

FIREWORKS CUP- FWK22-09

TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT - 1250 MEXICO ROAD

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|-------------------|--|
| Application: | FWK22-09 |
| Applicant: | Meramec Specialty Company |
| Property Owner: | JMZ III Real, LLC |
| Zoning: | I1, Light Industrial District |
| Location: | On the northwest corner of the intersection of Mexico Road and Highway A; adjacent to the City of Wentzville |
| Council District: | 1 |
| Account No.: | A870000485 |

CONTENTS:

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

STAFF RECOMMENDATION

To: County Planning & Zoning Commission

Prepared by: Mark Price Jr, AICP, CFM

Application No.: FWK 22-09

Date: March 8, 2022

BACKGROUND

Owner: JMZ III Real LLC
Applicant: Meramec Specialty Company
Requested Action: A conditional use permit (CUP) for a temporary fireworks stand
Location: 1250 Mexico Road (Zisser Tire); on the northwest corner of Mexico Road and Highway A, adjoining the City of Wentzville.
Size: 3.84 acres
Zoning District: I1, Light Industrial District
Current Land Use: Commercial
Adjacent Land Use and Zoning:

| Direction | Zoning | Land Use |
|-----------|----------------------------------|-----------------------------------|
| North | A, Agricultural District | Agricultural (hay field) |
| South | Incorporated, City of Wentzville | Industrial (outdoor storage yard) |
| East | I1, Light Industrial District | Industrial (outdoor storage yard) |
| West | A, Agricultural District | Single-family Residential |

Zoning History: This property has been zoned I1, Light Industrial District, since 1959 with the inception of County zoning.
Public Services: County Council District 1 – Joe Cronin
School District – Wentzville School District
Fire District – Wentzville Fire Protection District
Utilities: Water – Wentzville service area
Sewer – Wentzville service area

ANALYSIS

The proposed location of the fireworks stand is the southwestern portion of the property behind the existing tire store.

All minimum setbacks for I1, Light Industrial District, and the 2022 Fireworks Stand Regulations, must be adhered to.

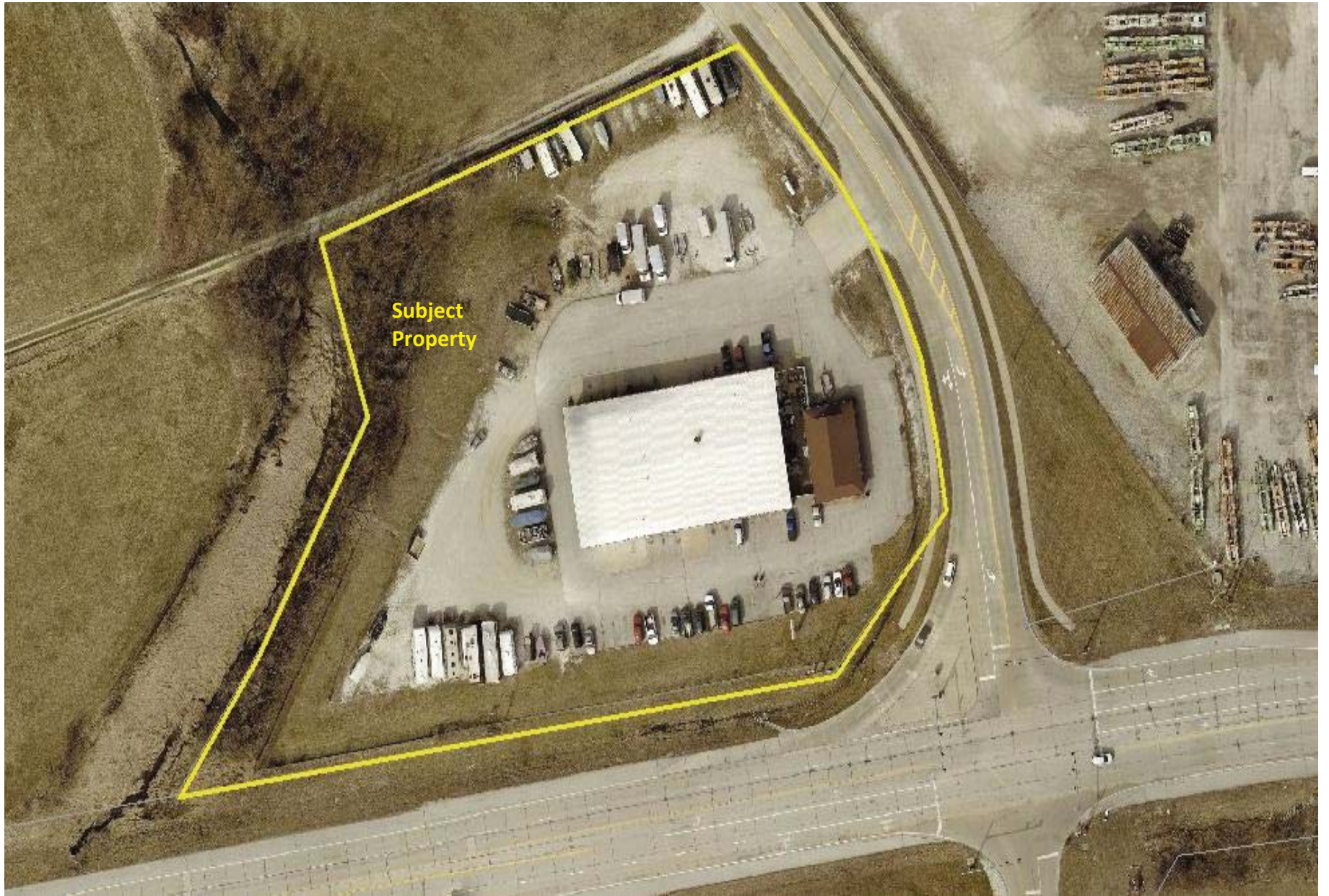
There has been a temporary fireworks tent at this location since 2015 and the County has no record of complaints for its operation at this location.

