



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 7, 2021

Re: 900 I-70 Drive Southwest - Conditional Use Permit (Case # 127-2021)

Executive Summary

Approval of this request will result in the authorization to issue a conditional use permit (CUP) allowing a self-service storage facility, greater than 14-feet in height pursuant to the provisions of Section 29-3.3(w) (Use-specific standards) of the Unified Development Code, on the northern portion of property located at 900 I-70 Drive Southwest. The remainder of the subject property is to be improved with additional self-service storage facilities that are less than 14-feet in height and do not require issuance of a CUP before they could be constructed. The attached site plan has been provided to show contextually the development of the site.

Discussion

The applicant, AMERCO Real Estate Company (U-Haul), is seeking approval of a conditional use permit to allow the construction of a self-storage facility exceeding 14-feet in height on the northern portion of the subject property pursuant to the provisions of Section 29-3.3(w) (Use-Specific Standards) of the UDC. In addition to compliance with Section 29-3.3(w) requirements, redevelopment of the site is also subject to the provisions of Section 29-4.6(c) (Design Guidelines and Standards). The site is located south of the intersection of Business Loop 70 and I-70 Drive Southwest, immediately west of the existing U-Haul facility. The existing hotel on the subject site is to be demolished to permit its redevelopment as an additional self-service storage and retail space operated by the adjoining U-Haul facility.

The site is zoned M-C (Mixed-Use Corridor) and consists of two lots. The attached preliminary site plan illustrates the redevelopment of the site which will require a replat of the existing acreage given the proposed storage structure for which the CUP is to be placed over the existing internal property line. Consolidation of existing lots with the adjoining U-Haul facility was discussed; however, given the adjoining parcel is zoned I-G (General Industrial) this would create a "split" zoned parcel which is typically discouraged due to variations in certain dimensional requirements.

Self-service storage facilities are a permitted use in the M-C and I-G districts, given compliance with the use-specific standards of Section 29-3.3(w). These provisions restrict certain operational characteristics by prohibiting storage of hazardous materials, retail sales, and the service or repair of vehicles, appliances and equipment from individual storage units. Furthermore, the use-specific standards limit building height to 14-feet unless separate dimensional and appearance standards are met. These additional standards include a minimum 100-foot setback from any residential zone or use, restrictions on construction materials and colors, and additional screening and street tree standards.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

The requested CUP applies only to the proposed 3-story storage building shown within the center and northern portion of the subject site as shown on the attached preliminary site plan and represented in the attached architectural elevations. The remaining buildings shown on the preliminary site plan are to be less than 14-feet in height. These structures will be subject to the general design standards and guidelines of Section 29-4.6(c). A Level 3 landscape buffer (8-foot screening device and a 10-foot landscaped buffer) along the southern property line, where the site is adjacent to residential uses. Should additional conditions or waiver of requirements imposed by 29-3.3(w)(1)(vi) be considered they would apply only to the proposed construction of the 3-story structure.

Pursuant to the use-specific standards of Section 29-3.3(w), requests for construction of self-storage facilities greater than 14-feet in height must be evaluated by the Planning and Zoning Commission using the six evaluation criteria shown in Section 29-6.4(m)(2) of the UDC. These criteria specify that the Commission determine the request 1) must comply with the base zoning standards, 2) must be consistent with the comprehensive plan, 3) must be in conformance with adjacent uses within the same zoning district, 4) must have adequate access to prevent traffic hazards and minimize congestion, 5) must be supported by sufficient infrastructure, and 6) must not cause a significant adverse impact to surrounding properties. The provisions of Section 29-6.4(m)(2) further permit the Commission as well as the City Council to approve the CUP with any conditions deemed necessary to carry out the provisions and intent of the UDC.

At its May 6, 2021 meeting, the Planning and Zoning Commission considered this request. After the staff report, Commissioners expressed concerns about the mass of the proposed structures and that granting the CUP would permit a maximum height of 45 feet, which they viewed as inappropriate. Commissioners also questioned whether the CUP should permit the use adjacent to a residential district, which is prohibited by Section 29-3.3(w)(1)(vi). Staff clarified that Section 29-3.3(w)(2) provides that that “use-specific standards” of Section 29-3.3(w)(1) are to be considered when evaluating the CUP for compliance, but affords the Commission broad authority to waive the standards and require any additional conditions they see fit to ensure visual compatibility with surrounding properties based on special or unique circumstances specific to the property.

Members of the public, including many neighboring property owners, spoke in favor of the redevelopment, but shared concerns about light and noise pollution. Some indicated ongoing issues with transients and suspicious activities associated with the current use on the property and hoped that the required screening and landscaping would help to limit cut-through foot traffic and delineate the property boundaries. The applicant’s representative then spoke to many of the issues, stating that the primary storage facility would be 35-feet in height and that lighting would be designed to limit pollution. Commissioners inquired about the intent to store rental trucks on the property as depicted in the proposed elevation. The representative indicated that the new facility would be used for overflow parking of rental trucks, primarily during their busy seasons at the beginning and end of each school year.

Following limited additional discussion, the Commission moved to approve the CUP, subject to waiving the provision of Section 29-3.3(w)(1)(vi)(A) which prohibits self-service storage



facilities over 14- feet in height from being **adjacent to residential zones or uses**, with specific emphasis that the 100-foot setback requirement of this provision was not waived, and applying the following conditions of approval:

1. The self-service storage facility shall be constructed in the general location shown on the submitted site plan, dated March 22, 2021, attached hereto.
2. The self-service storage facility shall not exceed **35-feet** in total height and shall be constructed in substantial compliance with the architectural renderings, dated April 9, 2021, attached hereto.
3. The self-service storage facility shall not be issued a building permit until a complete architectural plan evaluation has occurred showing compliance with the provision of Section 29-3.3(w) and Section 29-6.4(c), as applicable or otherwise modified by the Board of Adjustment (no variance is requested at this time).
4. Site development plans shall not be approved until the subject property upon which construction is proposed has been replatted into a single lot of record.

A copy of the Planning and Zoning Commission staff report, locator maps, UDC Sections 29-3.3 and 29-4.6, preliminary site plan, proposed elevations, and meeting excerpts are attached for review.

Fiscal Impact

Short-Term Impact: None. No expansion of infrastructure is required with this request.

Long-Term Impact: None. The site's use under the CUP will be no more intense upon public services than the current use.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the requested conditional use permit to authorize a self-service storage facility over 14 feet in height upon the subject site as recommended by the Planning and Zoning Commission.