

FIREWORKS CUP- FWK22-11

TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 5706 LAKE ST. LOUIS BLVD.

Application:	FWK22-11
Applicant:	Bad Boyz Fireworks, Jay Davidson
Property Owner:	The Inertia School of Dance, Inc.
Zoning:	C1, Neighborhood Commercial District
Location:	On the east side of Lake St. Louis Boulevard, 825 feet north of Hawk Ridge Trail, near the City of Lake St. Louis
Council District:	2
Account No.:	763590I000

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.: FWK22-11

Date: March 8, 2022

BACKGROUND

Applicant: Bad Boyz Fireworks – Jason Davidson
Owner: Inertia The School Of Dance, Inc.
Requested Action: A Conditional Use Permit for a temporary fireworks stand
Location: 5706 Lake St. Louis Blvd, on the East side of Lake St. Louis Blvd approximately 1,700 feet north of the intersection of Lake St. Louis Blvd and Orf Road, adjoining the City of Lake Saint Louis
Size: 2.20 Acres
Current Zoning: C1, Neighborhood Commercial District
Current Land Use: vacant
Adjacent Land Use and Zoning:

Direction	Zoning	Land Use
North	A, Agriculture District	Single Family Residential
South	A, Agriculture District	Single Family Residential
East	R1A, Single Family Residential District	Single Family Residential
West	Lake St. Louis	Agriculture

Zoning History: This property has been zoned C1, Neighborhood Commercial, District since the inception of zoning in 1959.
Public Services: County Council District 2 – Joe Brazil
School District – Wentzville School District
Fire District – Wentzville Fire Protection District
Utilities: Water – Public Water Supply District #2
Sewer – Public Water Supply District #2

This stand was approved for the same location in 2017, 2018, 2019, 2020 and 2021. The Community Development Department has no record of complaints for fireworks stands at this location in previous years.

ANALYSIS

All minimum setbacks for C1, Neighborhood Commercial District, and the 2022 Fireworks Stand Regulations, must be adhered to.

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.