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.

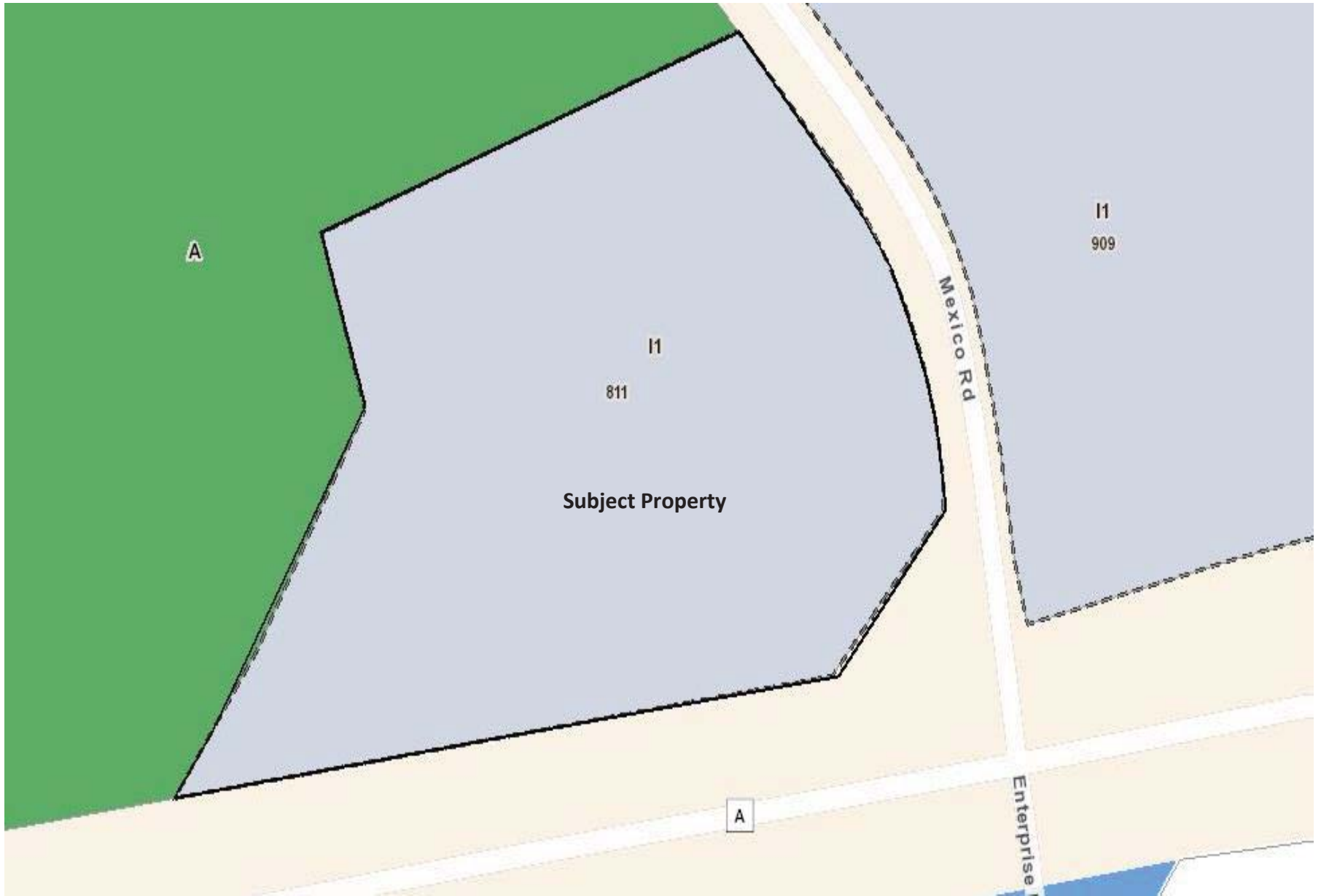
RECOMMENDATION

The Planning and Zoning Division recommends that the Conditional Use Permit for a temporary fireworks stand be approved subject to the following conditions:

