



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 20, 2021

Re: 504 Parkade Boulevard – Accessory Dwelling Unit Conditional Use Permit (Case #152-2021)

Executive Summary

Approval of this request will authorize issuance of a conditional use permit (CUP) allowing the construction of an accessory dwelling unit (ADU) upon property addressed as 504 Parkade Boulevard.

Discussion

AnnElise Hatjakes (owner), seeks approval of a conditional use permit (CUP) to allow an accessory dwelling unit (ADU) to be established on an R-1 (One-family Dwelling) district zoned property addressed 504 Parkade Boulevard. Given the subject site's zoning, the proposed construction of an ADU requires a conditional use permit (CUP) be issued before a building permit can be secured.

The subject property contains approximately 13,840 sq. ft. and is improved with an existing single-family and accessory structure fronting onto and accessing Parkade Boulevard. The applicant has applied for a right-of-way permit and has begun work on constructing a new driveway to better serve the site's improvements due to the parcel's topography.

This request seeks to allow an ADU on R-1 zoned property and is subject to the issuance of a CUP as required by Section 29-6.4(m) of the UDC. In addition to the CUP criteria, the proposed ADU must be found to be compliant with the use-specific standards of Section 29-3.3 of the UDC.

The existing single-family dwelling occupying the lot contains 2,236 square feet. Given this size, an ADU no greater than 800 square feet in area would be permitted. The applicant proposes an ADU of 384 square feet. The lot size meets the dimensional requirements of the code (5,000 square feet and 50 foot lot-width minimum). Given the site characteristics and legally compliant location and height of the proposed ADU, the request meets all the required use-specific standards of Section 29-3.3(gg) of the UDC.

Prior to construction and occupancy of the ADU, the applicant will need to obtain applicable building permits and be issued a certificate of occupancy. The owner indicates that their intent is to rent out the ADU and as such the structure will need to be registered with the Office of Neighborhood Services and compliant with the City's Rental Conservation Laws.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

At its August 19, 2021 Planning and Zoning Commission meeting, several neighbors stated concerns regarding renters, tenancy, and additional structures on the property. Staff noted that four letters of opposition had been received containing similar concerns. The Commission discussed the property owner's ability to rent both the ADU and the principal structure on the lot and the practicality of applying additional conditions to the CUP to address this matter. Commissioners acknowledged both units were lawfully permitted to be rented if desired by the property owner within the R-1 district.

The property owner was present and stated that she did not oppose an additional condition being imposed upon the property limiting it to a single rental certificate. The Commission also discussed the neighborhood opposition and driveway permit noting that prior to proceeding forward with the ADU, if approved, there should be communication among the neighbors to identify opportunities to resolve the conflicts.

Following additional discussion, the Commission voted 6-2 to recommend approval of the conditional use permit subject to the property being restricted to one rental certificate being issued by the Office of Neighborhood Services for either the primary dwelling or ADU, but not both.

The Planning Commission staff report, locator maps, accessory structure graphic, proposed location graphic, meeting excerpts, and public correspondence are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Land Use & Growth Management



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Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the issuance of a conditional use permit to allow construction of an ADU, subject to the condition that the property is limited to one rental certificate registered with the Office of Neighborhood Services, as recommended by the Planning and Zoning Commission.