

## **RE: DISCUSSION ITEM FOR THE OCTOBER 11, 2022, CITY COUNCIL MEETING REGARDING THE ADMINISTRATIVE DELAY ON APPLICATIONS AND PERMITS FOR SELF STORAGE LAND USES**

### **Background:**

At the September 14, 2022, City Council meeting, staff presented, and Council approved a resolution for an administrative delay on applications and permits for self-storage land uses located in the commercial zoning districts along Massey Boulevard, Mt Vernon Street, Main Street, and Highway CC. The delay is set to expire December 31, 2022.

### **Analysis:**

To give the Planning and Zoning Commission and City Council adequate time to consider and possibly debate a potential code change before the delay expires, Staff desires to get a proposed amendment on the November 7, 2022, Planning and Zoning Commission meeting agenda. Staff has discussed three different possibilities and is seeking input from the City Council.

First option would be to remove self-storage land uses from the commercial zoning districts (HC, GC, NC) and continue to allow them in the manufacturing zoning districts (M-1, M-2).

Option two is to create an exclusionary buffer of a specific distance from the right-of-way (ROW) for each commercial corridor. The specific distance would change for each corridor as the property adjacent to the ROW are of different lengths. For example, a 250' buffer from the ROW of Highway 160 would be less impactful to those adjacent properties than a 250' buffer along Main Street. The parcels adjacent to Main Street are not typically the same depth as parcels along Highway 160. This option would create a second-tier option for self-storage land uses to remain in the commercial zoning districts along the commercial corridors.

The third option is to allow the delay to end and make no code changes.

### **MEMO SUBMITTED BY:**

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