

FIREWORKS CUP- FWK23-08

TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 1250 MEXICO ROAD

Application:	FWK23-08
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: Jared Young

Application No.: FWK 23-08

Date: February 24, 2023

BACKGROUND

Owner: JMZ III Real LLC
Applicant: Meramec Specialty Company
Requested Action: A conditional use permit (CUP) for a temporary fireworks stand
Location: On the northwest corner of the intersection of Mexico Road and Highway A; adjacent to the City of Wentzville.
Account No.: A870000485
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 – Matt Swanson
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 2023 Fireworks Stand Regulations, must be adhered to.

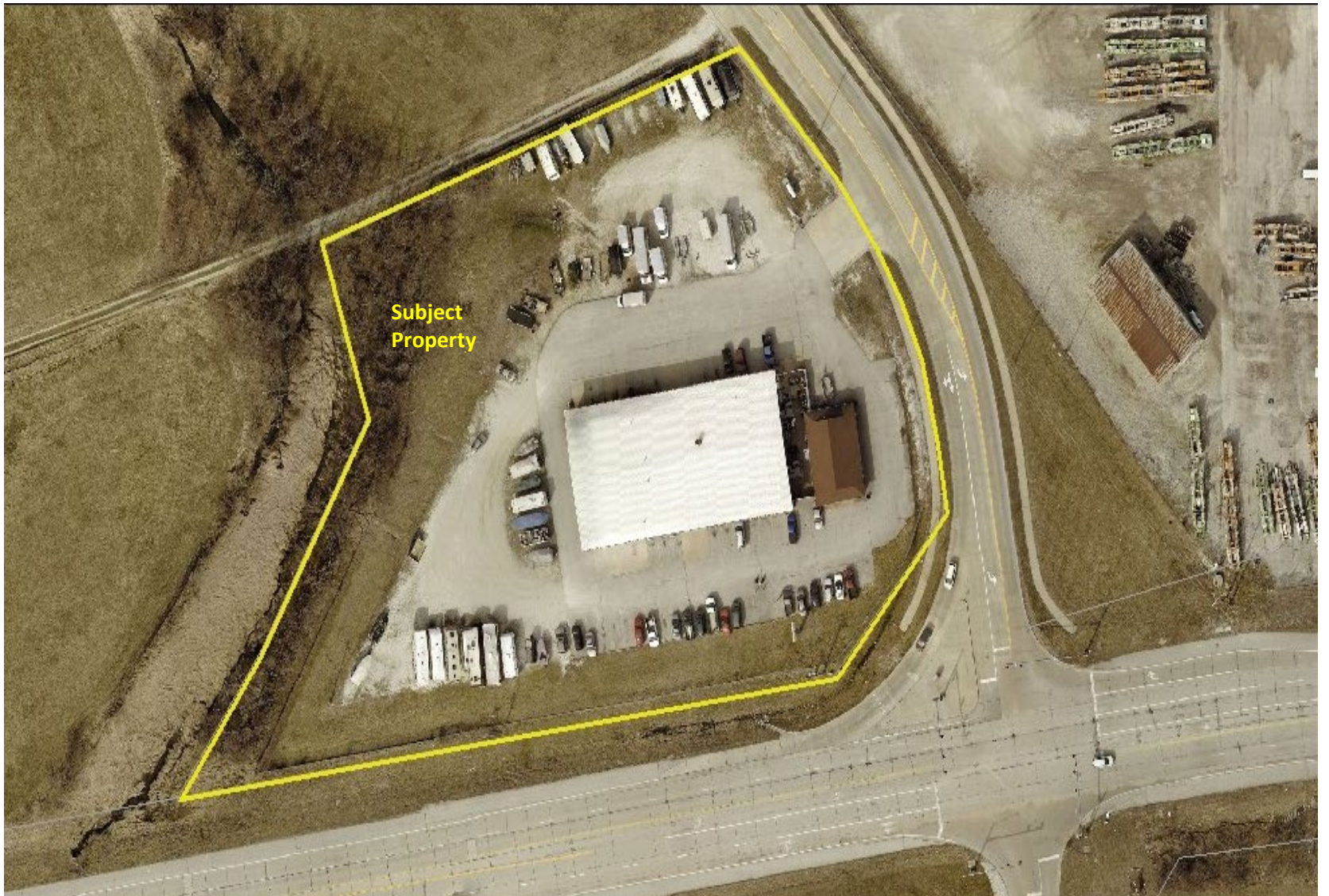
There has been a temporary fireworks tent at this location since 2015 and the County has no record of complaints for its operation at this location.

