

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
September 24, 2020**

**SUMMARY**

A request by Wesbury Construction Company, Inc. (applicant) on behalf of Owen Skinner (Owner) for a conditional use permit (CUP) to allow for an accessory dwelling unit on property zoned R-1 (one-family dwelling district) and addressed 300 S. Glenwood Avenue. **(Case # 174-2020)**

**DISCUSSION**

This request would allow the second story of an existing 3-bay garage to be converted into an accessory dwelling unit behind the existing historic home addressed 300 S. Glenwood Avenue. The scope of the potential building alteration includes adding a kitchen and a bathroom to a 774 square foot finished room. This renovation requires a conditional use permit (CUP) before a building permit can be secured.

This is the third CUP request for an ADU in an R-1 zone since the adoption of the UDC in March of 2017. Prior to the UDC's adoption, ADUs were only permitted in the R-2 or higher zones. The creation of CUP standards was to address an expressed desire by many residents for this form of housing including, but not limited to, the downzoning discussion related to the West Central Neighborhood Action Plan (WCNAP) and to fulfill several Columbia Imagned goals and objectives.

The establishment of ADU's within the community can promote the following: (1) context-sensitive density, (2) mixed-income and mixed-housing type neighborhoods; (3) affordable housing, (4) walkable neighborhoods that allow residents better access to existing infrastructure and services, (5) opportunities for aging-in-place, and (6) a means of providing income streams to homeowners. These above opportunities are all generally considered acceptable outcomes of creating livable and sustainable neighborhoods.

ADUs are secondary dwelling units attached to or located on the same property, as the primary dwelling unit. They are smaller than the primary dwelling unit and must meet all use-specific standards of Section 29-3.3 (gg) of the UDC which include provisions relating to minimum lot size, setback, height, and parking. ADU's are permitted in the R-2 and R-3 districts subject to only meeting the use-specific standards of 29-3.3(gg); however, when desired in the R-1 district they must, in addition to all use-specific standards, obtain a CUP in accordance with the provisions of Section 29-6.4(m) of the UDC.

300 S. Glenwood Avenue is a .54-acre, 120'x197.5' (23,700 ft<sup>2</sup>) property located mid-block on the east side of S. Glenwood Avenue, south of Maupin Road and north of Stewart Road. The lot size meets the dimensional requirements of the code (5,000 square feet and 50 foot lot-width minimum). Mr. Wesbury (applicant) has discussed the technical requirements of the building code and the use-specific standards with City Planning, Building, Utilities, and Fire staff. Mr. Wesbury has indicated that the building alteration will not increase the height or floor area of the existing structure. ADUs cannot exceed 75% of the footprint of the primary dwelling or 800 square feet. The principal residence is 2,602 square feet according to Assessor records thus the maximum size of an ADU on the property, should the CUP be granted, would be 800 square feet.

In addition to the CUP criteria, discussed in detail below, the appropriateness of a CUP for this location was considered in terms of the Comprehensive Plan and the context of the surrounding area. The fact that only interior alterations were needed to convert the structure into an ADU was viewed as important. The existing structure already blends into the fabric of the neighborhood and is generally accepted as a part of the surroundings in terms of its aesthetics, mass, and impact.

In terms of the larger land-use and zoning mix of the area around the subject site, all properties remain in R-1 zoning, which requires a CUP to permit ADUs. Staff has not identified any specific concerns (e.g. utility service capacity, parking, land use compatibility, or others) related to permitting an ADU on this lot as long as it meets UDC requirements. One parking space will be provided via the 3-bay garage thus providing sufficient parking for both dwelling units on the site.

Staff finds the request to be generally consistent with the evaluation criteria for a CUP as found in Section 29-6.4(m) of the Code. As part of its review, staff notes that there are additional use-specific standards and other provisions of the UDC are in place to mitigate the potential negative impacts of ADUs on adjacent property, to provide sufficient infrastructure and services to support the use, and to protect the character of the area in which it is located.

The request is considered consistent with the comprehensive plan and conforms to the requirements of the R-1 zone as the lot size meets the requirements for an ADU in the R-1 zone. Prior to final permitting, the proposed construction will be subject to all other applicable building and use-specific standards articulated within Section 29-3.3(gg) of the UDC. It should be further noted that CUPs run with the land into perpetuity unless otherwise conditioned. Staff does not recommend any additional such conditions at this time.

**RECOMMENDATION**

Approval of the requested conditional use permit to allow an ADU on property addressed as 300 S. Glenwood Avenue.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	.54 acres
<b>Topography</b>	Flat
<b>Vegetation/Landscaping</b>	Residential landscaping
<b>Watershed/Drainage</b>	Flat Branch
<b>Existing structures</b>	Existing home and detached garage

**HISTORY**

<b>Annexation date</b>	1905
<b>Zoning District</b>	R-1
<b>Land Use Plan designation</b>	Neighborhood
<b>Previous Subdivision/Legal Lot Status</b>	Westwood Addition Lot 61 and parts of lot 58-60

**UTILITIES & SERVICES**

All utilities and services provided by the City of Columbia.

**ACCESS**

<b>South Glenwood Avenue</b>	
<b>Location</b>	Along western frontage of property
<b>Major Roadway Plan</b>	Local residential
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Existing

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Grasslands Park ½ mile away; Stewart Park ¼ mile away
<b>Trails Plan</b>	West of the Bike Blvd which connects to MKT.
<b>Bicycle/Pedestrian Plan</b>	N/A; West of the MKT-to-Parkade Bike Boulevard.

**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 August 24, 2020. 22 postcards were sent.

<b>Public Notification Responses</b>	Two general inquiries via email and one via phone Comments/concerns: None
<b>Notified neighborhood association(s)</b>	Historic Old Southwest, Historic West Broadway, and Park Hill Neighborhood Associations
<b>Correspondence received</b>	None

Report prepared by Brad Kelley

Approved by NAME