



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 4, 2016

Re: Zoning Text Amendment - Self-Service Storage Facilities (Case #15-199)

Executive Summary

Approval of the text amendment will result in revisions to the City's Zoning Ordinance pertaining to Self-Service Storage Facilities and would permit self-service storage facilities taller than 14 feet in the C-3 district subject to additional restrictions as well as create conditional use standards to allow self-service storage facilities taller than 14 feet with fewer restrictions.

Discussion

On September 8, 2016, the City Council authorized staff to review, research, and prepare revisions to Section 29-16 (C-3, General Business District) of the City Code. The code revision was precipitated by a request made by Christina Lubbert, Lubbert Engineering, on behalf of Dan Burks, a client and owner of property at 206 Texas Avenue.

Currently in the C-3 district, the height of self-service storage facilities is limited to no taller than 14 feet. Ms. Lubbert requested removal of the height restriction to allow taller facilities in C-3, which is consistent with recommendations contained in the draft Unified Development Ordinance that is currently under review by the City. Based on staff's research and discussions with the Planning and Zoning Commission during work sessions, a draft ordinance (attached) was prepared that includes revisions to both Sections 29-16 and 29-20 (M-1, General Industrial District).

The attached ordinance proposes to amend the current C-3 standards by introducing a new section that would permit self-storage facilities to exceed the maximum 14-foot height limit when particular performance measures (i.e location and design requirements) are met. Additionally, a new conditional use provision would allow applicants to request relief from particular performance measures by petitioning the Board of Adjustment. The creation of the conditional use provision was to address a concern that in some instances full application of the proposed performance measures may not be necessary given a site specific location.

Additionally, the attached ordinance revision adds standards specifically pertaining to self-storage facilities in the M-1 district. Currently the use is allowed by reference within the C-3 District. The proposed standards for the M-1 district are the same as those in the C-3 with the exception that the 14-foot height limit has been removed (seen as unnecessary given an unlimited height for all other M-1 uses) and establishment of a new setback (25-feet) for such facilities, greater than 45-feet tall, when adjacent to residentially zoned land. The enhanced setback (15 additional feet) affords additional protection to adjacent residential property.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

The Planning and Zoning Commission considered this request at its meeting on March 10, 2016. Staff presented its report to the PZC and Commissioners had few questions of staff.

During the public hearing, Ms. Lubbert spoke regarding the proposed amendments. Her concerns (see attached correspondence) included the financial impacts of architectural restrictions, the prohibition of certain useful building materials such as metal panels, and the limitation of colors to natural earth tones. No other members of the public spoke during the public hearing.

Commissioners commented that the City is growing rapidly and the current climate in the City is favorable to added protections such as those being proposed. Following public comments, the Planning and Zoning Commission voted (8-0) to recommend approval of the proposed text amendment.

A copy of the staff report (including draft text amendment, PZC work session minutes, report to Council, text amendment request letter, UDO excerpts, and public correspondence), and excerpts from minutes are attached for review.

Fiscal Impact

Short-Term Impact: None

Long-Term Impact: None

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Legislative History

Date	Action
None	None

Suggested Council Action

Approve the proposed revisions as recommended by the Planning and Zoning Commission.

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 86-16

AN ORDINANCE

amending Chapter 29 of the City Code relating to self-service storage facilities; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. Chapter 29 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended as follows:

Material to be deleted in ~~strikeout~~; material to be added underlined.

Sec. 29-16. District C-3, general business district.

(a) Purpose. This district is intended to allow for a broad range of commercial activities that may often be oriented toward automobile access and visibility. The principal land uses are sales and service activities.

(b) Permitted Uses. In district C-3, no building, land or premises shall be used and no building shall be hereafter erected, constructed, reconstructed or altered except for one or more of the following uses (for exceptions, see section 29-28, non-conforming uses, and section 29-31, board of adjustment):

All permitted uses in district C-2 except that dwelling units shall be subject to section 29-8(d).

Bowling alleys.

...

Self-service storage facilities, subject to the following conditions:

- (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 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-, unless the building complies with the following standards, which are intended to ensure that buildings in excess of fourteen (14) feet in height are visually compatible with surrounding developments:
 - a. Property shall not be adjacent to, and no structure shall be within one hundred (100) feet of a lot that is residentially zoned or used.
 - b. The exterior of the building shall be constructed entirely of brick, stone, precast concrete panels that include a masonry façade or other architectural element, split face block or other similar high-quality materials. Prefabricated metal panels and smooth-faced concrete block shall be prohibited.
 - c. All exterior portions or facades, including the roof, shall use colors consisting of a neutral earth tone.
 - d. In addition to the screening and landscaping standards of section 29-25, one (1) street tree shall be placed every forty (40) linear feet of site frontage along any property line that abuts a right-of-way in order to screen the mass of the building.
 - e. Building height shall not exceed forty-five (45) feet or contain more than four (4) stories.
- (7) Loading docks shall be prohibited.

Tree trimming and removal services.

...

(c) Conditional uses. The following uses shall be permitted in district C-3 only after the issuance of a conditional use permit pursuant to the provisions of section 29-23:

Drive-in theaters.

...

Research and development laboratories, provided there is minimal/insignificant use of hazardous materials based on a risk assessment.

Self-service storage facilities, subject to the same conditions as the permitted use in section 29-16(b), except that building height may exceed fourteen (14) feet. When considering a conditional use, in addition to meeting the conditional use standards required by this ordinance, the board of adjustment shall also consider the context of the surrounding land uses and building forms, and impose any conditions and restrictions needed to assure that proposed self-service storage facilities are compatible with the surrounding area. The standards included in the permitted use in section 29-16(b) to allow buildings taller than fourteen (14) feet shall be considered as standards for a conditional use as well; however, such standards may be waived if the applicant shows that the standards are not required to ensure the visual compatibility of the proposed building with surrounding properties. Additional conditions may include, but are not limited to, limits on signage, additional setbacks, additional screening or fencing, orientation of buildings and a maximum height.

Testing laboratories.

...

Sec. 29-20. District M-1, General industrial district.

(a) Purpose. This district is intended to allow a wide range of industrial and associated uses.

(b) Permitted Uses. In district M-1, no building, land or premises shall be used and no building shall hereafter be erected, constructed or altered except for one or more of the following uses, provided that such use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke, gas, or otherwise:

All permitted uses in districts M-R, M-C and C-3 (except those uses permitted in district R-3).

...

Sales rooms, yards and service for machinery and equipment.

Self-service storage facilities, subject to the following conditions:

- (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, shall be stored only in exterior areas screened from the view from any street 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) Where the site is adjacent to residentially-zoned land, twenty-five (25) feet of required yard shall be provided, and if the building exceeds forty-five (45) feet in height, one additional foot of setback shall be provided for each foot of height in excess of forty-five (45) feet.
- (4) The 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.
- (5) 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.
- (6) The sale of any item from the facility or the conduct of any type of commercial activity at the facility shall be prohibited.
- (7) Loading docks shall be prohibited.

Warehousing and distribution.

. . .

