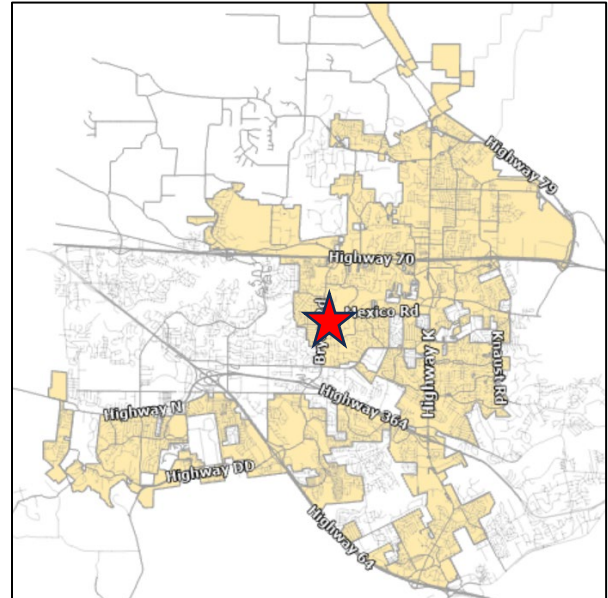




**O'Fallon Planning and Zoning Commission Meeting
 O'Fallon Municipal Centre Council Chambers
 100 North Main Street, O'Fallon, MO 63366**

Project Summary:

City Council Meeting Date:	June 11, 2026
Case Number:	26-004458
Location of Subject Property:	1242 Bryan Rd
Action Requested:	Approval of a Conditional Use Permit to allow an indoor commercial recreation facility.
Recommendation:	Approval
Final Action:	City Council
Related Applications:	None
Staff Contact:	Spencer Haeggberg, MPPA shaeggberg@ofallonmo.gov 636-379-5486



Applicant Summary:

Applicant:	James Smith 314-591-7816 jmssmith141@gmail.com
Property Owner of Record:	Hillmann Farm Plaza LLC 8 Parkland Ave St. Louis, MO 63122

Subject Property Datum:

Parcel Size:	3.18 acres	Current Zoning:	C-2/General Business District
Comprehensive Plan Designation:	The Comprehensive Plan's Future Land Use Map depicts this parcel as suitable for retail and office uses.		
Proposed Use of Subject Property:	The property contains the Hillmann Farm Plaza strip mall. The applicant is proposing to open an indoor golf simulator to be known as Golf-A-Holics. No food or drinks will be prepared on site, however the applicant is planning to sell packaged drinks and partner with nearby restaurants for food. The proposed hours of operation are Monday-Thursday 8:00 am to 9:00 pm and Friday-Sunday 8:00 am to 12:00 am.		
Adjacent Parcel Data:	North	C-2	9495 Mexico Rd.
	South	C-2	1290 Bryan Rd.

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	East	R-4/Senior Overlay	Hillmann Place senior living
	West	ROW	Bryan Rd.

ANALYSIS:

The following facts are to be considered by the Planning and Zoning Commission in the review of a petition for a Conditional Use Permit:

Zoning Regulations:	Staff Comments:
1. The use complies with all applicable provisions of the Zoning Ordinance.	The use must comply with all provisions of the Zoning Code.
2. The use at the specified location will contribute to and promote the welfare and convenience of the public.	Staff believes the proposed use will add to the convenience and welfare of the public.
3. The use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.	This is adding an additional business in an existing retail center.
4. The use shall not dominate the immediate neighborhood. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to: (a) The location, nature and height of buildings, structure, walls and fences on the site. (b) The nature and extent of proposed landscaping and screening on the site.	The site is already developed. These are existing.
5. Off-street parking and loading areas shall be provided in accordance with the standards set forth in the Zoning Ordinance.	This is existing.
6. Adequate utility, drainage, and other such necessary facilities must be provided.	This is existing.
7. Adequate access roads or entrances and exit drives must be provided.	This is existing.
8. In consideration of request for any Conditional Use Permit, the Planning and Zoning Commission/City Council shall require such conditions of use as each deems necessary to protect the best interests of the City and the surrounding property and to achieve the objectives of the Zoning Code.	Refer to the staff recommended conditions of approval listed below.

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The photograph shows the Public Meeting sign near the subject property.



Planning and Zoning Commission Recommendation:

<p>The Planning and Zoning Commission forwarded a recommendation of approval of the Conditional Use Permit based upon the following findings and conditions:</p>	
<p>Findings:</p>	<ol style="list-style-type: none"> 1. The proposed use at this location will contribute to and promote the public welfare and convenience of the public. 2. This is adding an additional business to an existing retail center.
<p>Conditions:</p>	<ol style="list-style-type: none"> 1. The holder of this Conditional Use Permit shall be and remain fully licensed with the State of Missouri and the City of O'Fallon. Both licenses shall remain in good standing throughout the term of this conditional use permit. 2. This Conditional Use Permit is granted solely to Golf-A-Holics. Should ownership transfer in the future, the new owner shall be required to apply for a transfer of a Conditional Use Permit through the Planning and Development Department. 3. This Conditional Use Permit shall be revoked upon: i) breach or failure to comply with the conditions of this permit, ii) disciplinary action or other action affecting the status of the holder's state or city licenses, and iii) as otherwise provided by ordinance or other applicable law. 4. The occurrence of activities which are deemed to disturb the peace is defined in Title II. Public Health, Safety and Welfare of the Municipal Code shall prompt the City to revoke the Conditional Use Permit. 5. Should the Conditional Use cease operations for a period of one (1) year, the CUP shall be revoked. 6. Outdoor storage shall be prohibited. 7. During business hours, all doors of the establishment shall remain closed at all times.