

FIREWORKS CUP- FWK22-03

TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 701 LUETKENHAUS BLVD.

Application:	FWK22-03
Applicant:	Martin J. Fears, Registered Agent and Organizer of Show Me Fireworks, LLC
Property Owner:	Bremer Properties, LLC
Zoning:	C2, General Commercial District
Location:	At the intersection of Wall Street and Luetkenhaus Blvd., adjoining the City of Wentzville
Council District:	1
Account No.:	721620A000

CONTENTS:

- Staff Recommendation Report
- Aerial Photo
- Surrounding Zoning Map
- Notification Area Map
- Concept Plan
- Letters received
- ◆ None

STAFF RECOMMENDATION

To: County Planning & Zoning Commission
Application No.: FWK 22-03

Prepared by: Mark Price Jr. AICP, CFM
Date: March 8, 2022

BACKGROUND

Applicant: Show Me Services, LLC – Martin Fears
Owner: Bremer Properties, LLC
Requested Action: A Conditional Use Permit for a temporary fireworks stand.
Location: 701 Luetkenhaus Blvd, west of Hwy 61 and south of Wentzville Parkway;
north of the First Baptist Church of Wentzville
Parcel Size: 1.5 Acres
Current Land Use: C2, General Commercial
Adjacent Land Use and Zoning:

Direction	Zoning	Land Use
North	City of Wentzville	Carwash, Frozen Custard Stand, commercial office
South	City of Wentzville	First Baptist Church of Wentzville
West	City of Wentzville	Wentzville United Methodist Church
East	City of Wentzville	Commercial business

Zoning History: The property has been zoned C-2, General Commercial District, since the inception of County zoning in 1959.
Public Services: County Council District 1 – Joe Cronin
School District – Wentzville School District
Fire District – Wentzville Fire District
Utilities: Water – City of Wentzville service area
Sewer – City of Wentzville service area

ANALYSIS

A fireworks stand was first approved at this location in 2020. The Community Development Department has no record of complaints for this fireworks stand from past years.

All setbacks for the C2, General Commercial District, and the 2021 Fireworks Stand Regulations, are expected to be observed.

Due to the temporary nature of this use, only minor land use impacts on the adjacent properties are anticipated.

