



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,

A handwritten signature in cursive script that reads 'Christina Luebbert'.

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