

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
DECEMBER 20, 2018

Case No. 35-2019

A request by the City of Columbia to amend Chapter 29, Article 3, Section 29-3.3(gg) of the City Code (Zoning Regulations) as it pertains to off-street parking requirements and driveway surface standards for Accessory Dwelling Units (ADUs).

MS. LOE: May we have a staff report, please.

Staff report was given by Mr. Tim Teddy. I'll try to answer any questions you may have, and staff is recommending approval of the text amendment again to the use specific standards and also to the parking table. I do have one other thing I want to mention and that's that there is a statement in the staff report. It's a comment. It doesn't affect what we're proposing here. But I don't want it relied upon in your analysis of the parking and that's there's a statement at the bottom of page 1 that the heavy use of on-street parking in the two "urban conservation overlay district" neighborhoods, East Campus and Benton-Stephens, may have been a factor in excluding ADUs from those neighborhoods. While that was discussed, we never did formally exclude ADUs from those neighborhoods. Those overlays do have additional provisions and there aren't many lots according to our planning analysis that are eligible to receive ADUs. I just want to make that correction for the record so that it's clear that you are informed that we never did actually exclude ADUs from any particular neighborhood area. It's only done by zoning. I'll try to answer any questions you may have.

MS. LOE: Thank you, Mr. Teddy. Before we go to Commissioners' questions, I would like to ask any Commissioner who has had any ex parte prior to this meeting related to Case 35-2019 to please disclose that now so all Commissioners have the same information to consider on behalf of the case in front of us. Seeing none, are there any Commissioner questions. Mr. MacMann?

MR. MacMANN: Thank you, Madam Chair. Mr. Teddy, driveway question. We have a deep lot. Folks want to build an ADU. They currently have a paved driveway. If that driveway is to serve as the driveway and it needs an extension, just the extension could be gravel. The initial driveway is currently paved. That stays paved, yes?

MR. TEDDY: Yes, sir, yes. That's the intention of this amendment is that the driveway necessary to access the ADU could be done as a gravel or crushed rock material.

MR. MacMANN: But the previous ministerial change or standard applies?

MR. TEDDY: Right.

MR. MacMANN: Okay. Thank you.

MR. TEDDY: I did want to mention one other thing. This is something that's in the proposed

amendment but wasn't in my remarks. Another caveat is on occasion the fire service might require concrete 20 feet wide for a certain depth in the lot and that's because their requirement for fire apparatus access road is to within 150 feet of the far side of any dwelling unless it's mitigated by some other measure like sprinkling of the building, but that's a situation we may see. So you might see a driveway that has a stub of concrete and then gravel continuing on the interior of the lot.

MR. MacMANN: That's the fire chief's call there, correct?

MR. TEDDY: That is. It comes out of our Chapter 9 which references Chapter 5 of the International Fire Code.

MR. MacMANN: I'm good. Thanks.

MS. LOE: Any additional questions for Mr. Teddy? Seeing none, we will open up the public comments on this case. If anyone would like to make a public comment, please come up to the podium and give us your name and address. Again, we'll observe the same rules I've mentioned so far. If you are representing a group, you may have six minutes. If you're speaking as an individual, you have three minutes. Thank you.

PUBLIC HEARING OPENED

MS. STOLWYK: Hi. My name is Adrienne Stolwyk. I live at 212 Hirth. I'm an architect, and I'm interested in accessory dwelling units professionally and also personally. I purchased the property that I currently own because it qualifies by right for an accessory dwelling unit. I want to thank staff for putting together this changes to the accessory dwelling unit ordinance, and I am in support of both of them. I think together both changes work especially well. First of all, the reduction in the required parking, something -- I advocated for the passage of the original accessory dwelling unit ordinance and something that I didn't really anticipate but now that I have moved to Hirth and am studying more lots what I see is that there's a lot of houses that have, you know, it would be maybe like a small ranch home that has a garage that would block access to the backyard. Well, you could still construct an accessory dwelling unit back there. You'd have to demolish the garage in order to provide the parking required for that one extra spot for the ADU in the backyard. So that renders a lot that is technically eligible by right for an ADU, makes it practically ineligible. So there's only like 2,000 something lots that qualify by right. I haven't done a study, a big study, but on my street, my one block of Hirth, there's about 40 lots and I don't have enough information to be able to tell you which houses, you know, like do or don't provide the parking, what you'd have to demolish to be able to build the parking in the back. But in any case, I feel like it would open up more lots to be practically eligible. The second issue of the gravel driveway, that's what I studied the one block on my section of Hirth. There's 40 lots. 28 of them are gravel. 12 are paved. And so I also didn't realize that this was that much of an issue. You don't really even notice it driving through the neighborhoods until you look more closely and you see oh, that is a gravel driveway, that's a gravel driveway. So the lots that qualify by right for accessory dwelling units are mostly in the first ward, Hirth, West Ash area. A lot of them do have gravel driveways if my street is an indication of the other ones and

requiring paving the driveway is just like another added expense that increases the cost of an already expensive, fairly expensive development for what is usually just a homeowner doing. I have a neighbor Paul Blakely on Bicknell. He and I together initiated the public comment to create the incentive program. He couldn't be here tonight. He's in the process of building an ADU. The last issue is the gravel driveway. So we're advocating for this not only on his behalf but for potential future ADU builders. The one comment I'd like to make about the gravel driveway is if the reduction of parking is taken into account, then I think that really makes the gravel driveway moot on a lot of houses because if you don't have to build extra parking, then you may not have to extend your driveway to begin with. Lastly I'd just like to close by saying I feel like I'm really grateful that the incentive program, the fee waiver passed. I feel like adding in these two extra things is something that the city can do for free. It doesn't cost the city any. There's no lost revenue if someone has a gravel driveway or doesn't have a gravel driveway or has a parking spot or not. So I feel like it's a free way that we can continue to incentivize a good infield development strategy that preserves the historic character of downtown neighborhoods. Thanks so much.

MS. LOE: Thank you, Ms. Stolwyk. Are there any questions for the speaker? I see none. Thank you. Would any other speakers like to come up? I see none. I'm going to close the public comment on this case.

PUBLIC HEARING CLOSED

MS. LOE: Commission discussion? Ms. Russell? What a surprise.

MS. RUSSELL: I'll make a motion. I move to approve the proposed text change to Section 29-3.3(gg) and the required parking table 4.3-1.

MS. RUSHING: Second.

MS. LOE: Second was by Ms. Rushing. Thank you. Any discussion on this motion? Seeing none, Ms. Burns, will you please call the roll.

MS. BURNS: Yes.

ROLL CALL VOTE (Voting "yes" is to recommend approval.) Voting Yes: Mr. Stanton, Mr. Strodman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. Harder, Mr. MacMann. 9-0 Motion carries.

MS. LOE: Thank you. Recommendation for approval will be forwarded to City Council. That closes our public hearings, strictly public hearing section of the meeting tonight. We're going to move on to public hearing and subdivision.