



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 1, 2024

Re: 3412 I-70 Drive SE – Conditional Use Permit (Case #31-2024)

Executive Summary

Approval of the request would grant a conditional use permit for a self-service storage facility over 14-feet in height on the property located at 3412 I-70 Drive Southeast. The proposed facility would be located to the southwest of the existing storage buildings on the site that are operated by Storage Mart.

Discussion

Crockett Engineering (agent), behalf of TKG Storage Mart Partners Portfolio, LLC (owners), seeks approval of a conditional use permit (CUP) to permit a new self-service storage facility over 14-feet in height on the existing Storage Mart property located at 3412 I-70 Drive Southeast. The subject property is currently zoned M-C (Mixed-Used Corridor) and contains 4.62 acres. Self-service storage facilities are permitted in the M-C district; however, per the use-specific standards of Section 29-3.3(w) of the Unified Development Code facilities greater than 14-feet in height require a CUP be issued following review/recommendation by the Planning Commission and final approval of the City Council.

The use-specific standards of 29-3.3(w) are intended to limit potential negative impacts of storage facilities on adjacent properties; especially those residentially zoned. These provisions generally restrict certain operational characteristics of such facilities by prohibiting storage of hazardous materials, retail sales, and the service or repair of vehicles, appliances and equipment. Section 29-3.3(w) lays out procedural steps for the approval of such a request, and notes that any of the design standards of subsection (1)(vi) can be added as conditions of the approval of the CUP.

The applicants have indicated their intention to comply with the provisions of 29-3.3(w) with the exception of subsection (1)(vi)(B), which prohibits the use of prefabricated metal panels on the exterior of the building. The existing storage facility on the property is made-up of pre-engineered metal structures, which the applicants intend to mimic on the proposed building. They point out that the proposed structure is interior to the lot, and located behind other structures, screening it from the public street right-of-way except at the northwest corner of the proposed building. In an effort to soften the visual impacts of the building, the applicants propose the use of a masonry façade in that location only. The remainder of the proposed facility would consist of prefabricated metal panels.

The proposed building will also be subject to the design standards and guidelines of Section 29-4.6(c) of the UDC which were created to address bulk and appearance considerations of new construction. Subsection (1) requires that all principal buildings have one or more



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operating entry doors facing and visible from the adjacent public street. Subsection (2) requires a minimum of 20% transparency along each façade facing a public street. These provisions will be addressed during staff's review of formal architectural plans submitted as part of the building permitting process.

Staff has performed a preliminary review of the proposed structure's compliance with the standards of sec. 29-4.6(c) based on the attached architectural plans. Following this review, staff did not believe the entry door provision of the section offered significant value given the building's location in relation to its access point and other neighboring structures. Furthermore, pursuant to the authority delegated to the Community Development Director by sec. 29-6.4(c)(2)(iii) of the UDC it was concluded compliance with the transparency requirements of sec. 29-6.4(c) posed a security risk. Given this finding, compliance with this provision was waived.

In addition to compliance with the aforementioned section of the UDC, all CUP requests are subject to the provisions of sec 29-6.4(m)(2) of the UDC. This section contains six evaluation criteria (shown below) and states that, following a recommendation by the Commission, the City Council may approve the CUP with any conditions deemed necessary to carry out the provisions and intent of the UDC. Staff's analysis follows each criterion in "**bold**".

- (A) The proposed conditional use complies with all standards and provisions in this chapter applicable to the base and overlay zone district where the property is located.

The proposed use is permitted "by-right" in the M-C (Mixed-Use) district

- (B) The proposed conditional use is consistent with the city's adopted comprehensive plan.

The property is located within the Commercial District land use category of Columbia Imagined and the proposed use is appropriate to the site.

- (C) The proposed conditional use will be in conformance with the character of the adjacent area, within the same zoning district, in which it is located. In making such a determination, consideration may be given to the location, type and height of buildings or structures, and the type and extent of landscaping and screening on the site.

The proposed building is consistent with contextual architectural character, is naturally screened by existing vegetation, and is not proposed to be greater in height than adjoining development.



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- (D) Adequate access is provided and is designed to prevent traffic hazards and minimize traffic congestion.

The additional storage facility will generate limited additional traffic to the surrounding roadway network. On-site circulation is sufficient to meet anticipated demands and other city access standards.

- (E) Sufficient infrastructure and services exist to support the proposed use, including, but not limited to, adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided.

The site is already served with all City utilities and there are no capacity issues anticipated from the additional storage building.

- (F) The proposed variance will not cause significant adverse impacts to surrounding properties.

Staff does not foresee any significant impacts to surrounding properties given the existing commercial and office uses.

The Planning & Zoning Commission considered this request at their March 7, 2024 meeting. Staff presented their report and the applicant's representative gave an overview of the request. Commissioners asked about lighting standards and exterior materials of the proposed building. The applicants clarified that they were seeking partial relief from the building materials aspects of Section 29-3.3(w)(1)(vi)(B) which prohibits metal materials on the exterior of the building. No one from the public spoke during the public hearing.

After limited additional discussion, a motion was made to approve the request which passed with a vote of (6-2).

Staff report to the Planning & Zoning Commission, locator maps, preliminary site and architectural plans, the CUP application letter, UDC excerpts (sec. 29-3.3(w) and 29-4.6(c)), and meeting excerpts are attached for reference.

Fiscal Impact

Short-Term Impact: None anticipated.

Long-Term Impact: None anticipated.



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Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

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

[Comprehensive Plan Impacts:](#)

Primary Impact: Economic Development, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

Legislative History

| Date | Action |
|------------|--|
| 09/19/2022 | Approved: "Zwonitzer Subdivision, Plat No. 2." (Ord. 025132) |

Suggested Council Action

Approve the conditional use permit as recommended by the Planning & Zoning Commission.