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2016.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

SUPPORTING
DOCUMENTS FOR
THIS AGENDA ITEM

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 10, 2016**

SUMMARY

A request by the City of Columbia to amend Chapter 29-16 (C-3, General Business District) and 29-20 (M-1, General Industrial District) of the City's Zoning Regulations as it pertains to self-service storage facilities (**Case #15-199**)

DISCUSSION

Staff previously 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. On October 19 the City Council directed staff to review and prepare revisions to Section 29-16 of the City Code related to the permitted principal use "self-service storage facilities" in C-3 (General Business District).

Self-service storage facilities are currently allowed as conditional uses in C-1 with the same conditions as listed in the C-3 (see below), as a conditional use in C-2, although with more stringent conditions, and as a permitted use in M-1 with the same conditions as C-1 and C-3.

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.***

More specifically, Section 29-16(b) (C-3; Permitted Uses) permits self-service storage facilities as a principal use in C-3 with the following conditions:

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 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.*

The request to amend the existing ordinance focuses on condition #6, which limits the height of storage buildings to 14 feet. The originally proposed amendment would remove the specific height restriction on storage facilities in the C-3 district. The height restriction is likely included as a condition due to the aesthetic nature of the specific use. Historically, storage facilities have provided a service that could be considered a commercial use, but the facilities constructed as storage units were not constructed to the same standard of appearance that is typically associated with commercial buildings. For example, many storage facilities are constructed with materials more associated with industrial buildings (sheet metal paneling) and include little architectural details (e.g., windows, articulation, etc.). For this reason, height was likely restricted to mitigate the aesthetic impact that these types of storage facilities had on commercial districts while still allowing them to be located outside of industrial districts, and also so that any adjacent residential property could be adequately screened with landscaping or fencing.

While the request would remove the specific height limit for storage units, it would not affect more general requirements for uses within the C-3, or that apply to all development in the City. For example, Section 29-16(d) (C-3; *Height and Area Regulations*) includes a maximum height of 45 feet for buildings built up to the required setback; however, it does allow for buildings to exceed that height if the building is setback an equal distance from the setback line as the height of the building in excess of 45 feet (e.g., a 50-foot building would be required to be setback an additional 5 feet).

It is important to note that the City is in the process of a comprehensive zoning ordinance revision that will result in a Unified Development Ordinance (UDO). The most recent draft by the City's consultant includes a revision similar to what was originally requested by Ms. Lubbert – the removal of the height restriction (see UDO pages 149-150). The consultant notes that the removal of the height restriction is appropriate due to the wider availability of higher quality, multi-story self-service storage facilities. It is worth noting that the UDO also includes additional buffering requirements that may require higher standards of screening than is currently required. The draft UDO includes a revision to the districts where self-service storage would be permitted (see UDO page 125). Storage units would no longer be allowed in M-N (C-1) if the proposed revision is adopted.

The Planning and Zoning Commission heard presentations by staff (which included examples of other municipal codes that address storage facilities) and considered the requested text amendment at their December 10, 2015 and January 7, 2016 work sessions. Following discussion at their January 21, 2016 work session, the PZC directed staff to produce a draft text amendment for consideration at a public hearing that included allowing taller self-service storage facilities in the C-3 as of right, but only if certain standards are met, standards that are meant to ensure that taller facilities are appropriately integrated into the neighborhood using design and bulk standards. In addition, a conditional use is included that would permit buildings to exceed 14 feet in C-3 with relaxed standards, and remove the height restriction in M-1. The primary revisions are explained in more detail below:

1. Revised Section 29-16(b) (permitted uses in C-3) to allow buildings in excess of 14 feet ***as of right*** if they can meet certain design standards. Those standards include restrictions on

building materials, colors, location near residential property, landscaping, and a maximum number of stories.

2. Revised Section 29-16(c) (conditional uses in C-3) to allow buildings in excess of 14 feet as a conditional use, with the same design criteria required for the permitted use serving as the initial requirements for approval. These criteria can be waived, but only if the applicant provides sufficient evidence that the design criteria are not necessary to ensure the visual compatibility of their proposed building with the surrounding developments. The conditional use process may be appropriate in certain situations where no design controls are necessary.
3. Revised Section 29-20(b) (permitted uses in M-1) to remove the 14-foot height restriction, while retaining the other conditions that storage facilities are subject to. Staff also included an additional condition (#3) that includes a minimum setback of 25 feet if the property is adjacent to residentially zoned property, and that requires additional setback for buildings that exceed 45 feet in height. This offers additional protection to adjacent residential properties while still allowing the flexibility to construct taller storage units in the M-1 without the limitations of design standards. Currently, properties zoned M-1 only have a 10-foot setback when adjacent to residential.

Since the originally scheduled public hearing on April 18, 2016, staff has met with the original text amendment petitioner to further discuss the proposed text amendment. Following those conversations, the petitioner submitted correspondence (see attached) that includes possible revisions to the draft ordinance that is being presented. These additional comments can be discussed at the public hearing.

RECOMMENDATION

Approval of the proposed text amendments to 29-16 and 29-20.

SUPPORTING DOCUMENTS (ATTACHED)

- Draft text amendment
- PZC Work Session minutes
- Report to Council on proposed text amendment
- Text Amendment Request Letter
- UDO Excerpts (pages 125, 149-150)
- Public correspondence

Report prepared by Clint Smith

Approved by Patrick Zenner

Proposed additions in **bold and underline** and omissions in ~~**bold and strikethrough**~~.

Chapter 29 - ZONING

...

Sec. 29-2. - Definitions.

For the purpose of this chapter, the following words and terms as used are defined to mean the following:

...

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.

...

Sec. 29-16. - District C-3, general business district.

- (a) *Purpose.* This district is intended to allow for a broad range of commercial activities that may often be oriented toward automobile access and visibility. The principal land uses are sales and service activities.
- (b) *Permitted Uses.* In district C-3, no building, land or premises shall be used and no building shall be hereafter erected, constructed, reconstructed or altered except for one or more of the following uses (for exceptions, see section 29-28, non-conforming uses, and section 29-31, board of adjustment):

...

Self-service storage facilities, subject to the following conditions:

- (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 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, **unless the building complies with the following standards, which are intended to ensure that buildings in excess of 14 feet in height are visually compatible with surrounding developments:**
- a. **Property shall not be adjacent to, and no structure shall be within 100 feet of, a lot that is residentially zoned or used;**
 - b. **The exterior of the building shall be constructed entirely of brick, stone, precast concrete panels that include a masonry façade or other architectural elements, split face block or other similar high-quality materials. Prefabricated metal panels and smooth-faced concrete block shall be prohibited;**
 - c. **All exterior portions and/or facades, including the roof, shall use colors consisting of a neutral earth tone.**
 - d. **In addition to the screening and landscaping standards of Section 29-25, one (1) street tree shall be placed every 40 linear feet of site frontage along any property line that abuts a right of way in order to screen the mass of the building.**
 - e. **Building height shall not exceed 45 feet or contain more than four (4) stories;**
- (7) Loading docks shall be prohibited.

...

- (c) *Conditional uses.* The following uses shall be permitted in district C-3 only after the issuance of a conditional use permit pursuant to the provisions of [section 29-23](#):

...

