

MEETING DATE: June 28, 2022

STAFF: Jordan Ellena, Development Manager

PROJECT NAME: UDO Amendment #53

CASE NUMBER / REQUEST: 22-175-01 – UDO Amend #53– Mini Storage Special Use Permit - The City proposes Amendment #53 of the Unified Development Ordinance pertaining to Special Use Permits for Mini Storage.

APPLICANT: City of Independence

PUBLIC NOTICE:

- Public notice published in Independence Examiner – June 11, 2022

FURTHER ACTION:

Following action by the Planning Commission, this UDO Amendment is scheduled for first reading by City Council on July 18th and the public hearing/second reading on August 1st.

RECOMMENDATION

Staff recommends **APPROVAL** of the proposed amendment to the Unified Development Ordinance.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

The city proposes Amendment #53 to the Unified Development Ordinance (UDO) related to Mini/Self-Storage Facilities.

BACKGROUND & HISTORY: This amendment changes language in the UDO in regard to Self-Storage Facilities.

The current UDO under Article 3 Sections 14-301-03 Office and Commercial Uses and 14-302-03 Industrial Uses, allows “Residential Storage Warehouses” only in the C-3 Service Commercial and the I-1 Industrial districts. The current UDO also makes no distinction between outdoor or indoor “Residential Storage Warehouses.” This amendment would update terminology and definitions around self-storage facilities, implement new minimum standards for both indoor and outdoor self-storage facilities, and allow indoor self-storage facilities as a Special Use in C-2 General Commercial zoning districts.

In recent years, staff has been approached by several parties interested in developing indoor self-storage facilities within existing commercial strip malls or centers. These facilities have been exclusively zoned C-2 General Commercial and under the current UDO would required those properties to be rezoned to either C-3 or I-1 districts. These rezonings to the heavier district could lead to incompatible service uses. Because of this, staff believes that making indoor self-storage facilities, specifically, a special use in C-2 General Commercial districts would allow more flexibility on the placement of indoor self-storage facilities while providing assurances to the Planning Commission and City Council that these uses will be developed in responsible and minimally impactful manner.

Also included in this amendment are minimum operating and design standards for both outdoor and indoor self-storage facilities as well as standards for outdoor vehicle storage for outdoor storage facilities.

This amendment would make the following changes to Section 14-200-06-E:

1. Rename the Residential Storage Warehouse Industrial Use group to Self-Storage Facility, Outdoor and Self-Storage Facility, Indoor and making a clear distinction between the two uses.

This amendment would make the following changes to Section 14-201-01:

1. Includes the same definitions as above for Self-Storage Facility, Outdoor and Self-Storage Facility, Indoor.

This amendment would make the following changes to Section 14-301-03:

1. Make Self-Storage Facilities, Indoor a Special Use in C-2 General Commercial.
2. Make both Self-Storage Facilities, Outdoor and Indoor conditional uses in C-3. The New conditions to be found in Section 14-423.

This amendment would make the following changes to Section 14-302-03:

1. Make both Self-Storage Facilities, Outdoor and Indoor conditional uses in I-1. The New conditions to be found in Section 14-423.

This amendment would add the following as Section 14-423:

1. Minimum standards for indoor self-storage facilities.
2. Minimum building design standards for indoor self-storage facilities.
3. Minimum standards for outdoor self-storage facilities.
4. Minimum standards for outdoor vehicle storage at outdoor self-storage facilities.

EXHIBITS

Amended Section 14-200-06 Industrial Use Group

Amended Section 14-201-01 General Terms

Amended Section 14-301-03 Commercial Uses

Amended Section 14-302-03 Industrial Uses

New Section 14-423 Self-Storage Facilities