



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 21, 2020

Re: 103 Anderson Avenue - Conditional Use Permit re: Accessory Dwelling Unit (ADU) (Case #22-2020)

Executive Summary

Approval will grant approval of a conditional use permit (CUP) permitting the construction of an accessory dwelling unit (ADU) upon property addressed as 103 Anderson Avenue.

Discussion

Jonalyn Siemer (owner) requests a conditional use permit (CUP) to allow for an accessory dwelling unit on her property addressed 103 Anderson Avenue and zoned R-1 (One-Family Dwelling District). This request would allow a second dwelling unit to be built behind the existing home. Ms. Siemer rezoned her property from R-2 (Two-Family Dwelling) to R-1 in 2018 as part of a multi-property downzoning action located generally in the West Central Neighborhood of Columbia. As a result of the downzoning approval, Ms. Siemer forfeited her ability to construct an ADU on the lot without obtaining a Conditional Use Permit.

ADUs are smaller dwelling units attached to or located on the same property as the primary dwelling unit. ADUs are explicitly cited in both Columbia Imagined (for R-2 zoned property) and West Central Neighborhood Action Plan (for R-2 and R-1 property) to promote context-sensitive density in existing neighborhoods, allow more residents the ability to live in walkable areas served by infrastructure and services, and as a means of providing income streams to homeowners. ADUs are also often described as a way to introduce a mix of housing types and mixed-income and/or affordable housing into a community.

Construction of an ADU is subject to the use-specific standards of Section 29-3.3 (gg) of the UDC which includes provisions relating to minimum lot size, maximum ADU size, setbacks, height, and parking. The subject lot is 50' x 200' (10,000 sq.²), which meets the dimensional requirements to have an ADU and Ms. Siemer has indicated she anticipates building an approximately 450 square-foot, one-bedroom detached ADU.

The proposed size of the ADU, based on the square footage of her existing home (1,104 sq. ft.) would be permissible. Pursuant to the UDC an ADU cannot be greater than 75 per cent of the principal residence or 800 square feet. Given the area of the principal residential home, Ms. Siemer could construct an ADU up to 800 sq. ft. if the CUP is approved.

The Planning and Zoning Commission considered this request at their December 19, 2019 meeting. Staff presented its report and the applicant gave an overview of the request. There was Commission discussion regarding the West Central Neighborhood Action Plan's



recommendation to create an ADU overlay versus the existing CUP process or rezoning to R-2. Following discussion, a motion to approve the CUP was approved (8-1).

The Planning Commission staff report, locator maps, conceptual site plan, supporting information provided by applicant, West Central Neighborhood Action Plan, and meeting minute excerpts 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: 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
04/16/2018	Approved the rezoning of 38 parcels in the West Ash and North Central Neighborhoods (Ord. 023511).

Suggested Council Action

Approve the issuance of a conditional use permit to allow an accessory dwelling unit as recommended by the Planning and Zoning Commission.