



1000 W Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0292

Tim Teddy
Director of Community Development
City of Columbia 701 E. Broadway
PO Box 6015
Columbia, MO 65205

Re: Conditional Use Permit for StorageMart Facility #113

Mr. Teddy:

I am writing you on behalf of our client, that you and your staff review the request for a conditional use permit for the construction of a new 3-story building at the existing StorageMart facility located at 3500 I-70 Dr. SE.

The parcel number for the subject property are 17-116-00-07-002.00 01.

The property is currently zoned M-C. A preliminary site plan is attached showing the location of the proposed building.

Below is additional information with regards to this request.

Criteria for approval per Section 29-4.6(c).

(c) Design standards and guidelines.

(1) Entries. Each principal building shall have one or more operating entry doors facing and visible from an adjacent public street. The location of the entry on the building façade shall be emphasized by the use of different materials, wall articulation around the entry, or foundation plantings around the entry.

The entry doors and loading doors to be all glass sectional doors to help highlight the entries for customers. However, none of these will be visible from the public street. Awnings will be located above all points of entry to help further identify these areas. Articulation added to the building and a change of materials to help identify the preferred point of entry for customers.

(2) Transparency.

(i) When the primary use of the ground floor frontage of a structure categorized as food and beverage service, office, personal services, or retail in Table 29-3.1, a minimum of twenty (20) percent of each façade area that faces a public street shall be composed of transparent materials.

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(ii) At least one-half (1/2) of this amount shall be provided so that the lowest edge of the transparent materials is no higher than four (4) feet above the street level.

The building is not adjacent to any street.

(iii) If the director determines that transparent materials are not practical for security reasons or based on the nature of the permitted ground floor use, an alternative treatment providing equivalent or better visual interest may be approved.

The entry doors and loading doors to be all glass sectional doors to help highlight the entries for customers. However, none of these will be visible from the public street.

(3) Wall plane articulation. When the primary use of the building is not categorized as industrial in Table 29-3.1, each façade greater than one hundred (100) feet in length abutting a public street shall incorporate architectural features such as wall plane projections, recesses, or other building material treatments and textures that visually interrupt the wall plane. No uninterrupted length of any façade shall exceed one hundred (100) horizontal feet.

The added articulation above the roof line and protruding away from the building should meet this requirement. One of the areas added is on the NW corner which has been identified as having a limited vision corridor from the public road.

(4) Roof shape.

(i) When the primary use of the building is not categorized as industrial in Table 29-3.1, and the building has a sloping roof, at least one projecting gable, hip feature, or other break in the horizontal line of the roof ridgeline shall be incorporated for each one hundred (100) lineal feet of roof.

2 different articulations of the façade that are 3' above the remainder of the parapet limiting our continuous roof line to less than 100'.

(ii) When the primary use of the building is not categorized as industrial in Table 29-3.1 and the building has a flat roof, the design or height of the parapet shall include at least one change in setback or height of at least three feet along each one hundred (100) lineal feet of façade.

2 different articulations of the façade that are 3' above the remainder of the parapet limiting our continuous roof line to less than 100'.

(5) Canopies and awnings. All canopies and awnings shall be mounted with a minimum vertical clearance of seven (7) feet between sidewalk grade and the bottom edge of the canopy or awning.

Awnings added and at 14' above finish floor.

(6) Loading dock and delivery areas. Loading dock doors and delivery areas shall be located at the rear of buildings to separate customer and employee traffic from loading and service vehicles. The director may permit alternative locations when:

(i) Such location would result in docks or delivery areas being adjacent to R-1, R-2, or R-MF zoned lands;

(ii) Such location would result in excessive or unnecessary impervious surface on the development site;

(iii) Evidence can be shown that the alternative location will not impact public safety or site circulation; and

(iv) Alternative loading dock/delivery area are recessed from the building façade such that all loading/unloading activity occurs outside any adjacent public right-of-way.

The building is an addition to an existing self-storage facility so there should be no need to separate customer and employee traffic from loading areas. Again, the building is not facing any public right-of-way. The loading bay on the east side faces internally and the bay on the west side faces the

existing cell tower. There are no residentially zoned tracts adjacent to this site.

Criteria for approval per Section 29-3.3(w).

(w) Primary use of land and buildings: Self-service storage facility.

(1) When such uses are located in the M-C district and are no greater than fourteen (14) feet in height, unless otherwise permitted, shall be subject to the following additional standards:

(i) 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. Standard requirements.

The site will comply with these standards.

(ii) Where the site is adjacent to residentially-zoned land, a permanent screen shall be required and shall conform to the provisions of section 29-4.4(e).

The site is not located adjacent to any residentially zoned properties. No screening is being proposed.

(iii) 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.

The site will comply with these standards.

(iv) 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.

The site will comply with these standards.

(v) The sale of any item from the facility or the conduct of any type of commercial activity at the facility shall be prohibited.

The site will comply with these standards.

(vi) 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;

No residential zoned or use properties are near the site.

(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;

The existing location is a mix of single-story pre-engineered metal building and a multi-story metal skinned with EIFS accents structure where the office is located. This addition will only have limited visibility from a public roadway and in that area we have added a full masonry façade in an attempt to meet the intent of the UDC.

(C) All exterior portions and/or façades, including the roof, shall use colors consisting of a neutral earth tone;

The colors will consist of the standard StorageMart brand color scheme. This will consist of greiges and white to match the colors of the existing facility.

(C) In addition to the screening and landscaping standards of section 29-4.4(e), one 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;

Understood. Landscaping will also be provided at the northwest corner of the building to screen from the building from the right-of-way.

(D) Building height shall not exceed forty-five (45) feet or contain more than four (4) stories.

The proposed building will not exceed 45 feet in height and the building will consist of 3 stories. The height of the building at the tallest element of the façade is 33 feet.

(vii) Loading docks shall be prohibited.

No loading docks are proposed.

(2) When such uses are located in the M-C district and proposed to be greater than fourteen (14) feet in height they shall be subject to the following additional standards:

(i) Approval of a conditional use permit in accordance with the procedures of article 6 of this chapter is required. When considering a conditional use, in addition to meeting the conditional use standards required by this chapter, the commission 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 item (1)(i) through (vi), above, shall be considered as standards for a conditional use as well; however, they may be waived if the applicant shows that due to special circumstances unique to the property, 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 maximum height.

We appreciate your time in reviewing this request for the proposed conditional use permit for the StorageMart facility. Upon review of this submittal, if you have any questions, please feel free to contact us.

Sincerely,

Crockett Engineering Consultants, LLC

A handwritten signature in black ink, appearing to read "Tim Crockett". The signature is fluid and cursive, with a long horizontal stroke at the end.

Tim Crockett, PE