TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 21 EAST HIGHWAY N

Application: FWK20-07
Applicant: Meramec Specialty Company
Property Owner: The Baker Family Company
Zoning: C2, General Commercial District
Location: On the northeast corner of Highway N and Highway Z
Council District: 2
Account No.: 748680B000

CONTENTS:

- Staff Recommendation Report
- Aerial Photo
- Surrounding Zoning Map
- Concept Plan
- Letters received
  - None
STAFF RECOMMENDATION

To: County Planning & Zoning Commission
Prepared by: Mark Price Jr, AICP, CFM
Application No.: FWK20-07
Date: March 10, 2020

GENERAL INFORMATION

Owner: The Baker Family Company
Applicant: Meramec Specialty Company
Requested Action: A conditional use permit (CUP) for a temporary fireworks stand.
Location: 21 East Highway N; on the northeast corner of Mexico Road Highway N and Highway Z adjoining Wentzville.
Size: 4.99 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>Single-family residential</td>
</tr>
<tr>
<td>South</td>
<td>A, Agricultural</td>
<td>Agricultural</td>
</tr>
<tr>
<td>East</td>
<td>A, Agricultural</td>
<td>Utility (water tower)</td>
</tr>
<tr>
<td>West</td>
<td>RM, Mobile Home</td>
<td>Residential, mobile homes</td>
</tr>
</tbody>
</table>

Zoning History: This property was zoned A, Agricultural District in 1959 with the inception of County zoning. In 2000, the property was rezoned to C2, General Commercial.

SPECIAL INFORMATION

Public Services: County Council District 2 – Joe Brazil
School District – R4, Wentzville School District
Fire District – Wentzville Fire Protection District

Utilities: Water – Public Water Supply #2 service area
Sewer – Public Water Supply #2 service area

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.

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 2020. All setbacks for C2, General Commercial District are expected to be observed. No complaints have been filed.
21 East Highway N
(View of Entrance from Highway N)
FWK20-07 - Aerial