- 1. 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.**



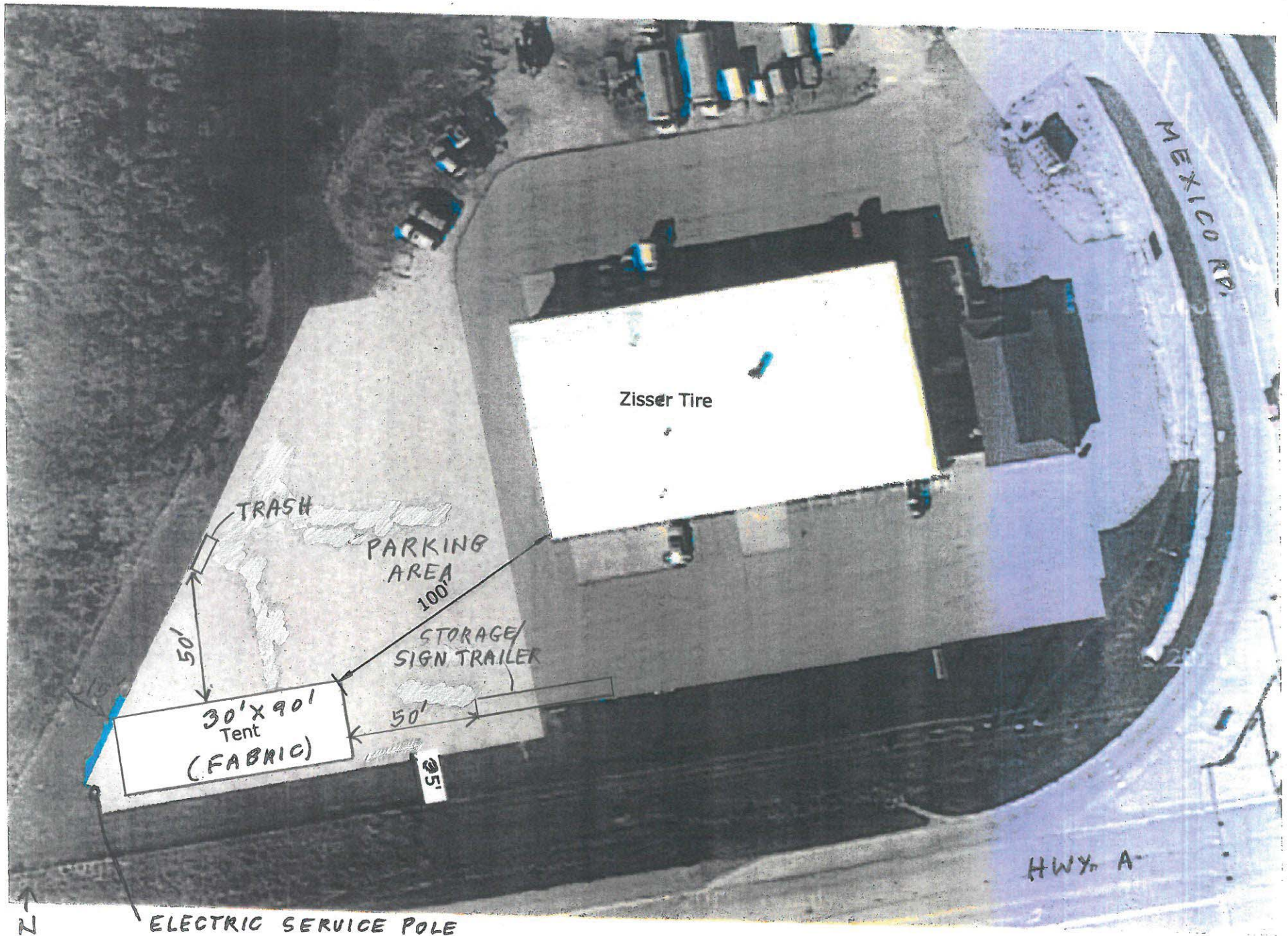
FWK22-09 - Aerial



FWK22-09 - Zoning



FWK22-09 - Notification Area Map



Zisser Tire

TRASH

PARKING
AREA
100'

50'

30'x90'
Tent
(FABRIC)

STORAGE/
SIGN TRAILER

50'

50'

ELECTRIC SERVICE POLE

MEXICO RD.

HWY. A

N

SCALE 1" = 50'