

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
October 20, 2022**

SUMMARY

A request by AMERCO Real Estate Company (Contract Purchaser), for a Conditional Use Permit (CUP) for a self-service storage facility over 14 feet in height, located at 3615 Vandiver Drive, on the west side of Highway 63. **(Case #281-2022)**

DISCUSSION

The applicant is seeking approval of a conditional use permit on the subject property to allow a self-service storage facility to exceed 14-feet in height pursuant to the provisions of Section 29-3.3(w) (Use-Specific Standards) of the UDC. In addition to complying with the requirements of Section 29-3.3(w) any redevelopment of the site will also be subject to the provisions of Section 29-4.6(c) (Design Guidelines and Standards). The site is located west of Highway 63, between Vandiver Drive and Mexico Gravel Road.

The subject property is zoned M-C (Mixed-Use Corridor) and consists of three lots. Development of the site will require a platting action given the proposed construction is shown over existing property lines. Self-service storage facilities are a permitted use in the M-C and I-G districts, provided such construction is in compliance with the use-specific standards of Section 29-3.3(w). 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. Furthermore, the use-specific standards limit building height to 14 feet unless separate dimensional and appearance standards are met which include a minimum 100' setback from any residential zone or use, restrictions on construction materials and colors, and additional screening and street tree standards.

As noted above, construction of such facilities would also be subject to the UDC's general design standards and guidelines articulated in Section 29-4.6(c). These standards were created to address "bulk" and "appearance" matters of newly constructed structures within any zoning district subject to several minor exceptions. It should be noted that granting of relief from the provisions of Section 29-4.6(c) is a matter outside the purview of the Planning Commission as part of the requested CUP. The granting of relief from the provisions within Section 29-4.6(c) is a matter that would need to be considered by the Board of Adjustment as a "variance" subject to submission of a separate application specifying what section and for what reason such relief is needed. As of writing this report no such request has been submitted and it is believed the applicant intends to fully comply with the use-specific standards of 29-3.3(w) and those of 29-4.6(c).

Section 29-3.3(w)(2) requires the approval of a conditional use permit for any storage building located in the M-C district that is proposed to be over 14 feet in height. The section details the procedural steps for approval of the CUP and permits the Commission to consider contextual uses and building forms as well as authorizes the Commission to impose any additional conditions or restrictions that would assure compatibility. The general design criteria provided for in Section 29-3.3(w)(1)(vi) may be used as a baseline or waived if the applicant shows special circumstances unique to the property.

The attached site plan shows two buildings being constructed on the site, one single-story structure to the north, and a three-story facility to the south. The proposed 3-story structure is set back over 100 feet from the residentially zoned properties or uses. Therefore; the proposed development would be in compliance with the separation requirements of Section 29-3.3(w). It should be noted that the submitted architectural elevations have not been formally evaluated for compliance with the standards stated in Sections 29-3.3(w) or 29-4.6(c). To perform such a review, additional calculations relating to the percentages of façade treatments would be necessary. Provision of these calculation is believed

premature at this time given the acceptance of the land use has yet to be determined. Review of the elevations; however, does reveal that the proposed construction is generally compliant. Should approval of the CUP be considered appropriate, staff would support a conditional approval based on the submission of compliant architectural plans being reviewed and approved prior to the issuance of any building permits.

Pursuant to the use-specific standards of Section 29-3.3(w), a request to authorize the construction of a self-service storage facility greater than 14-feet in height must be evaluated by the Planning and Zoning Commission subject to the following six criteria identified in Section 29-6.4(m)(2) of the UDC. 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. Below is staff's summary of the application's compliance with the six CUP criteria:

1. 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 storage facility is generally a permitted use in the M-C district. The submitted site plan illustrates compliance with the dimensional requirements for the district as it relates to structure placement. The placement of the largest structure on the site, for which the CUP is required, has considered the adjoining land uses and attempted to mitigate possible impacts. Architectural compliance will be achieved prior to the issuance of a building permit for site improvements subject to the CUP approval.

2. The proposed conditional use is consistent with the city's adopted comprehensive plan.

The subject site is identified as being located within a Commercial District per the Columbia Imagined Future Land Use Plan. The Commercial District is intended for a variety of local and regional retail and personal services uses, as well as offices, businesses, and high-density residential. The subject parcel is surrounded on all sides by public right-of-way, and does not lie within 100 feet of any residential property. While self-storage facilities are typically considered more industrial in nature they are an acceptable use within the Commercial District especially when negative impacts can be mitigated. The UDC's use-specific and general design standards and guidelines were developed to address their negative impacts and the CUP process was created to allow review of site-specific conditions affording an applicant/property owner the opportunity to seek greater height.

The location of self-storage facilities in highly accessible locations for the general public's use is believed consistent with the objectives of integrating uses within the built environment. Staff believes, the proposed site plan affords the opportunity to offer a service that is consistent with the surrounding land use environment and general objectives of the Comprehensive Plan.

3. 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 3-story building is taller than other nearby structures, but the subject parcel is, in essence, an island separated from other properties by roadways. In the case of the eastern boundary, the property is adjacent to floodplain that is utilized for a public trail, which creates a permanent buffer between the subject site and the nearest residential zoning (A, Agriculture).

4. Adequate access is provided and is designed to prevent traffic hazards and minimize traffic congestion.

Access is provided from the Vandiver Drive frontage, where the self-service storage facility will generate relatively little traffic. Vandiver Drive is classified as a major arterial roadway by the CATSO Major Roadway Plan; therefore, it is designed to serve significantly higher levels of traffic than would expected with the proposed use.

5. 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 served by all City utilities and was reviewed by various utility staff. There were no concerns expressed with the proposed use or approval of the conditional use permit. The proposed use will have very little demand for utilities.

6. The proposed variance will not cause significant adverse impacts to surrounding properties.

No significant impacts are anticipated.

RECOMMENDATION

Approve the request to permit issuance of a conditional use permit authorization for the construction of a self-service storage facility greater than 14-feet in height on property addressed as 3615 Vandiver Drive, subject compliance with the use-specific standards of Section 29-3.3(w) of the UDC prior to building permit issuance.

ATTACHMENTS

- Locator maps
- Preliminary site plan
- 100-foot Setback Map
- Applicant Conditional Use Criteria Responses
- Section 29-3.3(w) - Use-specific Standards
- Section 29-6.4(c) – Design Standards and Guidelines

HISTORY

Annexation date	1969
Zoning District	PD (Planned District)
Land Use Plan designation	Open Space/Greenbelt District
Previous Subdivision/Legal Lot Status	Lot 1, Centerstate Plat 13

SITE CHARACTERISTICS

Area (acres)	7.66 acres
Topography	Generally flat, graded
Vegetation/Landscaping	Turf or bare
Watershed/Drainage	Perche Creek
Existing structures	None

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia

ACCESS

Vandiver Drive	
Location	Along eastern edge of property
Major Roadway Plan	Major Arterial
CIP projects	N/A
Sidewalk	Improved

PARKS & RECREATION

Neighborhood Parks	N/A
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified via an advanced notification postcard which was mailed on April 6, 2021. 12 postcards and property owner letters were sent.

Public Notification Responses	N/A
Notified neighborhood association(s)	Mexico Gravel Neighborhood Association
Correspondence received	N/A

Report prepared by Rusty Palmer

Approved by Patrick Zenner