



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



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## Legislative History

Date	Action
None	None

## Suggested Council Action

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