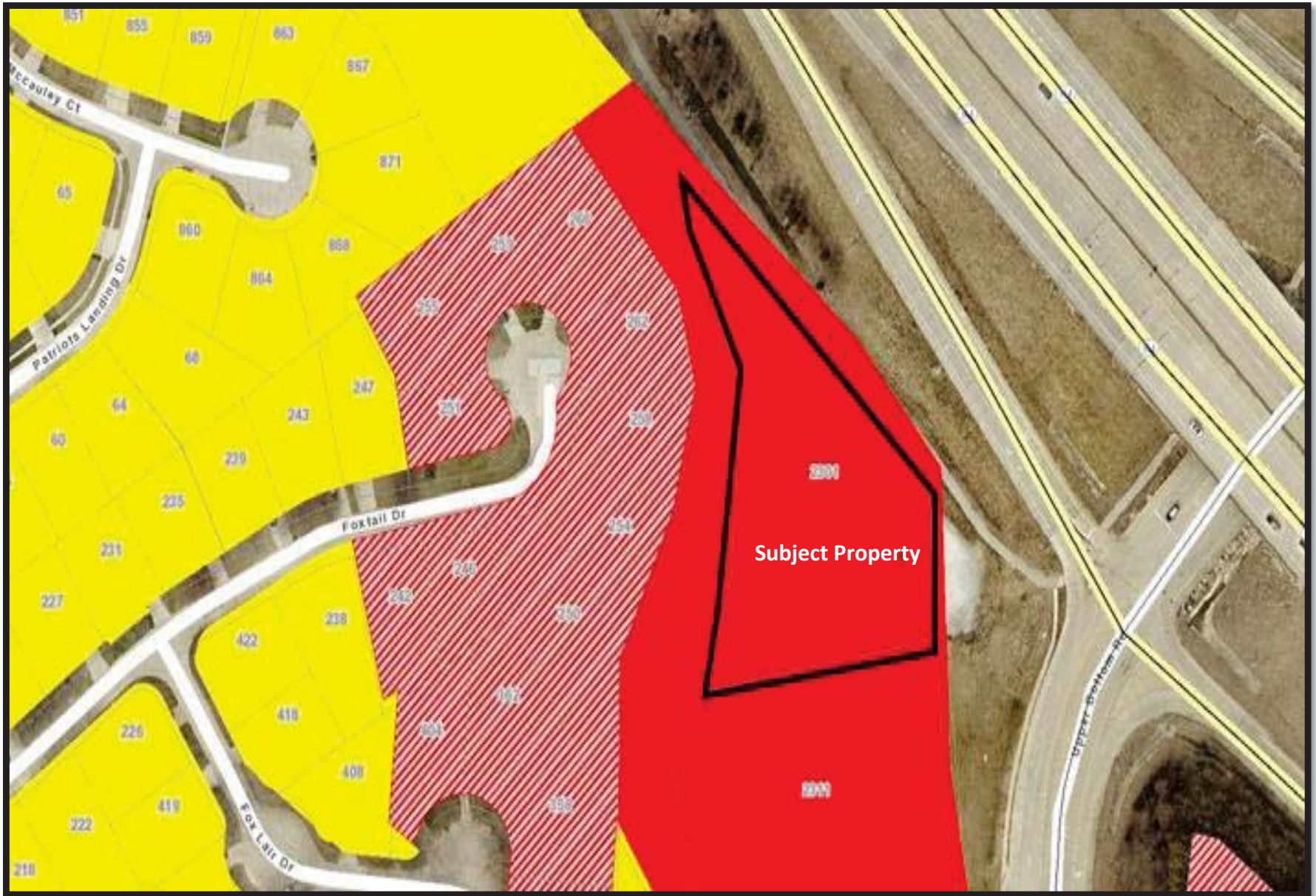
2301 Upper Bottom Road
(View from Entrance facing Northwest)



