

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: REP 87-15

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: 9/8/2015

Re: Report - Zoning Text Amendment to Sec. 29-16(b) - Self-service storage facilities (Case #15-199)

Documents Included With This Agenda Item

Council memo

Supporting documentation includes: Correspondence from Public

Executive Summary

Approval of this request directs staff to draft a zoning text amendment to the Zoning Ordinance for Planning and Zoning Commission consideration in regard to self-service storage facilities in C-3 (General Business District).

Discussion

Staff has received correspondence (see attached) from Christina Lubbert, Lubbert Engineering on behalf of Dan Burks, who owns property located at 206 Texas Avenue, requesting that the City consider a potential text amendment to Section 29-16(b), which lists the permitted uses in the C-3 zoning district and specifically establishes performance standards for "self-service storage facilities."

This request was discussed at a concept meeting that included plans prepared by Ms. Lubbert for a multi-story storage facility in C-3. Ms. Lubbert is requesting that the permitted use "self-service storage facilities" be amended to remove the current maximum height limit of 14 feet established by the performance conditions associated with the use.

The zoning ordinance defines the use as:

Self service storage facility. A building, or group of buildings, with controlled access containing separate storage spaces or compartmentalized units of varying sizes, with no unit exceeding six hundred (600) square feet, that are rented or leased to tenants, with no tenant leasing more than two thousand (2,000) square feet, for the storage of goods.

The zoning ordinance further establishes the following performance measures/conditions applicable to the use:

- 1) *All storage shall be kept within an enclosed building, except recreation or other oversized vehicles, compressed flammable gas tanks, or gasoline containers in excess of two (2) gallons, which shall be stored only in exterior areas screened from the view from any street*

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frontage.

- 2) *Where the site is adjacent to residentially-zoned land, a permanent screen shall be required and shall conform to the provisions of section 29-17(d)(6).*
- 3) *Storage of feed, fertilizer, grain, soil conditioners, pesticides, chemicals, explosives and other hazardous materials, asphalt, brick, cement, gravel, rock, sand and similar construction materials, inoperable vehicles, or bulk storage of fuels shall be prohibited.*
- 4) *The use of power tools, paint sprayers, or the servicing, repair or fabrication of furniture, boats, trailers, motor vehicles, lawn mowers, appliances and other similar equipment shall be prohibited.*
- 5) *The sale of any item from the facility or the conduct of any type of commercial activity at the facility shall be prohibited.*
- 6) **Building heights shall be limited to fourteen (14) feet.**
- 7) *Loading docks shall be prohibited.*

In addition to being an allowed use in C-3, self-service storage facilities are also allowed as conditional uses in C-1 (Intermediate Business District), and as conditional uses in C-2, although there are additional and more stringent conditions that must be met in order to develop a property with this use in C-2.

For reference, the current draft version of the proposed Development Code that the City is currently reviewing includes "self-service storage facilities" as a permitted use in M-C (which is the equivalent of C-3) as a permitted use with most of the same conditions. However, as stated in the letter, the conditions found in the current draft of the Development Code (Module 3) have been amended to remove the height limit on storage facilities. In a footnote associated with the removal of the height limit, the consultant that is preparing the Development Code cites the emergence of more attractive, climate-controlled multi-story self-storage buildings as support for the revision of the height limit. The general maximum building height in the C-3 District is 45 feet.


Upon direction from City Council, staff will prepare a report evaluating the proposed text amendment and present the findings to the Planning and Zoning Commission for consideration.

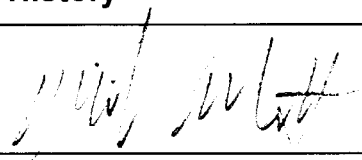
Suggested Council Action

Direct staff to draft a potential text amendment to Section 29-16(b) (District C-3, General Business District; Permitted Uses) of the Zoning Ordinance for Planning and Zoning Commission consideration in regards to the conditions applicable to self-service storage facilities in C-3.

Legislative History

None.


Department Approved


City Manager Approved



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Correspondence from Public



304 Travis Court
Jefferson City, MO 65101
573-291-6567

August 6, 2015

City of Columbia
Attn: Tim Teddy, Community Development Director
P.O. Box 6015
Columbia, MO 65205

Re: Request for Text Amendment Change to Zoning Code Section 29-16(b)(6)

Dear Mr. Teddy:

As discussed with your staff in a concept review meeting earlier this week for a potential self-storage project on Texas Avenue, I would like to request (on behalf of my client Dan Burks) that the City Council to make a text amendment to the current zoning ordinance. We would request the removal of Section 29-16(b)(6). This section relates to the permitted use of self-service storage facilities in the current C-3 district having a height limitation condition of 14'.

This condition was likely written envisioning the more common (at the time) style of self-storage with exterior access garage doors which would need to be screened from adjacent land uses. However, modern climate controlled self-storage facilities are often multi-story for more efficient land usage and improved aesthetics. This change is already recommended in the comprehensive update for the same reason. The building height maximum would then fall to the standards already applicable in this zoning district. We would simply like to move up the timeline of the adoption of this change.

Sincerely,

Christina L. Luebbert, P.E., CFM, LEED AP
Owner/Principal Engineer