Self-service storage facilities, subject to the same conditions as the permitted use in Section 29-16(b), except that building height may exceed 14 feet. When considering a conditional use, in addition to meeting the conditional use standards required by this ordinance, the Board of Adjustment shall also consider the context of the surrounding land uses and building forms, and impose any conditions and restrictions needed to assure that proposed self-service storage facilities are compatible with the surrounding area. The standards included in the permitted use to allow buildings taller than 14 feet shall be considered as standards for a conditional use as well; however, they may be waived if the applicant shows that they are not required to ensure the visual compatibility of the proposed building with surrounding properties. Additional conditions may include, but are not limited to, limits on signage, additional setbacks, additional screening or fencing, orientation of buildings, and a maximum height.

...

(a) *Purpose.* This district is intended to allow a wide range of industrial and associated uses.

(b) *Permitted Uses.* In district M-1, no building, land or premises shall be used and no building shall hereafter be erected, constructed or altered except for one or more of the following uses, provided that such use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke, gas, or otherwise:

All permitted uses in districts M-R, M-C and C-3 (except those uses permitted in district R-3).

...

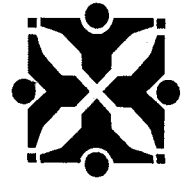
Self-service storage facilities, subject to the following conditions:

- (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 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) **Where the site is adjacent to residentially-zoned land, twenty-five feet of required yard shall be provided, and if the building exceeds forty-five (45) feet in height, one additional foot of setback shall be provided for each foot of height in excess of forty-five (45) feet.**
- (4) **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.**
- (5) **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.**
- (6) **The sale of any item from the facility or the conduct of any type of commercial activity at the facility shall be prohibited.**
- (7) **Loading docks shall be prohibited.**

...

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

City of Columbia

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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.

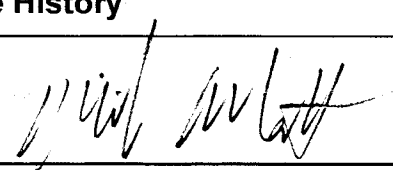
Suggested Council Action

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

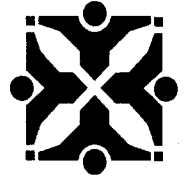
None.


Department Approved


City Manager Approved

City of Columbia

701 East Broadway, Columbia, Missouri 65201



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

Planning and Zoning Commission Work Session Minutes
December 10, 2015
Conference Room 1-B - 1st Floor City Hall

ATTENDANCE:

Members Present: Burns, Harder, Loe, Reichlin, Rushing, Russell, Stanton, Strodtman, Toohey

Members Absent: None

Staff: Moehlman, Palmer, Smith, Teddy, Zenner

Guests: None

ADJUSTMENTS TO AGENDA: None.

TOPICS DISCUSSED – New Business:

- **Self-Storage Facilities Text Amendment**

Mr. Zenner introduced the topic and explained the origins of the request and handed the meeting over to Mr. Smith for further discussion. Mr. Smith presented information that gave Commissioners an overview of where these types of facilities were currently permitted and under what conditions as well as explained how the use was to be treated under the new UDO.

Mr. Smith explained that the current code restricted development of self-storage facilities to 14-feet in height except in the C-2 district where there are very detailed standards for such uses. Mr. Zenner noted that the C-2 standards were developed to address an issue of adaptive reuse of downtown building basements and upper stories that were starting to be converted. At the time, self-storage was not allowed in the C-2 district.

Commissioners inquired about how the proposed M-DT standards would affect the potential of self-storage facilities in the district. Mr. Smith noted that the conditions currently in place in the C-2 district were not carried forward; however, if that were desired steps could be taken to do so. There was additional discussion regarding the impact that such facilities could have within the downtown; however, no final decisions were made regarding additional regulatory controls. It was felt that such use would be necessary in the downtown given the increase in residential development.

Mr. Smith continued his presentation by showing a PowerPoint slide show of different types of self-storage facilities in other communities. With each community Mr. Smith provide a summary of the background enabling legislation that created the standards by which each of the illustrations was governed. Mr. Smith noted that he believed it was important to understand why the standards were created and what they were trying to address prior to Columbia revising their regulations.

As he went through the slides there was a common theme to all the examples being shown – all the facilities were large. The presentation included a combination of externally accessible facilities as well as some that were internally accessed. The pictures also illustrated that a variety of heights and building materials could be incorporated to lessen the impacts that such facilities had on the surrounding environment.

There was general discussion regarding what could be done within the City to address the issue of allowing multi-story storage facilities. The discussion focused primarily on the issues of design and location. Mr. Smith noted that he did not want to prepare proposed text that would address these

issues without first getting the Commission's reaction to what the PowerPoint showed. He noted that due to time constraints it would be necessary to complete his presentation at the next work session. The Commission acknowledged that such continuation would be appropriate.

OLD BUSINESS

- Work Program Status – status update

No reports given

ACTION(S) TAKEN: Mr. Brian Toohey was welcomed to the Commission and given an opportunity to introduce himself to the members. The November 19, 2015, minutes were approval. No other votes or motions were made.

Meeting adjourned approximately 6:55 p.m.

Planning and Zoning Commission Work Session Minutes
January 7, 2016
Conference Room 1-B - 1st Floor City Hall

ATTENDANCE:

Members Present: Burns, Harder, Loe, Reichlin, Rushing, Russell, Stanton, Strodtman, Toohey

Members Absent: None

Staff: Moehlman, Smith, Teddy, Zenner

Guests: None

ADJUSTMENTS TO AGENDA: None.

TOPICS DISCUSSED – New Business:

- November Building Permit Report

Mr. Zenner provided the building permit report to the Commissioners for information purposes. He explained the calendar year to date (CYTD) spreadsheets and noted that while revenues were down for the first several months of FY 2016 there were several major project that would be permitted this fiscal year that would have a positive impact on revenues. Mr. Zenner also noted that Planning Department applications were not slowing and based on the current volumes it was likely that additional permitting would be possible later in the year.

- **Self-Storage Facilities Text Amendment**

Mr. Zenner introduced the topic and turned the meeting over to Mr. Smith to complete his presentation from the prior work session and present a potential framework for the proposed amended text. Mr. Smith began by summarizing what was presented at the last meeting and noting the commonalities between what his research had identified and potential issues that revised text for Columbia may need to address.

Initial discussion focused on the issues of architectural design and land use compatibility. Mr. Smith offered several techniques for being able to address these issues and indicated that after review of comparable standards a two-tiered approach may be best for Columbia. The first tier would be to allow such facilities that are no greater than 14-feet to be permitted without additional review and subject to the current conditions. The second tier would be to allow facilities greater than 14-feet to be permitted per a conditional use permit (CUP).

Mr. Smith explained the rationale for staff's recommendations. He noted that the CUP process would allow for site specifics to be considered for facilities that would be greater than 14-feet. There was some Commission discussion regarding this approach and questions regarding what would be the general criteria for consideration of CUP.

Mr. Smith indicated that he did not believe establishing general criteria was the best approach for those facilities that would be requesting a CUP. He noted that he believed this since each site would likely be unique and that creating a base set of standards would result in more requests for exceptions. Mr. Zenner noted that this approach could be problematic and result in significantly different submittals each time a CUP was submitted. Mr. Moehlman agreed that a minimum set of application requirements should be established.

Several Commissioners agreed that minimum standards should be established and asked if creating the CUP process for future facilities greater than 14-feet would really be more like “planned” zones. Mr. Moehlman indicated that this in essence would be how such facilities would be treated even though they would be approved as a CUP.