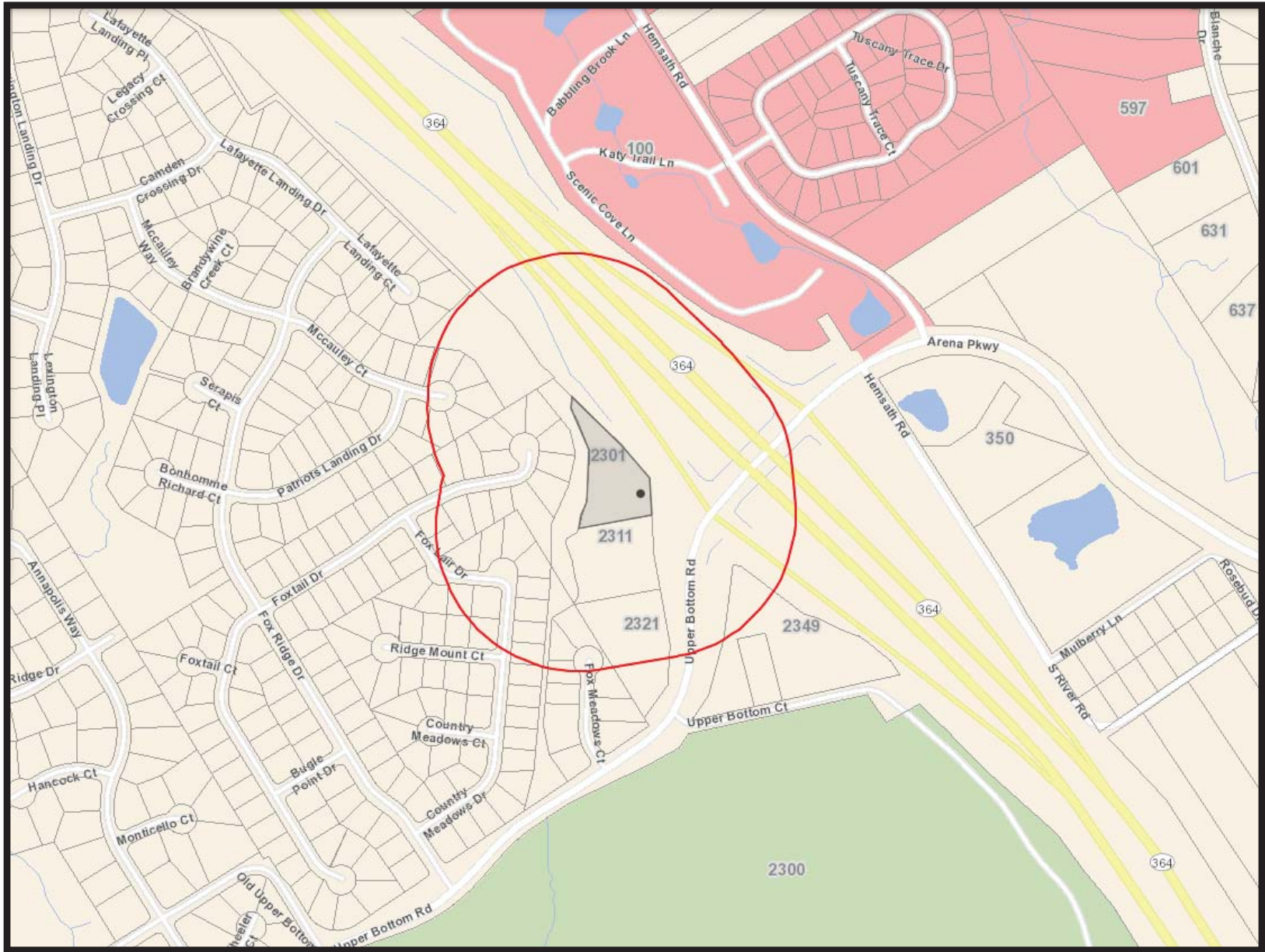
FWK21-06 - Aerial



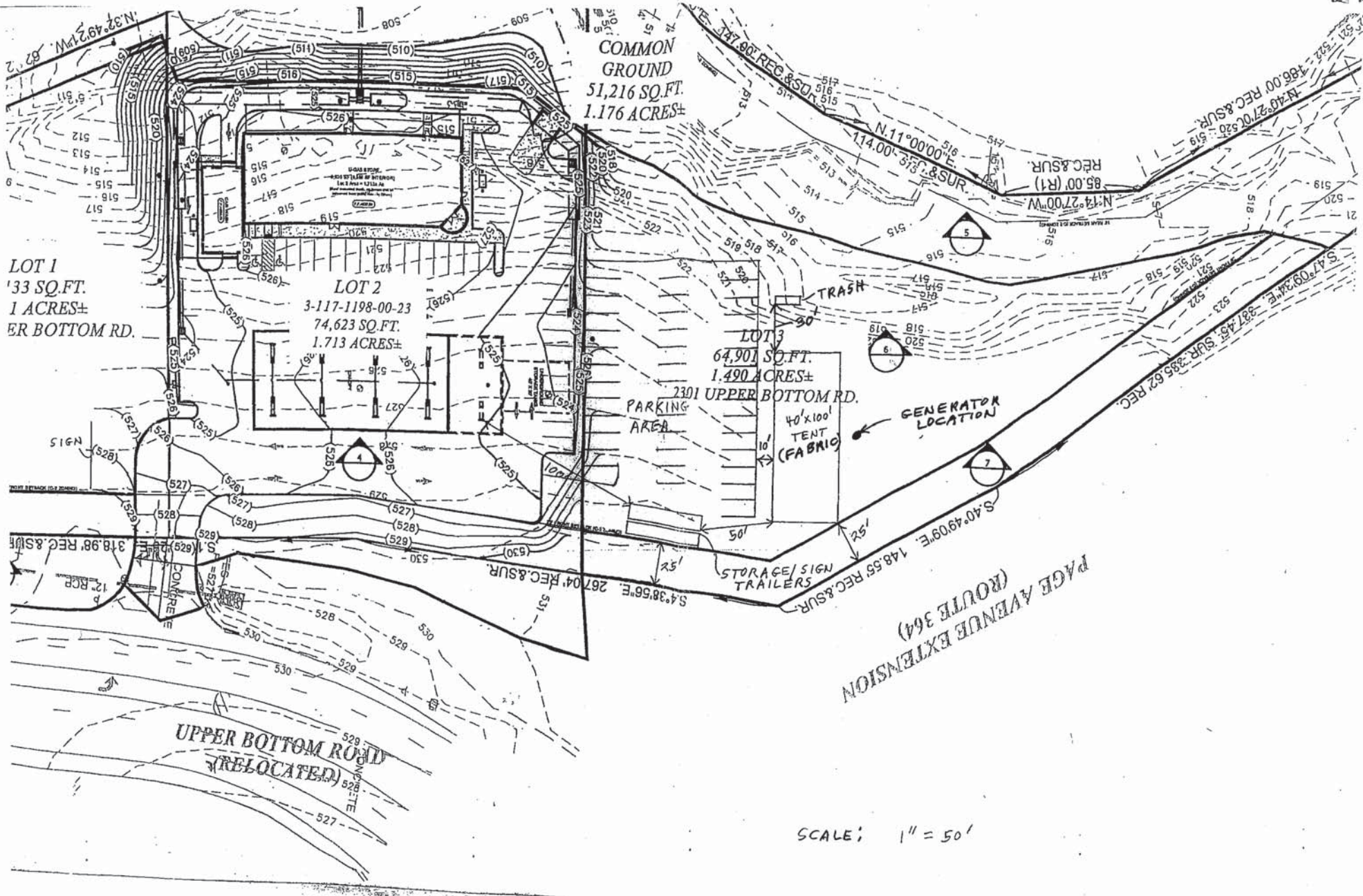
FWK21-06 - Zoning



FWK21-06 - 2030 Land Use Map



FWK 21- 06 LABELS



PAGE AVENUE EXTENSION
(ROUTE 364)

SCALE: 1" = 50'

From: tdixonmo <tdixonmo@aol.com>
Sent: Tuesday, March 16, 2021 9:57 PM
To: Marr, Ellie <EMarr@sccmo.org>
Subject: Application FWK21-06

To The St.Charles County Planning & Zoning Commission,

This is Tom Dixon with Meramec Specialty Company and I'm not able to attend the 3/17 P&Z meeting due to my recent Covid exposure and I'm in quarantine until early next week.

We've sold fireworks at this property for a number of years and our operation there this year will be exactly the same as in the past.

We appreciate your consideration of this application and I'm available by cell phone at 314-540-1933 if you have any questions. I apologize for not being able to attend the meeting in person.

Sincerely,
Tom Dixon
Meramec Specialty Company