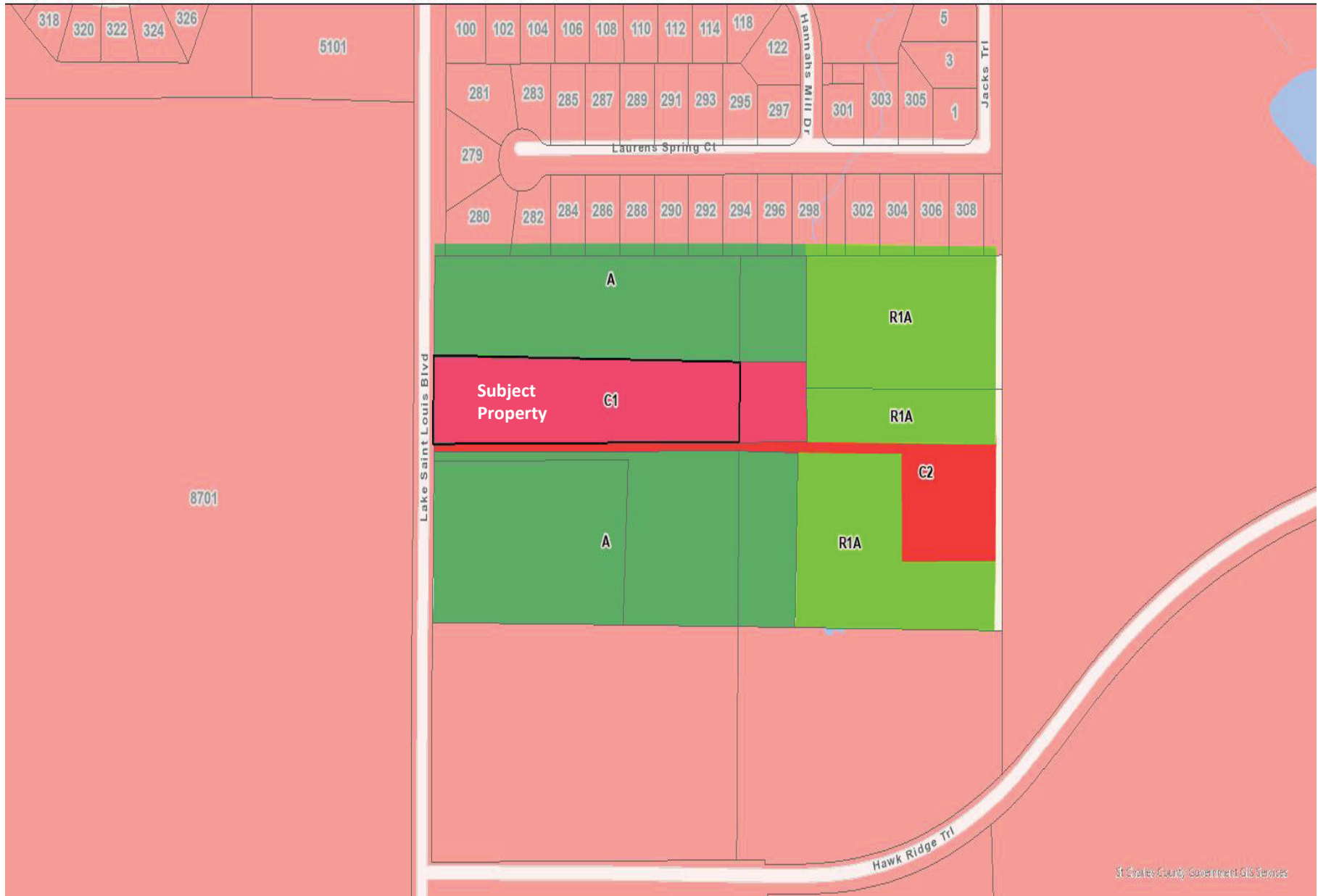
RECOMMENDATION

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

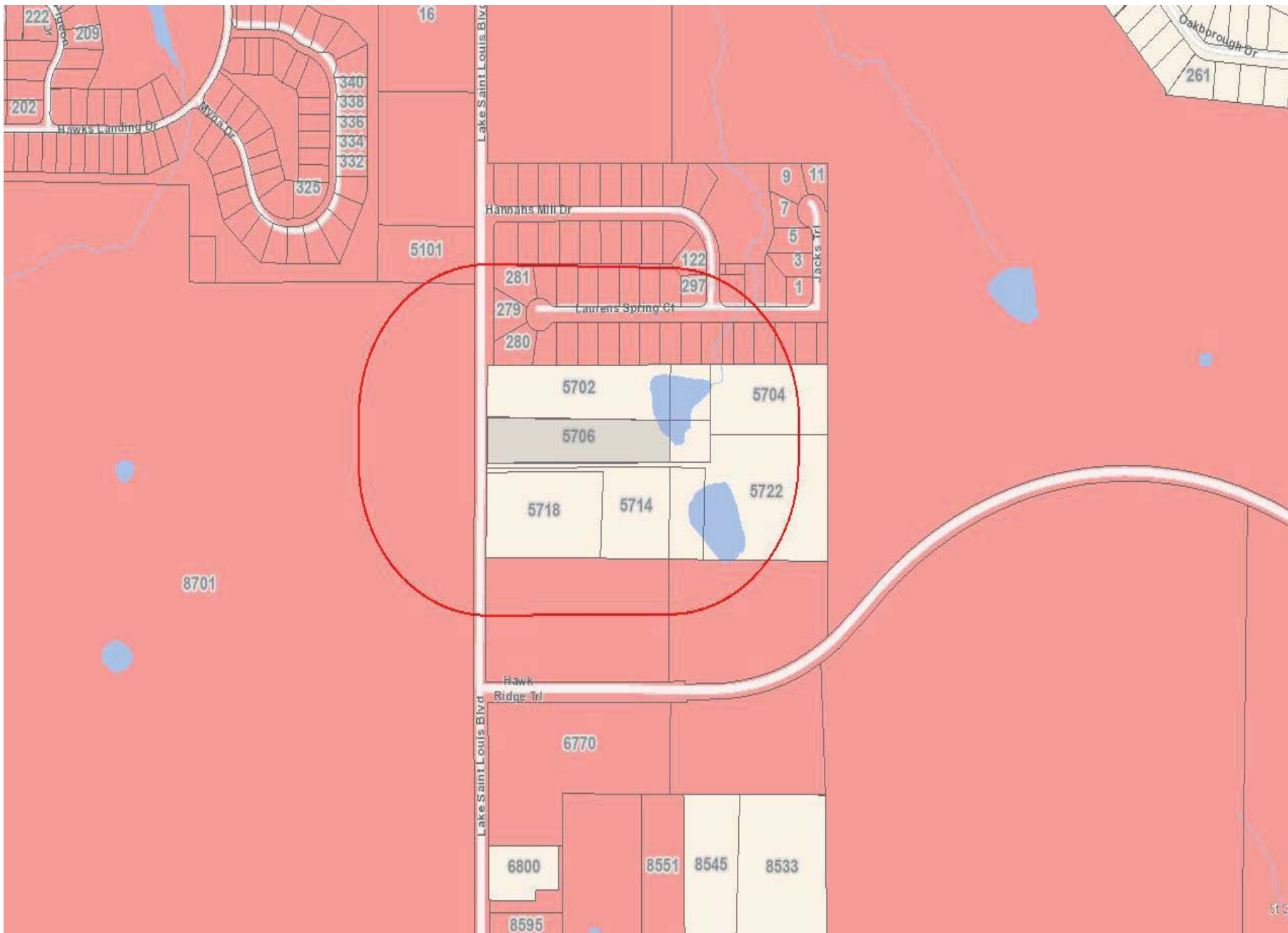
1. The proposed use shall substantially comply with the attached concept plan.
2. This temporary conditional use shall comply with all 2021 Fireworks Stand Regulations as adopted by the County Planning and Zoning Commission on March 17, 2021.



FWK22-11 - Aerial



FWK22-11 - Zoning



FWK22-11 – Notification Area Map

