TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT - 701 LUETKENHAUS BLVD.

Application: FWK20-03
Property Owner: Bremer Properties, LLC
Applicant: Marty Fears, Show Me Services, LLC
Zoning: C2, General Commercial District
Location: At the intersection of Wall Street and Luetkenhaus Blvd.
Council District: 1
Account No.: 721620A000

CONTENTS:

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➢ Aerial Photo
➢ Surrounding Zoning Map
➢ Concept Plan
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   ♦ Concerns - Dennis Hall
STAFF RECOMMENDATION

To: County Planning & Zoning Commission
Prepared by: Karen Hutchins
Application No.: FWK 20-03
Date: February 24, 2020

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
Size: 1.5 Acres
Current Land Use: C2, General Commercial

Adjacent Land Use and Zoning:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>City of Wentzville</td>
<td>Commercial, Vacant</td>
</tr>
<tr>
<td>South</td>
<td>City of Wentzville</td>
<td>Commercial</td>
</tr>
<tr>
<td>West</td>
<td>City of Wentzville</td>
<td>Luetkenhause Blvd, Commercial</td>
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<tr>
<td>East</td>
<td>City of Wentzville</td>
<td>Luetkenhause Blvd, Commercial</td>
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Zoning History: The property has been zoned C-2, General Commercial District since the inception of zoning in 1959.

ANALYSIS

Due to the temporary nature of this use, there will be minimal impact on the adjacent commercial and vacant properties. This is a new stand at this location. All setbacks for C2, General Commercial District are expected to be observed. No complaints have been filed.

RECOMMENDATION

The Planning and Zoning Division recommends that the Conditional Use Permit for a temporary fireworks stand be approved subject to the 2020 St. Charles County Fireworks Regulations and the following COVID-19 Condition:

1. The Applicant Owner and/or Operator of the firework stand authorized under the CUP (Owner/Operator) is responsible for ensuring that their staff and customers are abiding by
the Public Health Orders of the County and State that are currently in place, and as they may be in the future amended, revised, or supplemented for the duration of the CUP. Any violations of those orders are unlawful and could result in prosecution through the County Municipal Court. The most up to date and latest County policies are available on the St. Charles County website at sccmo.org/COVID. The County website has detailed information, including recommended strategies on how to protect the Owner/Operator staff and customers from the spread of the disease and further guidance on what burdens are placed upon the Owner/Operator during the COVID-19 pandemic.

701 Luetkenhaus Blvd.
(View from Church Parking Lot)
701 Leutkenhaus Blvd.
(Entrance View from Street)
FWK20-03 Zoning

Subject Property
Dear Sirs,

This is in regard to Application #FWK20-03. I own the car wash across the street from the proposed location of the fireworks stand. My only concern is parking. If the fireworks stand has an agreement with one or both churches in the vicinity to use their parking lots then there should be no issues. If the proposed fireworks stand doesn't have an agreement with the churches then I can see the churches putting barriers up and then the overflow parking using the car wash lot, thus impacting our ability to do business. This would be especially true on the 4th itself when both the fireworks stand and our car wash would be particularly busy.

If there is no agreement with the churches and the application is approved I request that the owner of the fireworks stand be required to have two professionally made 2’ x 3’ signs placed at the two entrances to the car wash stating "No Fireworks Stand Parking in Car Wash Lot - Violators will be Towed"

If you have any questions regarding my concerns please contact me.

Sincerely,

Dennis Hall
636-578-9226.