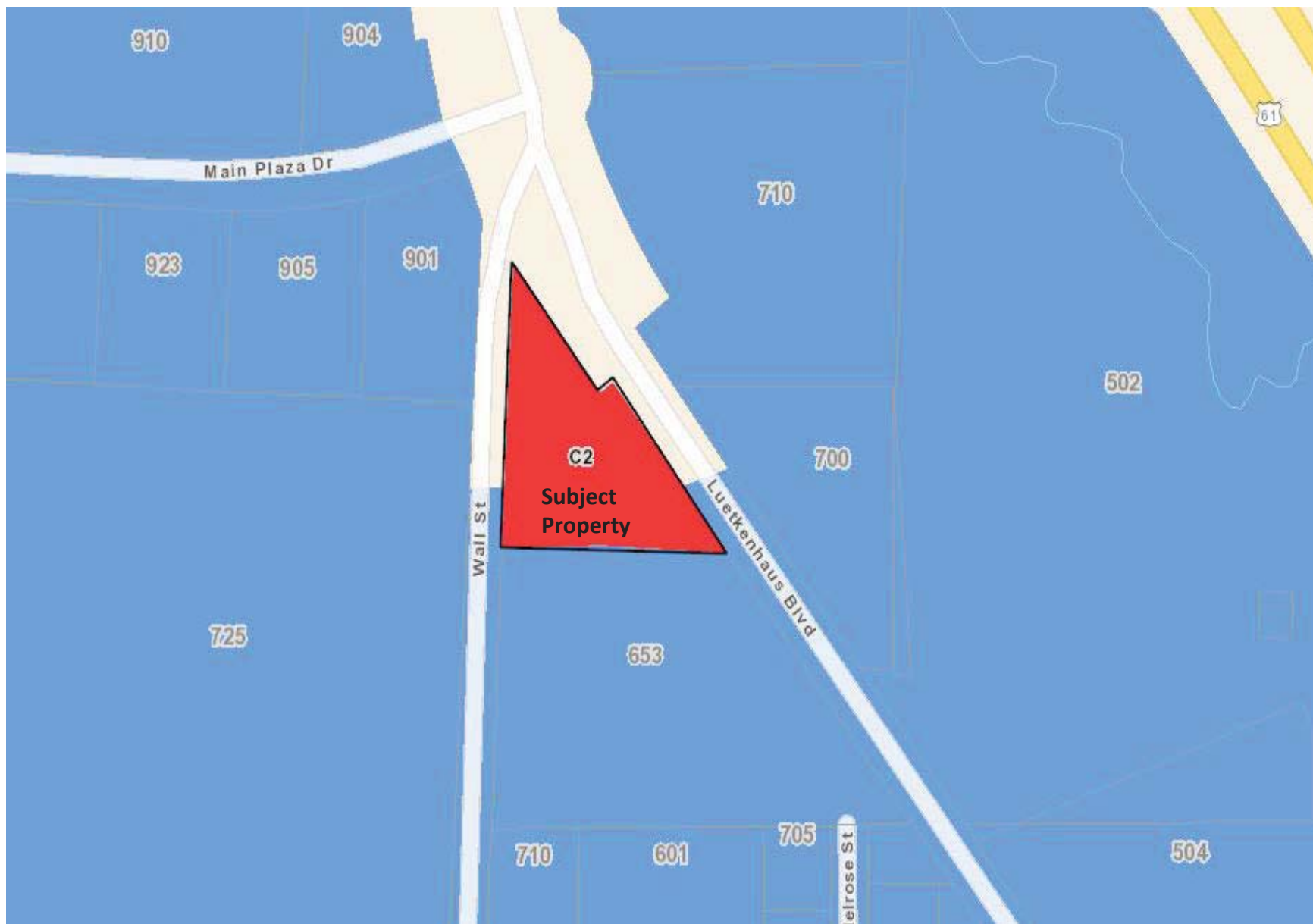
RECOMMENDATION

The Planning and Zoning Division recommends that the Planning and Zoning Commission approve this temporary Conditional Use Permit subject to the following conditions:

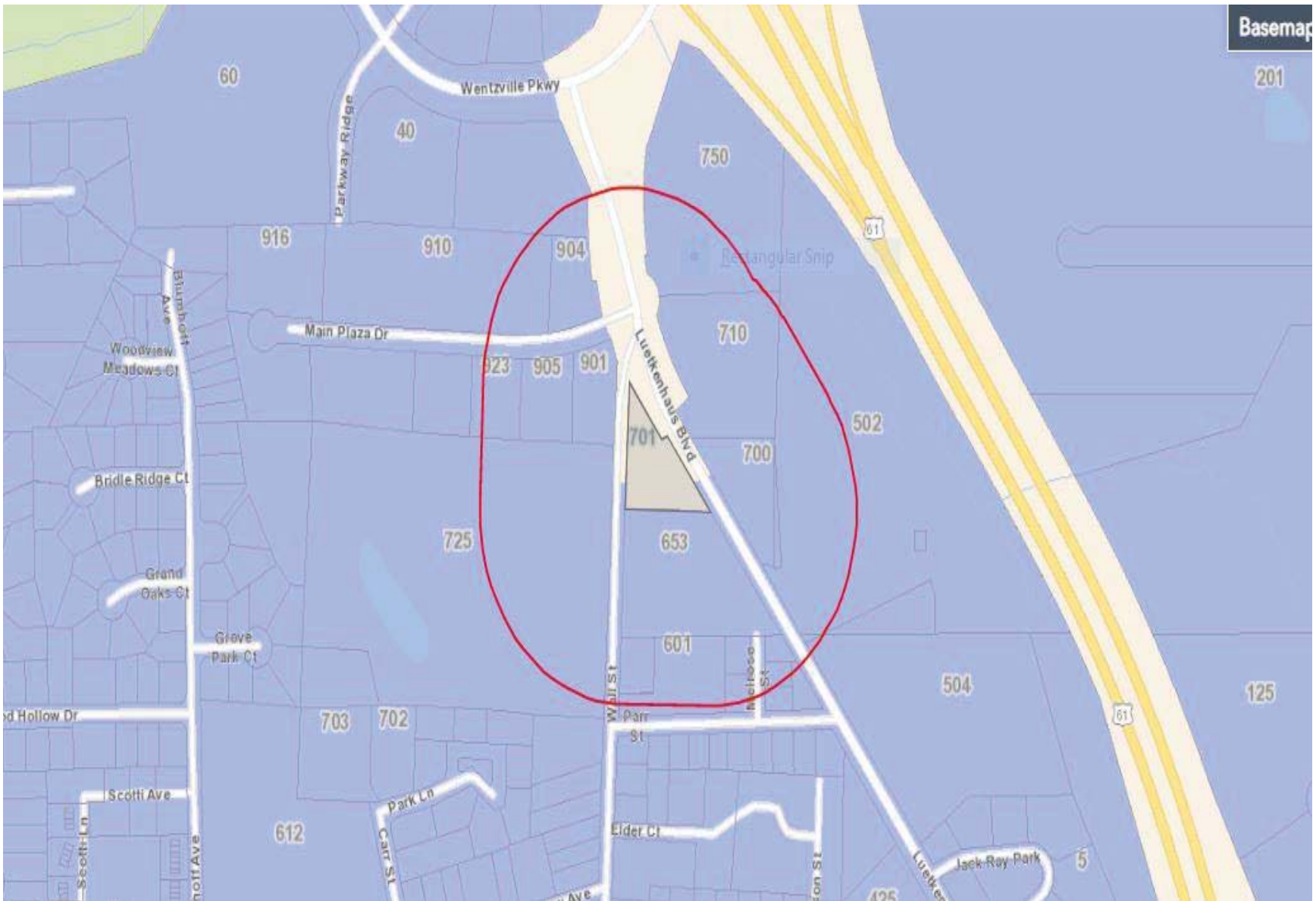
1. The proposed use shall substantially comply with the attached concept plan.
2. This temporary conditional use shall comply with all 2022 Fireworks Stand Regulations as adopted by the County Planning and Zoning Commission on March 16, 2022.



FWK22-03 - Aerial



FWK22-03 - Zoning



FWK22-03 - Notification Area Map

