

024662  
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Introduced by Treace

First Reading 6-7-21

Second Reading 6-21-21

Ordinance No. 024662

Council Bill No. B 173-21

**AN ORDINANCE**

granting the issuance of a conditional use permit to AMERCO Real Estate Company (d/b/a U-Haul) to allow for the construction of a self-service storage facility exceeding fourteen (14) feet in height on property located at 900 I-70 Drive Southwest in an M-C (Mixed Use – Corridor) zoning district; providing a severability clause; and fixing the time when this ordinance shall become effective.

WHEREAS, pursuant to Section 29-6.4(m)(1) of the City Code, the Planning and Zoning Commission (hereinafter "Commission") held a public hearing and submitted a written recommendation to the City Council related to issuance of a conditional use permit on property located at 900 I-70 Drive Southwest and legally described as set forth in "Exhibit A" attached hereto and incorporated by reference; and

WHEREAS, the City Council has considered the recommendation of the Commission along with the criteria set forth in Section 29-6.4(m)(2)(i) of the City Code.

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

SECTION 1. The City Council finds and determines that the criteria established in Section 29-6.4(m)(2)(i) of the City Code has been met and hereby grants the issuance of a conditional use permit to AMERCO Real Estate Company (d/b/a U-Haul) to allow for the construction of a self-service storage facility exceeding fourteen (14) feet in height on property located at 900 I-70 Drive Southwest in an M-C (Mixed Use – Corridor) zoning district zoning district, subject to the following conditions:

- a. The conditional use permit is granted to the property owner and shall be valid for the duration of the use or revocation of the permit. Any discontinuance of the use for a period of twelve (12) months or more or any change in the character of the use shall render the permit null and void.
- b. The self-service storage facility shall be constructed in the general location as shown on the site plan as set forth in "Exhibit B" attached hereto and incorporated by reference.

- c. The self-service storage facility shall not exceed thirty-five (35) feet in total height and shall be constructed in substantial compliance with the architectural rendering as set forth in "Exhibit C" attached hereto and incorporated by reference.
- d. A building permit shall not be issued for construction of the self-storage facility until a complete architectural plan evaluation has occurred showing compliance with City Code provisions Sec. 29-3.3(w) and Sec. 29-6.4(c), as applicable, or as otherwise modified by the Board of Adjustment.
- e. Site development plans for the self-storage facility shall not be approved until the subject property upon which construction is proposed has been replatted into a single lot of record.
- f. The property owner shall comply with the requirements of District M-C and all other applicable regulations unless the property owner is granted a variance pursuant to the City Code.
- g. The allowed use, per this conditional use permit, shall not create negative impacts on neighboring properties and rights-of-way, including but not limited to:
  - 1. Lighting and glare beyond the property lines;
  - 2. Excessive noise;
  - 3. Dust and odor;
  - 4. Excessive traffic not compatible with the surrounding neighborhood;
  - 5. Storm water impacts; or
  - 6. Physical appearance.
- h. If any of the conditions of this conditional use permit are not complied with, the City Council, upon recommendation of the Commission following written notice and a noticed public hearing by the Commission, may in addition to revoking the permit, amend, alter, delete or add conditions to the permit.


SECTION 2. The provisions of this ordinance are severable and if any provision is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

SECTION 3. This ordinance shall be in full force and effect from and after its passage.


PASSED this 21st day of June, 2021.

ATTEST:

  
\_\_\_\_\_  
City Clerk

  
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Mayor and Presiding Officer

APPROVED AS TO FORM:

  
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City Counselor