Mr. Zenner reminded the Commission that under the new UDO conditional uses would be reviewed by the Commission first and then forwarded to Council for final approval. He stated his concerns that not all uses should be elevated to a political discussion. Several Commissioners commented on that point and expressed reservation in creating a CUP process for future multi-story facilities. Mr. Zenner suggested that the Commission look at the revisions from a different perspective that involved potentially changing the way the current standards are applied in the C-3 and M-1 zoning districts. Mr. Zenner’s suggestion was based on the fact that the current standards for self-storage facilities were the same in both districts.

Mr. Zenner recommended that the Commission consider eliminating the height restriction in the M-1 district all together, but retain all the other standards. This would allow multi-story storage facilities to be constructed in the M-1 district without additional review other than the building code. This, he noted, seemed more consistent with the other codes that Mr. Smith had reviewed. The second half of Mr. Zenner’s suggestion was to retain the current self-storage standards in the C-3 district for facilities less than 14-feet, but add a conditional use option for those that would want to be over 14-feet. Mr. Zenner noted that the staff could tweak the basic CUP standards that were discussed tonight and bring back an ordinance for additional review.

The Commission indicated its support of the recommended course of action offered by Mr. Zenner. Mr. Smith asked if the Commission wanted an additional work session to review the proposed standards or if they desired to have staff schedule it for a public hearing. The Commission indicated its preference for an additional work session. Mr. Smith and Mr. Zenner noted that they would produce the updated ordinance text and present it at the next work session.

OLD BUSINESS

- Work Program Status – status update

No reports given

ACTION(S) TAKEN: The December 10, 2015, minutes were approval. No other votes or motions were made.

Meeting adjourned approximately 6:55 p.m.

Planning and Zoning Commission Work Session Minutes
January 21, 2016
Conference Room 1-B - 1st Floor City Hall

ATTENDANCE:

Members Present: Burns, Harder, Loe, , Russell, Strodtman, Toohey

Members Absent: Reichlin, Rushing, Stanton

Staff: Moehlman, Smith, Teddy, Zenner

Guests: None

ADJUSTMENTS TO AGENDA: None.

TOPICS DISCUSSED – New Business:

- December Building Permit Report

Mr. Zenner provided the building permit report to the Commissioners for information purposes. He explained the calendar year to date (CYTD) spreadsheets. Mr. Zenner noted that Planning Department applications were not slowing and based on the current volumes it was likely that additional permitting would be possible later in the year.

- **Self-Storage Facilities Text Amendment**

Mr. Smith provided an overview of where the Commission left off on this topic at the last meeting and discussed the proposed text changes that were requested. He noted that revisions were being proposed to add conditions to the current C-3 standards that, if met, would allow self-storage facilities to be constructed “by-right” without submitting for a conditional use permit (CUP). Mr. Smith stated that this was a slightly difference approach from what was previously discussed; however, believed the change best addressed a perceived concern that the Commission expressed about everything proposed over 14-feet needing to be considered as a CUP.

There was general discussion on the proposed “performance” standards and the use of several terms within them. As a result, Mr. Smith explained staff’s rational for several of the standards and desire to ensure compatibility with the surrounding development and character of that development. It was recommended that the “are” at the end of item “b” in the performance standards be changed to a “shall” to maintain consistency with the rest of the proposed standards. Mr. Smith noted that was not an issue.

Mr. Smith also explained that while conducting his research it was determined that there were not standards attached to self-storage facilities within the M-1 district like those in the C-3. He noted the text change before the Commission tonight included those standards with a modification on how the setbacks from residentially zoned and used property would be applied. The proposed provision would require a minimum 25-foot setback from such facilities and would increase 1-foot for every foot of additional building height above 45-feet. Mr. Smith noted that the proposed language was similar to language found elsewhere in the code where more intense uses could be located adjacent to less intense uses.

Having completed his presentation on the proposed changes, Mr. Smith sought clarification that the Commission was comfortable with the proposed amendment. Commissioners indicated that they believed the issues raised in the prior meetings had been addressed and they were comfortable to move the amendment to a public hearing.

Mr. Zenner indicated that staff would make the minor changes recommended tonight and prepare to hold the public hearing at the February 18 PZC meeting. Commissioners indicated they were in support of that schedule.

- 2016 Planning Commission Work Program

Mr. Zenner introduced the topic and explained that it was time to look at what would be covered this year by the Commission. He explained several projects that were in early discussion with the staff and also noted that several projects from last year's work program needed to be completed. Mr. Zenner stated that some of the work program projects for 2016 would be driven by the newly adopted City Strategic Plan, planned capital projects, and the need to fulfill goals and objectives of Columbia Imagined.

Mr. Zenner gave an overview of a list of potential projects that staff was discussing as possible options for the Commission to consider. He noted that a second neighborhood plan and an "area" plan may be projects for this year. The neighborhood plan would help facilitate Strategic Plan priorities and the "area" plan would address land use and development questions west of the Perche Ridge due to the planned expansion of the Henderson Branch Sewer to the I-70/US 40 interchange. He also noted other on-going activities and unfinished work on steep slopes and temporary abeyance as possible Commission projects.

Mr. Zenner indicated that he would review the list of projects and come back to the Commission with a calendar for final review and approval. Commissioners acknowledged this proposed course of action.

OLD BUSINESS

- Work Program Status – status update

No reports given

ACTION(S) TAKEN: The January 7, 2016, minutes were approval. No other votes or motions were made.

Meeting adjourned approximately 6:50 p.m.

Table 29-3.1: COLUMBIA, MISSOURI, PERMITTED USE TABLE													
P=Permitted use C=Conditional use A=Accessory use CA=Conditional Accessory use T=Temporary use													
Proposed Zoning District	Residential				Mixed Use					Special Purpose			
	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-BP ³⁸⁵	IG	A	O	PD
Current Zoning District			R-3 & R-4	RMH	O-1 & O-2 ³⁸⁶	C-1	C-3	C-2	M-R	M-C, M-1, & M-U ³⁸⁷	A-1		PUD, O-P
LAND USE CATEGORY	R-1	R-2	R-3 & R-4	RMH	O-1 & O-2 ³⁸⁶	C-1	C-3	C-2	M-R	M-C, M-1, & M-U ³⁸⁷	A-1		C-P, M-P
Wholesale Sales Office or Sample Room							P	P		P			
Personal Services													
Personal Services, General ⁴³¹						P	P	P	P	P			Per PUD
Self-service Storage Facilities ⁴³²							P	C		P			
Tree or Landscaping Service ⁴³³							P		P	P			
Recreation & Entertainment ⁴³⁴													
Indoor Recreation or Entertainment ⁴³⁵						P	P	P		P			
Indoor Entertainment, Adult ⁴³⁶							C			C			Per PD
Outdoor Recreation or Entertainment ⁴³⁷							P		C	P	C	C	Approval
Physical Fitness Center						P	P	P	P	P			
Theatre, Drive-In							C						

⁴³¹ Combines the current “Barber and beauty shops” and “Cleaning, pressing, and dyeing establishments (no explosive cleaning fluids)”, “Electrical repair shop”, “Coin-operated laundry”, “Photographic service shops and studios”, “Repair of household appliances”, “Shoe repair shops”, “Garment storage facility”, “Rental services” and “Bicycle Repair Shop” uses. Restrictions on explosive fluids are now in use-specific standards. Electric repair shops and bicycle repair shops would now be a P use in the M-N and M-BP districts. Garment storage would be a P use in M-OF and M-BP districts. Rental services would now be allowed in the M-N and M-DT districts.

