

FIREWORKS CUP- FWK21-10

TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT - 701 LUETKENHAUS BLVD.

Application: FWK21-10
Applicant: Show Me Services, LLC
Property Owner: Bremer Properties, LLC
Zoning: C2, General Commercial District
Location: At the intersection of Wall Street and Luetkenhaus Blvd.,
adjoining the City of Wentzville
Council District: 1
Account No.: 721620A000

CONTENTS:

- Staff Recommendation Report
- Aerial Photo
- Surrounding Zoning Map
- 2030 Land Use Map
- Notification Area Map
- Site Plan
- Letters received
 - ◆ None

STAFF RECOMMENDATION

To: County Planning & Zoning Commission
Application No.: FWK 21-10

Prepared by: Karen Hutchins
Date: March 9, 2021

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
Parcel Size: 1.5 Acres
Current Land Use: C2, General Commercial
Adjacent Land Use and Zoning:

Direction	Zoning	Land Use
North	City of Wentzville	Commercial, Vacant
South	City of Wentzville	Commercial
West	City of Wentzville	Luetkenhouse Blvd, Commercial
East	City of Wentzville	Luetkenhouse Blvd, Commercial

Zoning History: The property has been zoned C-2, General Commercial District, since the inception of zoning in 1959.

ANALYSIS

A fireworks stand was first approved at this location in 2020. The Community Development Department has no record of complaints for this fireworks stand from its 2020 operation.

All setbacks for the C2, General Commercial District, and the 2021 Fireworks Stand Regulations, are expected to be observed.

Due to the temporary nature of this use, only minor land use impacts on the adjacent properties are anticipated.

RECOMMENDATION

The Planning and Zoning Division recommends that the Planning and Zoning Commission approve this temporary Conditional Use Permit subject to the following conditions:

1. The proposed use shall substantially comply with the attached concept plan.
2. 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.

3. 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.

