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

Application: FWK20-09
Applicant: Craig Applegate, Applegate Industries LLC
Property Owner: The Inertia School of Dance, Incorporated
Zoning: C1, Neighborhood Commercial District
Location: On the east side of Lake St. Louis Boulevard, approximately 825 feet north of Hawk Ridge Trail
Council District: 2
Account No.: 763590000

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.: FWK20-09
Date: March 10, 2020

BACKGROUND

Applicant: Frenzy Fireworks, LLC
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 1684 feet north of the intersection of Lake St. Louis Blvd and Off Road, adjoining the City of Lake Saint Louis.

Size: 2.20 Acres
Current Zoning: C1, Neighborhood Commercial
Current Land Use: Vacant building
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, Agriculture</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>South</td>
<td>A, Agriculture</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>East</td>
<td>R1A, Single Family</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>West</td>
<td>Incorporated</td>
<td>Lake Saint Louis, Vacant</td>
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</tbody>
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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

ANALYSIS

Due to the temporary nature of this use, there will be minimal impact on the adjacent commercial properties. This stand was approved for the same location in 2017, 2018, and 2019. All setbacks for C1, Neighborhood 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.
FWK20-09 – Zoning Map