⁴³² Deleted since prior draft in response to comment.

⁴³³ Retitled from “Tree trimming service.” Requirement for screening of service vehicles in the M-C district is replaced by general screening and buffering standards.

⁴³⁴ The “Private Recreation Facility” use, and associated use-specific standard, included in Module 1, has since been removed because it overlaps the indoor/outdoor recreation or entertainment categories.

⁴³⁵ Combines current “Billiard parlor and game arcade”, “Bowling alley”, and “Indoor theater” uses. Bowling alleys change from prohibited to a P use in M-DT. Added as P use in M-N since prior draft in response to comment.

⁴³⁶ Title and definition revised to include adult theaters as well as live entertainment, and to allow alignment with recent state law amendments.

⁴³⁷ Combines current “Amusement Parks, Commercial Baseball or Other Athletic Fields, Race Tracks, or Fairgrounds”, “Commercial Picnic Grounds and Fishing Lakes”, “Commercial Stables”, “Outdoor Stage and Concert Facilities”, “Gun Clubs and Skeet, Trap, or Target Ranges”, “Commercial Swimming Pool”, “Miniature Golf Courses or Driving Ranges”, and “Private Golf Courses and Country Clubs” into a more general category. Allows a wider variety of outdoor recreation/entertainment on the current C-3, M-C, M-1, PUD and M-P lands. The current “Sports and Recreational Facilities (including accessory retail and concession stands)” – currently undefined and a P use on current M-R, M-C, M-1 and PD MP lands -- was deleted because it was not distinguishable from other outdoor recreation/entertainment uses. Added as C use in A, O, and M-BP since prior draft in response to comment.

- (3) That there shall be no individual room cooking facilities used for the bed and breakfast stay.
- (4) That the establishment shall be owner-occupied and managed.
- (5) That the establishment shall comply with all applicable adopted City fire and building codes and shall be inspected for such compliance by the building and site development division of the City community development department prior to an occupancy permit being granted.
- (6) That only one (1) wall-mounted sign, not exceeding eight (8) square feet in size, shall be allowed.
- (7) That meals may be served only to residents and overnight guests.

(v) Commercial or Trade School

In the M-OF district, this use is not permitted to offer retail goods or services to the public.

(w) Research and Development Laboratory

In the M-OF, M-N, M-C, M-DT districts, this use is limited to those not involving use of hazardous materials.

(x) Personal Services, General

In the M-OF, M-N, M-C, and M-DT districts, this use may not involve the use of explosive or hazardous materials.⁵⁰¹

(y) Self-service Storage Facility

This use is subject to the following conditions:⁵⁰²

- (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 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 29-4.6.
- (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.

⁵⁰¹ Revised standard applies to all minor personal services (not just cleaning, pressing, and dyeing establishments), and allows the use of these materials in the M-BP and IG districts.

⁵⁰² Height restriction to 14 feet has been deleted, since attractive multi-story forms of this use are now available.

- (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) Loading docks shall be prohibited.

(z) Indoor Entertainment, Adult and Retail, Adult⁵⁰³

This use is subject to the following standards:

- (1) Indoor Adult Entertainment shall be limited to the following geographical area:⁵⁰⁴
 - (i) In the M-DT district, Adult Retail must be conducted in a completely enclosed structure (no outdoor display or storage).
 - (ii) The use shall not be located within 1,000 feet of any preexisting Elementary/Secondary School, Religious Institution, state-licensed Family Day Care Center, Public Library, Public Park, Dwelling unit, or other Indoor Adult Entertainment business. Measurements shall be made in a straight line, without regard to intervening structures or objects, from the nearest point on the property line of the Indoor Adult Entertainment business to the nearest point on the property line of the Elementary/Secondary School, Religious Institution, state-licensed Family Day Care Center, Public Library, Public Park, Dwelling unit, or other Indoor Adult Entertainment business.⁵⁰⁵
- (2) Notwithstanding any provision in Chapter 23 to the contrary, an Indoor Adult Entertainment business shall have no more than one (1) on premise sign which shall be a wall sign approved by the Board as part of the conditional use permit. The surface area of the sign shall not exceed ten (10) percent of the area of the wall to which it is attached. The sign shall not be a neon or similar sign. The sign may be illuminated but shall not be a flashing sign. The sign shall not depict any portion of the human anatomy.
- (3) No sign shall be placed in any window.
- (4) No flashing lights or colored lights or string of lights shall be placed on the outside of the building or on the inside of the building so that the lights can be viewed from outside the building.
- (5) The premises of all Indoor Adult Entertainment businesses shall be constructed to include a partition or other physical barrier on all customer entrances that will ensure that the interior of the business is not observable from the exterior of the building. In addition, all windows will be covered to prevent viewing of the interior of the building from the outside and all doorways not constructed with a partition or other physical barrier shall be covered so as to prevent observation of the interior of the premises from the exterior of the building. No Indoor Adult Entertainment business shall be conducted in a manner that

⁵⁰³ Use-specific standards revised to align with new Missouri state law amendments on this topic.

⁵⁰⁴ New standard to limit this use to the same area as before the consolidation of the M-C, M1, and M-U districts.

⁵⁰⁵ Revised to match recently adopted Missouri law. Spacing increased from 750 to 1,000 sq. ft.. List of protected uses now includes state-licensed day care facilities and libraries. Current separation requirements from higher education institutions, athletic fields, recreational facilities for children, and non-residential uses in residential districts do not appear in the state law and were deleted.



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

EXCERPTS

PLANNING AND ZONING COMMISSION MEETING

MARCH 10, 2016

V) PUBLIC HEARINGS

MR. REICHLIN: Okay. Now we'll get into the public hearing portion of our meeting.

Case No. 15-199

A request by the City of Columbia to amend Chapter 29, Sections 16 and 20 of the City Code (Zoning Regulations) as it pertains to self-service storage facilities. (This item was tabled at the February 18 Planning and Zoning Commission meeting.)

MR. REICHLIN: May we have a staff report, please.

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommends approval of the proposed text amendments to 29-16 and 29-20.

MR. REICHLIN: Are there any questions of staff? Ms. Burns?

MS. BURNS: Mr. Smith -- and I apologize if you showed us this in the work sessions. But is there a map that shows us C-3 and M-1 zoning where -- do you have it handy?

MR. SMITH: I do not have it handy.

MS. BURNS: Okay.

MR. SMITH: But we did look at that map. That is correct.

MS. BURNS: Okay. I -- I was hoping to look at it again, but -- all right. Thank you.

MR. SMITH: Yeah. I can kind of tell you from that. There was -- there was generally, there wasn't a high amount of C-3 properties that were adjacent to residential.

MS. BURNS: Okay. I was just thinking about what our previous topic that we just talked about, and so there's more coming all the time. All right. Thank you.

MR. SMITH: You're welcome.

MR. REICHLIN: Any other questions of staff? Seeing none. We'll move into the public hearing on this matter.

PUBLIC HEARING OPENED

MR. REICHLIN: Anybody interested in helping us with our understanding of this storage unit amendment, feel free to approach the podium. We'd appreciate your name and address and try and keep your comments to three minutes.