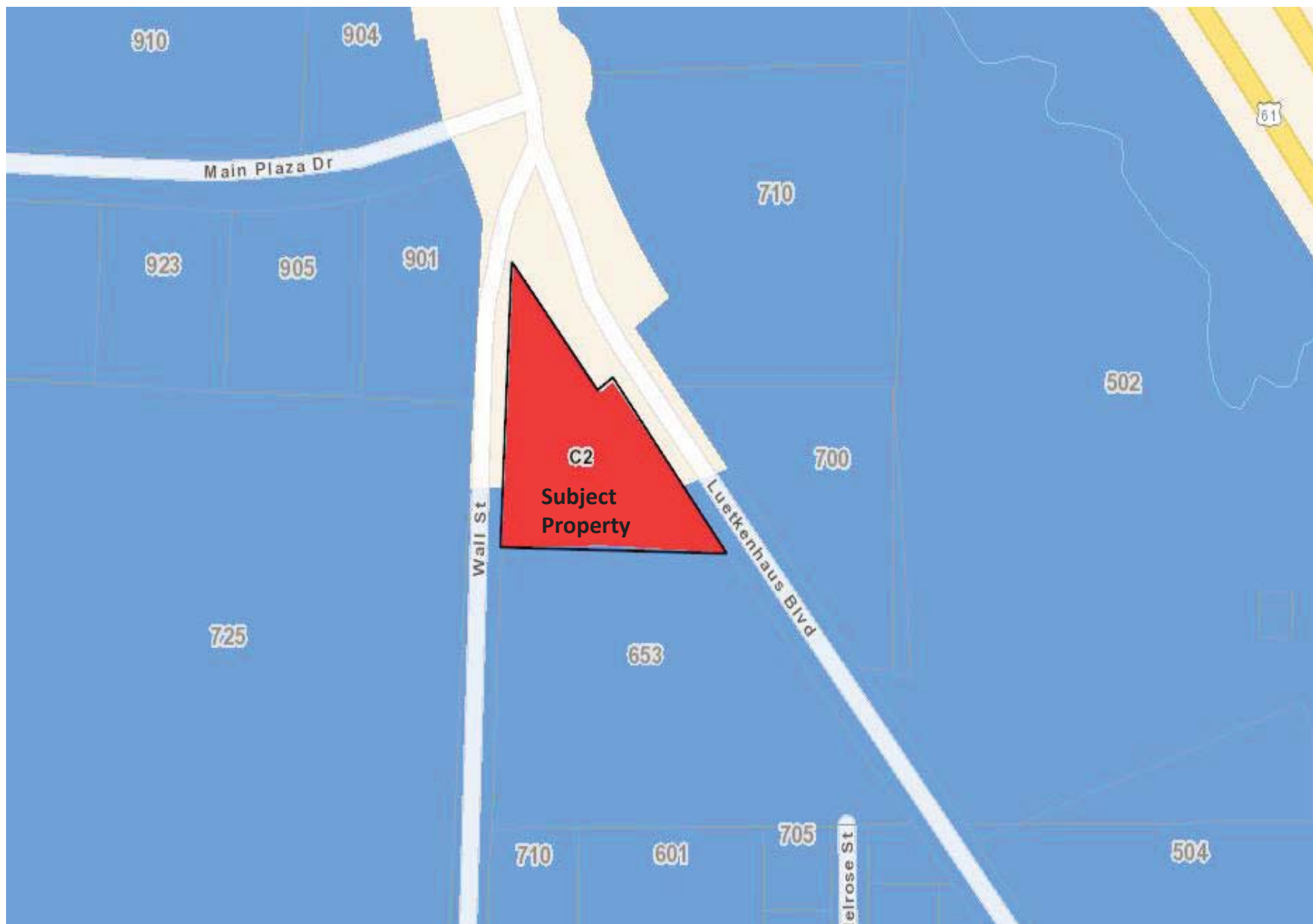


701 Luetkenhaus Blvd.

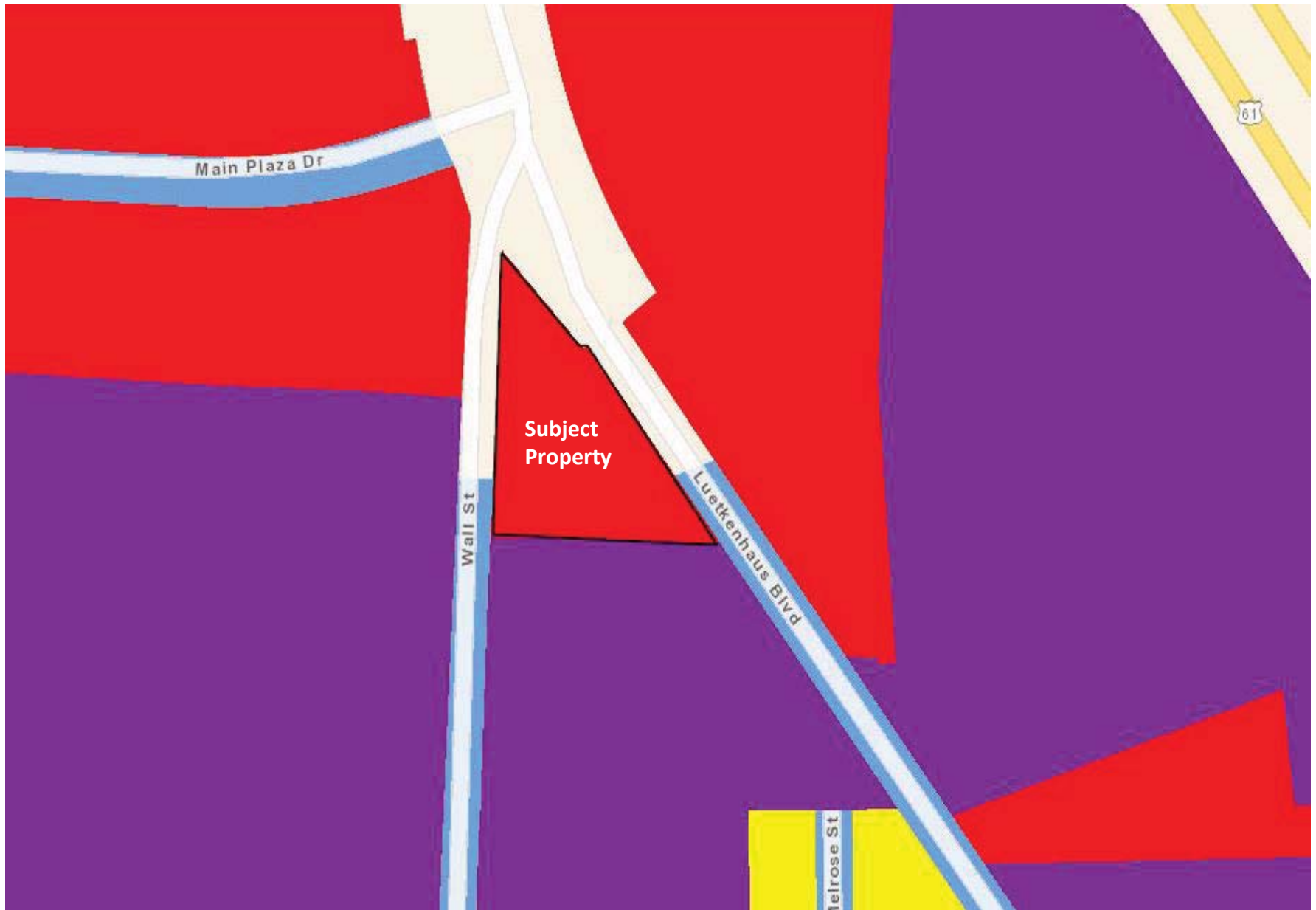




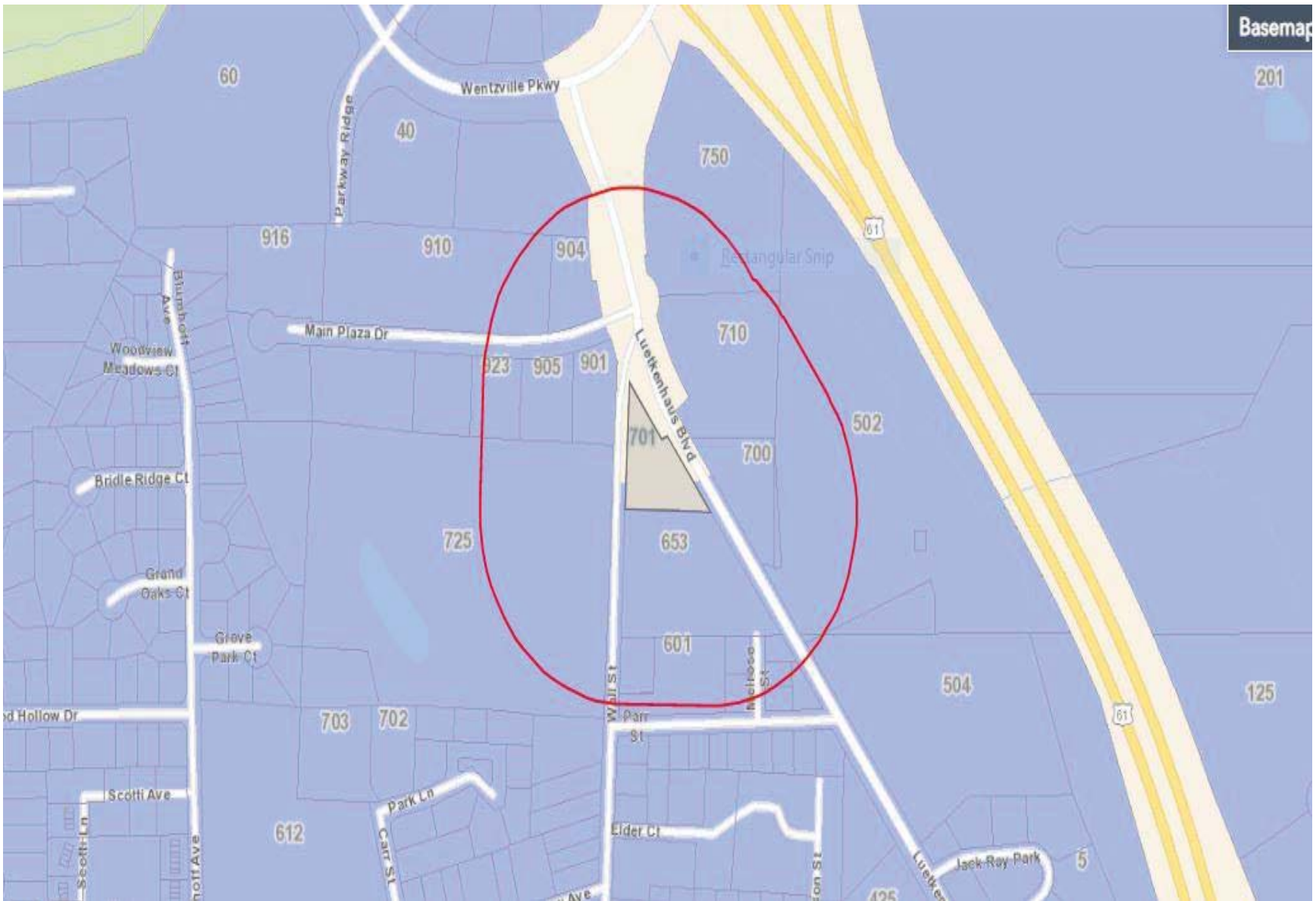
FWK21-10 - Aerial



FWK21-10 - Zoning



FWK21-10 - 2030 Land Use Map

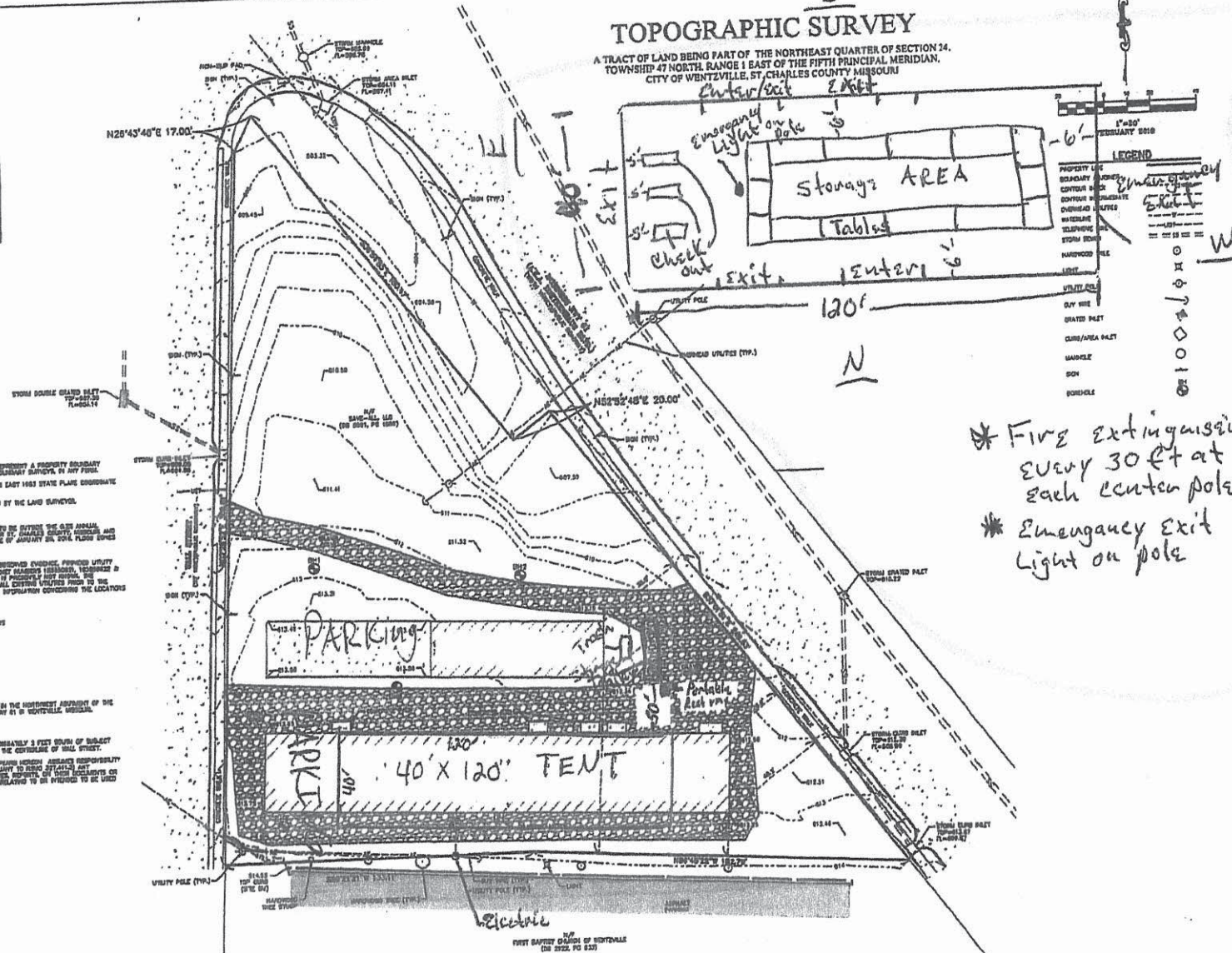


FWK21-10 - Notification Area Map



TOPOGRAPHIC SURVEY

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 47 NORTH, RANGE 1 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF WENTZVILLE, ST. CHARLES COUNTY, MISSOURI



- LEGEND**
- PROPERTY LINE
 - ROADWAY
 - CROWN ROOF
 - OVERHEAD WIRE
 - OVERHEAD UTILITY
 - WATERLINE
 - STORM SEWER
 - RAVINEWOOD POLE
 - UTILITY POLE
 - DAY WIRE
 - GRAVEL PALE
