

FIREWORKS CUP- FWK21-01

TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT – 916 OLD BRYAN RD.

Application: FWK21-01
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

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STAFF RECOMMENDATION

To: County Planning & Zoning Commission
Application No.: FWK 21-01

Prepared by: Karen Hutchins, MCP
Date: March 9, 2021

BACKGROUND

Applicant/Owner: Westley J. Godar
Requested Action: A Conditional Use Permit for a temporary fireworks stand
Location: 916 Old Bryan Road, South of I-70 and west of Bryan Road, adjoining the City of O'Fallon
Size: 1.96 Acres
Current Land Use: Single-Family Residential (one residence)
Adjacent Land Use and Zoning:

Direction	Zoning	Land Use
North	N/A (I-70)	Transportation (I-70)
South	Incorporated City of O'Fallon	Single-Family Residential
West	Incorporated City of O'Fallon	Multi-Family Residential (Westchester Village Apartments)
East	Incorporated City of O'Fallon	Vacant

Zoning History: This property has been rezoned C-2, General Commercial since 1989. A conditional use permit was also granted at the same time to allow the single-family dwelling on the property. The County has approved fireworks stand conditional use permits in 2018, 2019, and 2020.

ANALYSIS

All minimum setbacks in compliance with the C2, General Commercial District standards and the 2021 Fireworks Stand Regulations are expected to be adhered to.

Fireworks stands operated on the parcel in 2018, 2019, and 2020, and the Community Development Department has no record of complaints from those operations.

Due to the temporary nature of this use, the proposed fireworks stand can be expected to create 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. This temporary conditional use shall comply with all 2021 Fireworks Stand Regulations as adopted by the County Planning and Zoning Commission on March 17, 2021.

2. 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.



916 Old Bryan Road
(existing tent structure and concrete pad)



916 Old Bryan Road
(West View Facing Entrance)



FWK21-01 - Aerial



FWK21-01 - Zoning



FWK21-01 - 2030 Land Use Map

ST. CHARLES COUNTY Community Development Web Map

Address or Parcel Number

Screening

Area of Interest

Place name Draw

Select draw mode

Buffer distance (optional)

Show results within

500 Feet

Report Start Over

The screenshot displays a web-based map interface for St. Charles County. The main map area shows a residential neighborhood with a red circle highlighting a specific 'Subject Property' area. The map includes various streets such as Bryan Rd, Paradise Ln, Veterans Memorial Pkwy, and several smaller residential streets. Parcel numbers are visible throughout the map. On the right side, there is a 'Screening' panel with a search bar for 'Area of Interest'. Below the search bar, there are options to 'Place name' or 'Draw'. Under 'Select draw mode', there are icons for different shapes: a point, a line, a square, a circle, a polygon, and a freehand tool. The 'Buffer distance (optional)' is set to 500 feet. At the bottom of the panel are 'Report' and 'Start Over' buttons.

FWK21-01 - Notification Area Map



