



701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 5, 2026

Re: 105 South Glenwood Avenue – ADU Conditional Use Permit (Case # 19-2026)

Impacted Ward: Ward 4

Executive Summary

Approval of this request will authorize the issuance of a conditional use permit (CUP) allowing the construction of a detached accessory dwelling unit (ADU) on property addressed 105 South Glenwood Avenue. The request requires compliance with standards found in Sec. 29-3.3(gg) and Sec. 29-6.4(m)(2)(i) of the Unified Development Code. The 0.69 site is zoned R-1 (One-family Dwelling) and is located 380 feet south of the West Broadway Boulevard and South Glenwood Avenue intersection.

Discussion

Monarch Architecture (agent), on behalf of Janet Rogers (owner), seeks approval of a CUP to allow the construction of an accessory dwelling unit (ADU) on property zoned R-1 (One-family Dwelling) and addressed at 105 South Glenwood Avenue. This request would permit a 799.83 square foot ADU on the lot that would be attached to a newly constructed 3-car detached garage. These improvements would be in addition to planned renovations to the existing single-family dwelling on the site that assure adequate floor area is present within the primary dwelling (i.e. the existing home) to meet UDC “accessory structure” requirements. Given the site's R-1 zoning, the desired ADU is subject to issuance of a CUP as required by Section 29-6.4(m)(2)(i) and must comply with the use-specific standards of Section 29-3.3 (gg) of the Unified Development Code (UDC).

The subject property is 0.69 acres and is currently improved with a single-family home and a detached garage. The detached garage will be torn down to facilitate its reconstruction and the proposed ADU would be attached to the grade to allow for an “at grade” entry. The site has driveway access from South Glenwood Avenue that will continue to provide access to the new construction.

To assure UDC code compliance, the aggregate first floor of the accessory structures (garage and ADU) must be less than that of the principal residence's first floor. As depicted on the attached plot plan, the first floors of the accessory structures propose a total of 1,839.9 square feet of area and the first floor of the principal residence is 1621.48 square feet. To ensure that code compliance is maintained, a building permit has been issued for a 220.4 square feet addition to the main floor of the primary dwelling that will result in the structure having 1,841.88 square feet of first floor area. Contingent on the addition to the primary dwelling, the accessory structures would be permissible.



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Given the site's characteristics, size, and the proposed location of the ADU, the ADU would meet the required use-specific standards as identified in Section 29-3.3(gg) of the UDC. The ADU is greater than 150 feet of travel distance from the nearest access point; however, the Fire Department has determined that there is sufficient fire apparatus access to the new structure. With respect to "maximum" height compliance of the ADU and detached garage as well as required parking, these elements will be determined at the time of building plan submission and a permit will not be issued without compliance having been met.

The ADU request is supported by staff's analysis of the general conditional use permit criteria of Section 29-6.4(m)(2)(i) which is fully described in the attached Planning and Zoning Commission staff report. It should be noted that a 16-foot utility easement is required to be dedicated along existing overhead electric facilities before a building permit will be issued. Also, a condition is being imposed on this request that states only one of the two dwelling units can be used as a rental unit. If either structure is to be rented, they will need to be registered with the Office of Neighborhoods Services to ensure compliance with the rental conservation laws of the City.

The Planning and Zoning Commission considered this request at its December 4, 2025, meeting. Staff presented their report and noted they had received two letters in opposition and one letter in support. The letters in opposition noted that the request would not be consistent with the neighborhood's character. The letter in support stated that the lot for which the request is for can accommodate the ADU and that they support the request. The applicant and the owner were also present to answer questions from the Commission. Three members of the public spoke in opposition to the request, and four people spoke in support.

Following closure of the public hearing, the Commission discussed the request and asked staff about adding an additional condition to the request. The condition was that construction of the primary home must be **initiated** prior to the issuance of a permit allowing construction of the ADU and/or detached 3-car garage to begin. Furthermore, a question wondering if the CUP would run with the land or the owner was posed, and staff clarified that the CUP would run with the land.

Following limited additional discussion, the Commission voted (8-0) to recommend approval of the CUP, subject to construction of the primary dwelling being **initiated** prior to a permit being issued to allow construction of the accessory structures, and that only one of the two dwellings may be used as a rental unit at a given time.

The Planning and Zoning Commission staff report, locator maps, ADU plot plan, applicant CUP questions and responses, response to neighborhood comments, public correspondence, and meeting minute excerpts are attached for review.



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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 and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the issuance of a conditional use permit allowing the construction of a detached ADU on property addressed 105 South Glenwood Avenue, subject to following conditions:

1. Construction of the primary dwelling being **initiated** prior to the issuance of a permit allowing construction of the ADU and/or the detached 3-car garage, and
2. Only one of the two dwelling units may be used as a rental unit at a given time.