 - CURB/AREA PALE
 - MANHOLE
 - BOX
 - BUREHOLE

* Fire extinguisher every 30 ft at each center pole
* Emergency Exit Light on pole

IF SHOWN HEREON, IS NOT INTENDED TO REPRESENT A PROPERTY BOUNDARY. IT IS SUBJECT TO SURVEY FOR PROPERTY BOUNDARY SURVEY IN ANY FUTURE SURVEY WHICH IS SAID ON THE MISSOURI EAST 1893 STATE PLANE COORDINATE BY DOES NOT CONSTITUTE A WIRE SEARCH BY THE LAND SURVEYOR.

UNIMPAVED PORTION OF AREAS RETURNED TO BE OPEN TO THE PUBLIC SHALL BE OPEN TO ALL PUBLIC ROADWAYS OR HIGHWAYS, AND THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF SUCH AREAS. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF SUCH AREAS. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF SUCH AREAS.

OWN FOR THIS SURVEY, BY ENCLOSED EVIDENCE, PROVIDED UTILITY LINES SHOWN BY THIS SURVEY ARE CORRECT. HOWEVER, THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF SUCH AREAS. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF SUCH AREAS.

THE ELECTRIC CHARTER ORGANIZATIONS AND UTILITIES COMPANIES SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF SUCH AREAS. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF SUCH AREAS.

STAFF (2018)

OWNER AS SHOWN ON THIS PLAN IS A SMALL HOLE IN THE NEIGHBORHOOD OF THE 1/4 SECTION 24, EAST 1893 STATE PLANE COORDINATE BY DOES NOT CONSTITUTE A WIRE SEARCH BY THE LAND SURVEYOR.

WORK AT CORNER OF SECTION 24, APPROXIMATELY 3 FEET SOUTH OF SUBJECT TO THIS PAGE AND 6 FEET EAST OF THE CENTERLINE OF WALL STREET.

THE SURVEYOR AND PERSONS WHO ASSIST HIM SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF SUCH AREAS. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF SUCH AREAS.

ARED FOR:
REN BREMER
TOMPKINS CT.
IV, MO 6339

701 LUETKENHAUS BLVD.

COCHRAN
2000 N. BARNETT STREET
ST. LOUIS, MO 63114
Aerial Photography & Mapping
Civil Engineering
Land Surveying
Construction Management
Professional Planning

TOPOGRAPHIC SURVEY
WALL STREET AND LUETKENHAUS BLVD
WENTZVILLE, MISSOURI

NOV	SEP
2018	2018
FEB. 5, 2018	
1" = 20'	
18-7850	
1 of 1	