

(Published on the City of Augusta website, www.augustaks.org
On the 20th day of December 2022)

THE CITY OF AUGUSTA, KANSAS

ORDINANCE No. 2206

AN ORDINANCE AMENDING THE ZONING REGULATIONS OF
THE CITY OF AUGUSTA, KANSAS, 2020, BY ADOPTING A
CONDITIONAL USE PERMIT AUTHORIZING A SELF-STORAGE
FACILITY AT 1618 NORTH OHIO STREET.

WHEREAS, Section 05.03 of the adopted zoning regulations for the City of Augusta allows *Commercial Self-Storage* facilities as a primary land use by Conditional Use Permit, and

WHEREAS, the City of Augusta published notice on November 3, 2022 in the official city newspaper for a November 28, 2022 public hearing before the Augusta Planning Commission to consider a Conditional Use Permit for a commercial self-storage facility to be located at 1618 North Ohio Street pursuant to Section 14.03.A.1 of the adopted zoning regulations; and

WHEREAS, the City of Augusta provided written notification on November 3, 2022, for a November 28, 2022, public hearing before the Augusta Planning Commission to all property owners within 200 feet of the subject property located at 1618 North Ohio Street pursuant to Section 14.03.A.3 of the adopted zoning regulations; and

WHEREAS, at the culmination of the public hearing and after reviewing the Golden Factors, the Augusta Planning Commission voted unanimously to recommend approval of the Conditional Use Permit for a commercial self-storage facility to be located at 1618 North Ohio Street with the condition that any modifications to the building or signage must be reviewed and approved by the City's Community Development Department; and

WHEREAS, the request for a Conditional Use Permit for a commercial self-storage facility to be located at 1618 North Ohio Street was subject to a fourteen (14) day protest period beginning November 29, 2022 and ending December 12, 2022 pursuant to Section 14.05 of the adopted zoning regulations in which no valid petitions of protest were filed with the City Clerk for the City of Augusta, Kansas.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF AUGUSTA, KANSAS AS FOLLOWS:

SECTION ONE: Conditional Use Permit. The Augusta City Council does hereby accept the recommendation made by the Augusta Planning Commission to approve a request for a Conditional Use Permit allowing a commercial self-storage facility to operate at 1618 North Ohio Street with the following condition(s):

1. Any modifications to the building or exterior signage must be reviewed by the City's Community Development Department.

2. No outdoor storage of any kind shall be allowed on the premises.
3. The existing exterior chain-link storage area shall be removed.
4. Exterior lighting shall be “fully shielded” or “full cut-off” light fixtures equipped with motion detector shut-off controls. Lighting fixtures shall not be installed at a height greater than sixteen (16’) feet above grade and shall not be located within thirty (30’) feet of any property line.
5. The following activities shall be prohibited on the premises: automotive repair; music practice; human habitation; keeping of live animals; storage of hazardous materials; commercial or hobby metal fabrication; or wood-working; business activities not conducted in association with on-premises operations of the self-storage use.
6. Prefabricated shipping containers shall not be used a self-storage units.

SECTION TWO: Pursuant to Section 14.06.C of the adopted zoning regulations, this Conditional Use Permit, approved in accordance with the adopted zoning regulations, shall run with the land upon approval by the Augusta City Council. This Conditional Use Permit shall remain in effect without regard to ownership so long as the use of a commercial self-storage facility remains on the subject property at 1618 North Ohio Street without being significantly altered or destroyed.

SECTION THREE: Effective Date. This ordinance shall be in full force and effect from and after its publication in the official city newspaper.

Passed by the City Council this 19th day of December 2022.

Approved by the Mayor this 19th day of December 2022.


MIKE L. RAWLINGS, MAYOR

ATTEST:


ERICA L. JONES, CITY CLERK