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.

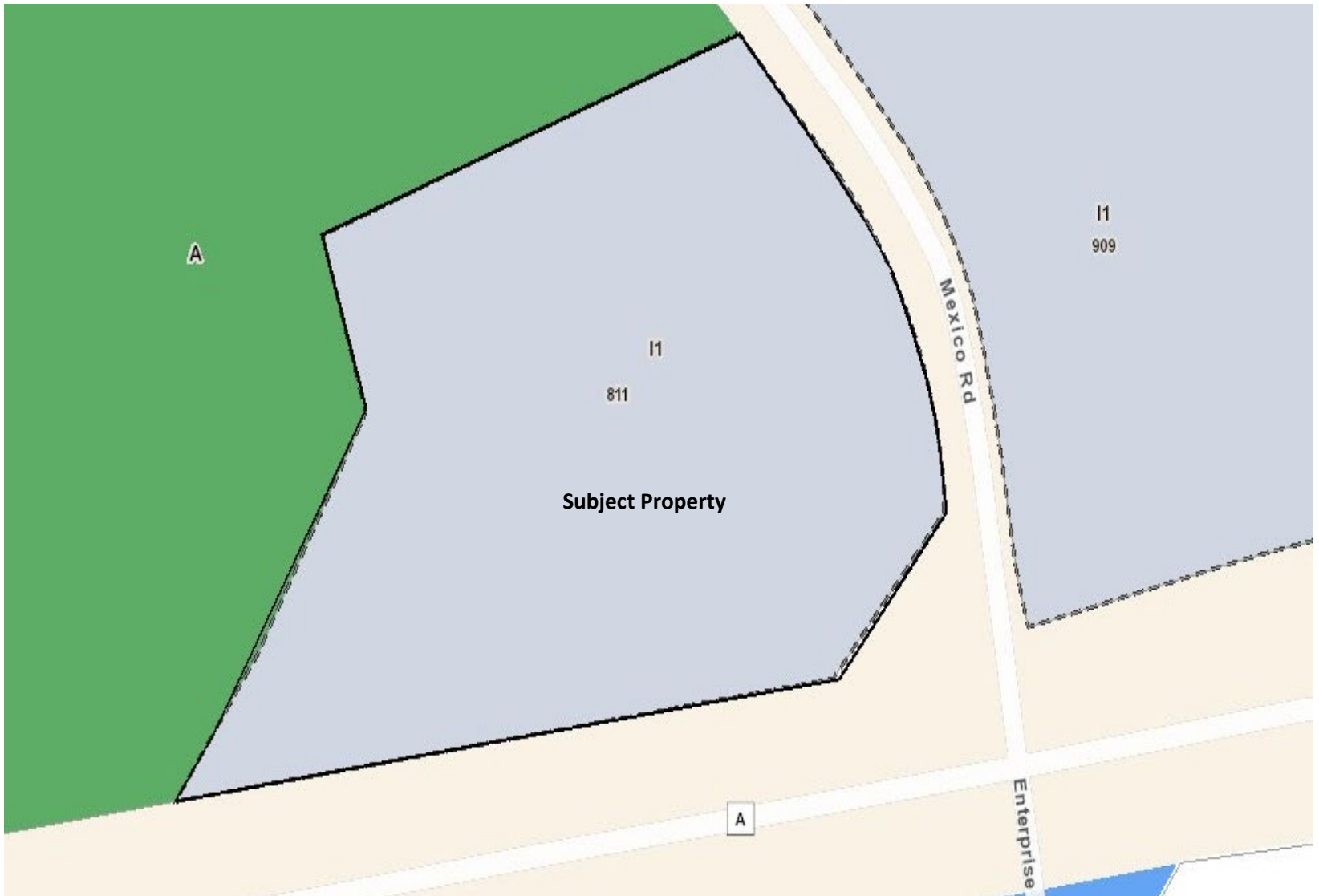
RECOMMENDATION

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 2023 Fireworks Stand Regulations as adopted by the County Planning and Zoning Commission on March 15, 2023.**