MS. LUEBBERT: My name is Christina Luebbert; I am a registered professional engineer, owner of Luebbert Engineering, offices shared with Baysinger Surveying at 914 North College here in Columbia. Kind of coming from this on a couple of different perspectives. One, is this initially started because we laid out a potential self-storage site on an existing C-3 piece of property, ready to start putting plans together, and I happened to notice the 14-foot height restriction and it -- I hadn't -- I had only looked at the height restriction within C-3 zoning, which was, you know, the -- the 45 feet with extra with the setbacks,

and I thought, oh, we've -- we're fine, and then I caught that it had special rules for self-storage. So one point I would like to make is the fact that I can built pretty much whatever I want at this height as long as I don't put self-storage in it, and I can do it right on the piece of property I was looking at. So with no restriction in building material, with no restriction in color, with no restriction really of anything other than the -- the basics of -- of the C-3 zoning. So I think some of the pictures he showed you also shows you that the self-storage industry has changed dramatically since the original zoning code was written. Back then, everything was glorified metal garages, big roll-up doors, and driving right up to it and dropping your stuff off outside in the elements. I had the opportunity to work for two years in-house for a self-storage company that built storage facilities all over the country -- Chicago, New York, Miami. We even built a ten-story self-storage facility in Miami because land was at a premium, and that was the amount of land we had available, and so we went vertical because you start looking at the way that planned communities work, we have to start using more vertical space because otherwise we're using up our valuable resource of land for -- for no reason. So I think you're starting to see more climate-controlled storage where you walk in and it's nice. It's air conditioned so that you don't have to worry about things melting. I lost every candle I owned in my last move because I had it in a self-storage facility and hadn't paid for the climate control. You're -- you're seeing people getting off of -- you know, away from these old, ugly garages and moving on to much nicer facilities. I think you look around Columbia at some Storage Marts facilities and some of the other nicer facilities, and they're very attractive. They aren't necessarily all brown and gray. They aren't necessarily all short, and sometimes they used the terrain to get a little bit more of a visual look without breaking the rules of -- of height. But it's just a different industry that we're in today versus when these codes were written. So that -- I think the two main points are that the storage industry has changed. We're going to stuff that's more about being aesthetically pleasing to the customer, drawing them in with, you know, nice windows and doors and things that they can see this is where I want to put my things and where I know my things will be safe and stored well. And also that if I was doing any other use in C-3, I could make it look however I wanted within a pretty wide range. I could make it neon green and no one could stop me. So I'm a little bit leery of why we're putting all these architectural rules on it. So I'd be glad to answer any questions based on both my experience in the self-storage industry in-house and -- and on how I'm looking forward to doing a project with some of these amended rules.

MR. REICHLIN: Any questions of this speaker?

MS. BURNS: And I appreciate you discussing the visual aspect of it and how it would incorporate in with existing landscape. Can you share with us where you were potentially going to put this building, and that might help us visualize how the changes that we're talking about here would affect existing landscapes?

MS. LUEBBERT: The project that this all came from was a piece of land owned over near Texas Avenue and Providence Road. So there's a Rent-N-Go Auto there now. They have, I think, a gray and white building now. So, I mean, we're probably not looking at putting some hideous, ugly color there. However, there's also a lot of things it -- it didn't -- the Code, as they have it written, said -- does not say

sheet metal. It says prefabricated metal panels. Well, there's a lot of range of what I can buy in prefabricated metal panels, some that look like stucco, but yet they're metal, which makes them cheaper to erect and less structural. They're not as heavy as maybe putting block up, so I have less structural cost, but yet I can create a look that's very attractive. I don't know if that's what he would want to put up there or not for sure. We haven't -- we kind of stopped in the middle of the road because we realized we had this problem we needed to -- to address first. But, you know, that's -- it's a very commercial area, you know. You still have to make it visually appealing so that people will come in.

MS. BURNS: And we saw that it was a commercial area. I'm just thinking about others that are listening about this and maybe learning about it for the first time.

MS. LUEBBERT: Sure. Sure.

MS. BURNS: So thank you -- thank you very much.

MS. LUEBBERT: No. No. No problem.

MR. REICHLIN: Any other questions? Ms. Loe?

MS. LOE: It sounds as if you haven't had requirements for architectural accoutrement when you've done high-rise storage in other locations; is this correct?

MS. LUEBBERT: Sometimes yes and sometimes no. I think in Denver, we ended up having some requirements as far as colors. They -- but they had that on all product -- all buildings. It didn't matter what the use was. I'm trying to think. In all of the various suburbs of Chicago, I don't remember ever having -- running against -- and a lot of times, we were doing conversions of existing buildings and make them look a lot better.

MS. LOE: Okay.

MS. LUEBBERT: We were doing a lot of renewal in urban areas, so --

MS. LOE: Well, and C-3 doesn't allow anything to be built there, so there are some limits on what uses can go in those locations, which may --

MS. LUEBBERT: Sure. The use -- the use is regulated.

MS. LOE: Right.

MS. LUEBBERT: But the aesthetics isn't.

MS. LOE: No. So, you can build an ugly bakery.

MS. LUEBBERT: Sure. I don't know why you would want to.

MS. LOE: Or an ugly assembly hall.

MS. LUEBBERT: Well, and then --

MS. LOE: Yes. I think there's fewer concerns about that than there are about self-service storage.

MS. LUEBBERT: I guess. Except for I go back to there's a lot of -- I'm trying to bring customers in. I want it to be attractive. However, there are some regulation or franchise agreements if you are doing business with somebody like U-Haul or whatever, that there has to be certain colors incorporated, you know. I've seen a lot of blue standing seam roofs that look perfectly fine, but under this, that would

possibly not be allowed because it's not an earth-tone color, you know. There's -- I -- I'm a little -- I'm a little leery of just blanketly saying this has to be done. And I understand I can go through the conditional-use process.

MS. LOE: Right.

MS. LUEBBERT: But that puts me at risk. Anytime -- and I could build a 14-foot, you know, building, as well. But anytime I have to go through an additional approval process, and I'm at risk of not being able to move forward, but spending a whole lot of money to get -- to find that out, I -- I'm not a big fan of having to -- to not know if I'm going to be able to do it. And I do like that they've tried to give us some kind of use of right, but I think that there's maybe some -- a happy medium in there.

MS. LOE: No. I think that's a valid point. How much to they have to invest to find out what options they might get permitted under the conditional-use permit? I mean, how far down the road do they have to go if they don't want to use earth tones?

MR. SMITH: Well, if they're going to -- their first step would generally be to submit building plans to us. And at that point, we could determine whether or not the -- if they're going above 14 feet, we -- we determine if the architectural are consistent with basically the architectural that are in the Code. Now, if they aren't and we determine that, then they would go to the conditional use. So either way they're going to have to produce architectural plans to basically build higher than 14 feet prior to or during that construction, and they may not need to be the final architectural, but I think we need to have some general idea of the types of materials being used and the percentage on the building if we -- if we look at some sort of percentage, but we'll need to know at least building materials. And that's really -- as far as the architectural standpoint, that's -- that is -- that's really all architectural plans would be required for. And really in essence they could just say we -- we intend to use brick for the whole thing, we wouldn't need to see architectural. We would review them when they came in, obviously, but if -- if they wanted to do that. It's really going to come down to whether or not they feel like they're going to be close enough where it's going to have staff's determination whether or not they -- they meet that architectural standard or not. So -- but they're going to need to have a pretty good idea of what their architectural design is coming in.

