Application: FWK20-06
Applicant: Meramec Specialty Company
Property Owner: JMZ III Real, L.L.C.
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
- Concept Plan
- Letters received
  - None
STAFF RECOMMENDATION

To: County Planning & Zoning Commission
Prepared by: Karen Hutchins
Application No.: FWK 20-06
Date: February 24, 2020

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; on the northwest corner of Mexico Road and Highway A, adjoining Wentzville.
Size: 3.84 acres
Current Land Use: 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>A, Agricultural</td>
<td>Farm field</td>
</tr>
<tr>
<td>South</td>
<td>Incorporated, City of Wentzville</td>
<td>Industrial park</td>
</tr>
<tr>
<td>East</td>
<td>I1, Light Industrial</td>
<td>Improved industrial</td>
</tr>
<tr>
<td>West</td>
<td>A, Agricultural</td>
<td>Single-family Residential</td>
</tr>
</tbody>
</table>

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 – R4, Wentzville School District
Fire District – Wentzville Fire Protection District

Utilities: Water – Wentzville service area
Sewer – Wentzville service area

ANALYSIS

Due to the temporary nature of this use, there will be minimal impact on the adjacent commercial and residential properties. This stand was approved for the same location in 2017, 2018 and 2019. All setbacks for I1, Light Industrial 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.