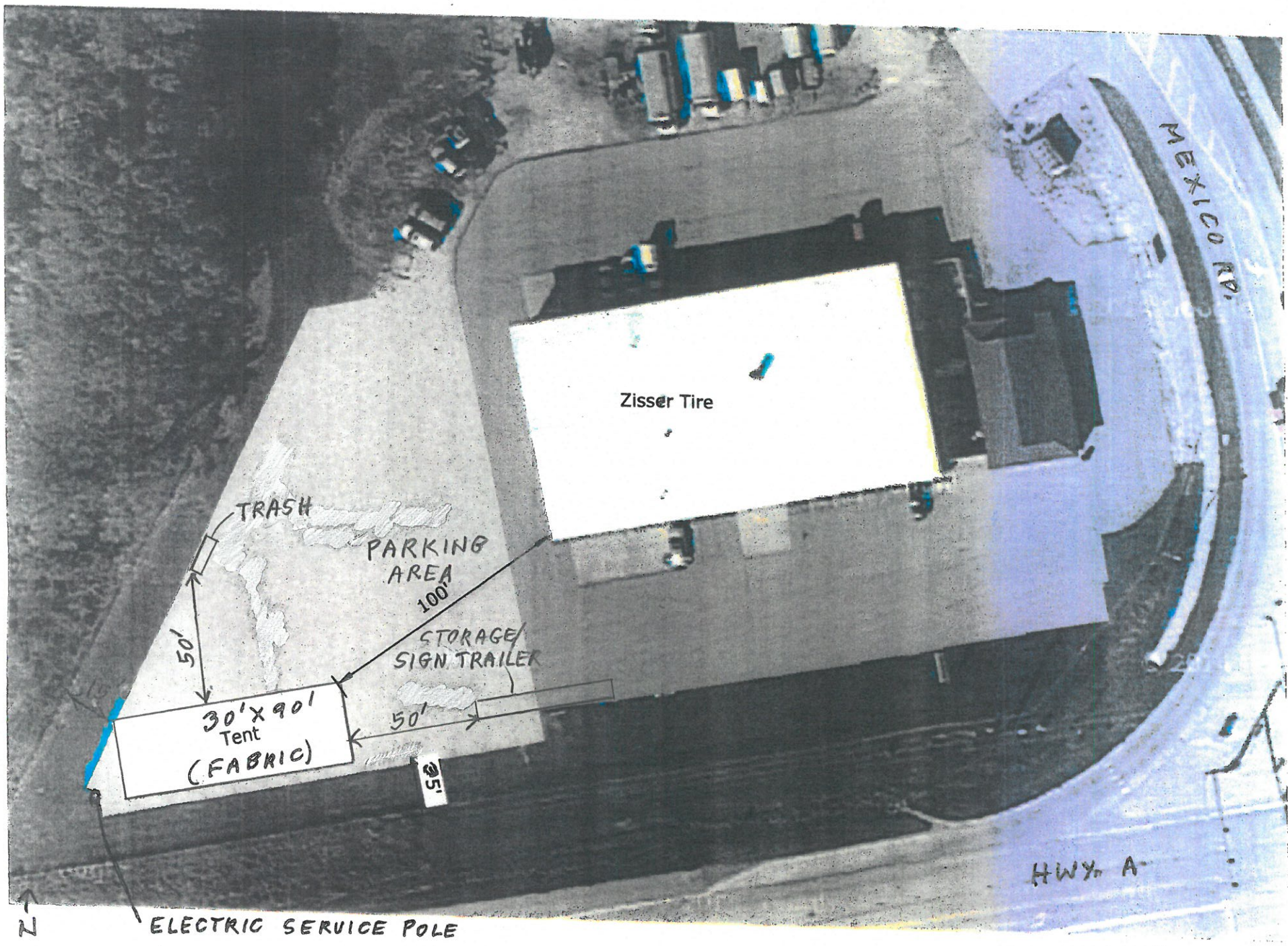
FWK23-08 - Aerial



FWK23-08 - Zoning



FWK23-08 - Notification Area Map



Zisser Tire

TRASH

PARKING
AREA
100

STORAGE/
SIGN TRAILER

30'x90'
Tent
(FABRIC)

50'

50'

95'

MEXICO RD.

HWY. A

ELECTRIC SERVICE POLE

SCALE: 1" = 50'