MR. ZENNER: And I would also add to that, if you're dealing with a national -- if you're dealing with a national construction -- a national company that is in the business of storage, cut sheets as well as examples of what they have used in other markets and locations from a graphics perspective would be able to be submitted. Percentages of the building that would specific to the site here in Columbia would be something that they would have to investigate to begin with to ensure that they met our other dimensional standards. So I mean you're going to have to produce a site plan at a minimum for us to review at any point in the review process, and that's likely a prerequisite of even pulling the plan ID out of the box. You're going to have to make sure the site fits. And then if you want to go up four or five stories, you're likely going to be able to use an example of what you've previously built elsewhere as the justification of here's the color scheme that we want, these are the scheme colors that we use within our

company, and then they may have to do some type of sketch. I wouldn't even say final architectural plans. They can basically -- a block sketch may be enough for us to just see proportion and where the building colors may go. Final design, it's not a bar -- this is not a bar napkin sketch that we would want, obviously, but the actual investment of significant resources into final engineered plans or final architectural drawings, I don't believe that's what we need at a minimum. I think the other aspect to hear, if you're renovating existing buildings and you may not be touching the exterior of the building to do a conversation, that's a totally different story versus new construction. So just to ensure that we're not getting confused as to how you keep the vernacular of a neighborhood that's got existing derelict or unused buildings that you want to convert versus building brand new, which is what this ordinance, in essence, identifies as the need and what is desired, is a totally different discussion. So I did -- let's not potentially get confused by that, that other communities don't seem to have standards. You may be developing something differently as well, and using existing infrastructure to do it with, which, from our perspective, is great adaptive reuse at that point.

MS. LOE: No. I was simply commenting that the speaker appeared not to have run into this scenario at all, and I was surprised by that. Thank you.

MR. REICHLIN: Any other questions of this speaker? Seeing no one. Thank you very much. Is there anybody else who cares to comment on this matter? Seeing no one.

PUBLIC HEARING CLOSED

MR. REICHLIN: Open it up for Commissioners' comments. Ms. Burns?

MS. BURNS: I guess I was interested when Mr. Smith was talking about some discussions about materials that might be used, or percentages that might be used in constructing a self-storage facility. Can -- would those be something that we would amend -- change what we have here?

MR. SMITH: Yes.

MS. BURNS: Okay. I guess I -- I think we spent a lot of time on this. I'm comfortable with what we have here as far as making any changes.

MR. SMITH: Yeah. You could make that in your motion to adopt the proposed changes with the following amendments and you could like add, like I said, I think the applicant was requesting possibly to, instead of prohibiting certain materials, prohibiting their use or allowing their use up to a certain percentage. So that would be something you could do in your motion at that time.

MS. BURNS: Thank you.

MR. REICHLIN: I had a question of staff as well with regard to reference to earth tones.

MR. SMITH: Yes.

MR. REICHLIN: Perhaps its omission would be something worth of consideration?

MR. SMITH: Are you asking me if I support the omission of that section?

MR. REICHLIN: Well, I'm just -- what would staff's position be with something like that?

MR. SMITH: Staff's position is that is a requirement we saw in several different codes. It's designed to kind of limit that kind of the garish appearance of buildings which, once you go from fourteen

feet to four stories can be amplified if you have a whole building that's -- that's painted bright red or bright blue or whatever franchise that specific commercial developer has. So we felt fairly -- or at least I felt fairly confident that that's a reasonable request. Again that could be something open to a percentage-type issue to, you know, address, Ms. Luebbert's concerns with franchise colors, but I think in general I'm still comfortable with -- with limiting the overall design of the facility to -- to those types of colors. Again, that -- that represents only the kind of the high bars requirements for -- for going in as of right. They can come back and request to basically get relief from that requirement through the conditional-use process.

MR. REICHLIN: Any other comments? Mr. Stanton?

MR. STANTON: The speaker brought up some good points. I -- I generally like what we have available here. Can I ask a question of the speaker?

MR. REICHLIN: Feel free to approach the podium again.

MR. STANTON: I believe in win-win, so you -- you've reviewed this language. Correct?

MS. LUEBBERT: Sure.

MR. STANTON: Ideal world, what would you change? What don't you like? Outside of the earth-tone issue, what else bothers you?

MS. LUEBBERT: I mean, originally, when I looked at what the consultant who is working on the UDO recommended, all he -- all he recommended was to remove the height restriction. There's already other restrictions about what kind of activities can go on and what kind of things that can happen and can be stored there and so forth. You know, that made complete sense to keep a lot of that text in there, and all it was doing was saying let the height restriction within the C-3 zoning that's already there, let that stand. I didn't see why that wasn't sufficient, why we went to all this extra rigmarole when I just didn't think that was necessary. I think there -- what I want, customers to come in and rent from a self-storage facility, I'm going to make it aesthetically pleasing because I want them to come in. So I think that all these architectural standards are just unnecessary.

MR. STANTON: Well, do you kind of -- are you a -- how long have you been in Columbia? Let me ask that.

MS. LUEBBERT: I have lived in central Missouri since I was seven.

MR. STANTON: Okay. Okay.

MS. LUEBBERT: And so numerous years, and I lived in Columbia for 11 of that and I live in Jefferson City now.

MR. STANTON: Well, I stay that to say have you kind of been watching the revolution that's kind of going on in Columbia about we're really taking --

MS. LUEBBERT: Yes.

MR. STANTON: -- we're really taking serious consideration of how we want our city to grow? We're -- we're getting past 100,000 population.

MS. LUEBBERT: Sure.

MR. STANTON: We're -- we're moving forward. We're really trying to take control on how our

city looks, feels, operates, and that's where a lot of this is coming from because we don't want a Wild West roaring mentality which we kind of already have and we're trying to kind of shape that for the future. So that's kind of why we're addressing this kind of form --

MS. LUEBBERT: Well, I -- I come from a --

MR. STANTON: -- base stuff. We're kind of going towards downtown maybe, you know.

MS. LUEBBERT: And you've seen it go very vertical, haven't you?

MR. STANTON: Yeah.

MS. LUEBBERT: I mean, you've seen that we are using our land, our precious resource, more suitably to -- to protect how sprawled we've become.

MR. STANTON: Right.

MS. LUEBBERT: And -- and you're seeing more and more things going up instead of out. And I think from a planning standpoint, that makes perfect sense. So I've -- I mean back when I reviewed the original 2020 plan that they wrote when I was first an engineer, and I -- I said we need to be taking out these height restrictions. We -- we should be encouraging people to build up, use the air space instead of using all this extra land which is hard on our watersheds, it's hard on our environment, you know. I've always thought that height restrictions -- you know, it's one thing if I'm -- I understand if I'm next to, you know, Grandma Smith's house, that's one thing, you know. She doesn't want something towering over her and, you know, blocking the shade to her flower garden. But in a commercial district, I don't understand the value of height restriction, so that's --

MR. STANTON: Thank you for your comments.

MR. REICHLIN: Thank you for your time.

MR. STANTON: Thank you.

