

CB 2021-294

Case 069-21: 1925 W. Junge Blvd. & the Southwest Corner of W. Junge Blvd. and S. Adele Ave. - A request to remove from District C-1 (Neighborhood Commercial) and include in District C-3 (Commercial) for future ministorage development – Dave Hunt

Dave Hunt, 23671 Elder Road, Granby, Missouri. I am representing the owner Charlie Valentines Properties. What is proposed is a 100-door self-storage facility. Currently, there is a dilapidated TV Station in place, dangerous building. We have assessed the property and the dangerous building, that will be demolished, and we feel that self-storage facilities will fund the demolition and have done a canvas of the neighborhood, letters were sent out and all good feedback with the one neighbor just asking we don't have light trespass into other properties. We have done that in our design. Strong landscape buffering to the neighbors. Once the facility is full it will generate approximately 10 cars a day. It is approximately a \$1 million project, and we are hoping to hire all local contractors.

Mr. Eastman asked if the tower comes down?

Mr. Hunt stated that it does not. That was on a different property.

Mr. Eastman asked the commissioners if they had any questions for Mr. Hunt. They did not. Mr. Eastman asked if there was anyone that would speak in favor of this case? There were not. Mr. Eastman asked if there was anyone that would speak in opposition to this case? There was not.

MS. PHILLIPS MOVED, SECONDED BY MR. MCCULLOUGH THAT CASE 069-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, MS. WARREN, AND MS. PHILLIPS "AYE" (5 IN FAVOR, 2 ABSENT)