MR. REICHLIN: Do we have any other comments? Ms. Burns?

MS. BURNS: I have one question quickly for staff. If we -- if we would move for approval of this as it is presented and an applicant came back with a variance request, could that be discussed in a particular situation?

MR. ZENNER: Variance in what respect, Ms. Burns?

MS. RUSHING: A conditional-use request.

MS. BURNS: A conditional use. I'm sorry. As far as a -- I'm sorry. A conditional use. If there was a color that was not an earth tone --

MR. SMITH: Uh-huh.

MS. BURNS: -- and then they could come back and discuss it case by case, issue by issue?

MR. SMITH: Yes.

MS. BURNS: Okay. Then I'm comfortable again as this is written and that we would handle case by case with the conditional use.

MR. ZENNER: Right. And I would suggest to you, based on what testimony Ms. Luebbert has provided to you, that may be a deterrent because of the time and the uncertainty of that which what is

proposed and what staff may, if the Commission is interested in so doing, is adjusting what is written to allow for some added flexibility. I mean, I think that that is something that, realizing that not -- that restricting everything as it's written, while that may be the preferred and what has been reviewed by the Commission, it does create additional regulatory barriers. And if, to Ms. Luebbert's point, we want to encourage people to be coming in and better utilizing our land by going vertically with these types of structures, it may be advantageous to consider adopting relief within the Code before we move it forward. Otherwise, we do stand to perpetuate a horizontal environment, not a vertical one which, to be quite honest, the current comprehensive plan would support better use of your land mass and going vertically does support those goals and objectives. I point that out. Commission, it's your decision as to what you would like to do, and if you would like a recommendation from us as it relates to what Ms. Luebbert submitted, we'll be more than happy to give that to you if you ask. I think we -- we can.

MS. LOE: Yeah.

MR. REICHLIN: Ms. Loe? Ms. Loe?

MS. LOE: Mr. Zenner, correct me if I'm wrong, but we are removing the 14-foot height limit in the M-1 without the design criteria. Correct?

MR. SMITH: Correct.

MR. ZENNER: That is correct. We have added, however, as a result of removing it, the conditions associated with M-1 adjacent to residential with a setback standard that did not exist in the M-1 zoning district, and it is specific to this particular type of use. And that would go to Ms. Luebbert's point, as well. Why would we be singling out this type of use only to adjacent residential development? That may be an advancement that we make within the Code, the UDO before it's adopted. That may be a point that gets raised as we go through the Commission process of the UDO adoption. However, that's not how it's proposed at this point. What we're trying to do is just address the issue at hand with this one specific use.

MS. LOE: Right. So M-1, we're removing -- we're allowing it up to 45 without design criteria, and C-3, we had determined that we wanted some criteria in place; Correct?

MR. SMITH: Yes.

MS. LOE: Okay.

MS. RUSHING: And --

MR. REICHLIN: Ms. Rushing.

MS. RUSHING: Yeah. I don't like the idea of making a percentage requirement, so if you say, well, 25 percent of it has to be earth tones, can the other 75 percent be bright red. I mean, that just doesn't make sense to me to put in percentage requirements. Either you want earth tones or you don't. And the same, I think, with regard to the materials. I understand her argument with regard to prefabricated metal panels, but putting in a percentage requirement there also, to me, does not make sense. I think I would rather either adopt it as it is and allow them to use a conditional-use permit, or if we need to make changes, then go back and make changes that are appropriate.

MR. REICHLIN: Ms. Russell?

MS. RUSSELL: I just -- I don't think that Ms. Luebbert has anything bad that she's going to build in Columbia, but she's not the only one. The next one down the line might want to build something that's 80 percent neon green.

MR. STANTON: Push the limit.

MS. RUSSELL: So we need to write this and adopt this for everybody, not just directed because of one engineer's talents, so --

MR. REICHLIN: I would suggest at this time that we're at the crossroads of we either -- if somebody wants to -- what motion does somebody want to make and then take it through that process. I see the two possibilities, the motion for approval as written or a motion for tabling for further review. So I think that's the crossroads we find ourselves at at this point. So, Mr. Stanton, what's your --

MR. STANTON: Well, I'm going to pull the trigger and as it relates to Case 15-199, I recommend approval of proposed text amendments to 29-16 and 29-20.

MS. RUSHING: Second.

MR. REICHLIN: Ms. Rushing. May we have a roll call, please.

MS. LOE: Yes. Case 15-199.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Russell, Ms. Burns, Ms. Loe, Mr. Harder, Mr. Reichlin, Mr. Stanton, Mr. Strodman, Ms. Rushing. Motion carries 8-0.

MS. LOE: The motion carries 8-0. Recommendation to approve the text amendments will be forwarded to City Council.

MR. REICHLIN: Thank you very much, Ms. Loe. At this time, in deference to our sign language participant, we're going to take a ten-minute break. I realize some of us have been here waiting for the last item on the agenda, but we're just trying to be considerate of her efforts, and we'll be right back.

(Off the record.)

MR. REICHLIN: We'll try and start this back up a little early; is that all right? Can we have everybody's attention, please.

February 24, 2016

City of Columbia
Community Development
Attn: Clinton Smith, Planner
P.O. Box 6015
Columbia, MO 65205

Re: Planning and Zoning Case #15-199 - Proposed Self-Storage Text Amendment

Dear Mr. Smith:

Thank you for meeting with my client Dan Burks, his surveyor Gene Basinger and myself today regarding the work done to date related to the request we made last August for a text amendment change to the zoning ordinance regarding removal of the height limitation for self-storage facilities in the C-3 zoning district. We appreciate the effort that staff and the commission has put into researching this issue. It was also good today to spend the time to more fully understand the proposed change and how it differs from our original request.

As we discussed in today's meeting, we have some concerns about the proposed language and how it might affect future construction of self-storage facilities. Ideally, most developers of such facilities would like to avoid the time and expense of utilizing a conditional use process that, while more flexible, can become quite subjective. We would like to see a bit more flexibility and consideration given under the proposed design standards for those building "as of right". We also have some points of clarification to request though this may or may not need language changes:

- (6)a. - Does property not being adjacent to residential include across right-of-way?
- (6)b. - Prefabricated metal panels come in all sorts of styles and qualities. We don't believe that they should unilaterally be excluded from the permitted building materials. And does this include roofing materials? Would the Commission consider modifying this to allow no more than a certain percentage of the vertical surfaces of a building to be prefabricated metal panels? We would propose 50%. Many of the other options become quite cost prohibitive on multi-story buildings due to the structural load. We have no issue with not allowing ugly corrugated metal, but there are many more attractive options that from a distance look as good or better than the types of facades you are willing to allow.
- (6)c. - Would neutral earth tones still allow for your basic red brick?
- (6)d. - This additional screening requirement doesn't appear to address an existing site (redevelopment). Within the current landscaping/screening ordinance, there is some provisions for redevelopments to not require existing pavement to be taken out in order to meet the code, etc. Also, because the setbacks in C-3 are so small, if a site has multiple

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frontages, the area needed for the trees could really inhibit the amount of land available for construction that wouldn't otherwise be needed for setbacks.

We would like staff and the Commission to consider further research to these issues and modifications to the proposed language to address these concerns. Thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script that reads "Christina Luebbert". The signature is written in dark ink and is positioned above the printed name.

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