

Request by Patricia & James Timothy Fox seeking approval to rezone .52 acres to R2

The property is currently zoned City of Columbia R1 and is located at 119 Fyfer Pl.

History

My wife and I purchased 119 Fyfer Place in the spring of 2018 from Emmitt McNulty's LLC. At the time of purchase, it was a 4-bedroom home with 4 tenants. Emmitt did not advise us of the city's 3 unrelated party limit for his property. Once we were homeowners, the City of Columbia advised us on this. We currently have 3 tenants.

Goal: Dwelling Optimization

Under the current R-1 zoning, the space within 119 Fyfer is not being optimized since it requires leaving a bedroom unoccupied. The addition of another tenant makes the rent more affordable per student and maximizes space utilization. As a result, we respectfully request evaluation of 119 Fyfer Place zoning based on outcomes from the data table analysis provided on page 3. The data graph is submitted under 'other plan' files separately.

The data shows 119 Fyfer has more commonality with the 13 R-2 properties directly adjacent to ours on the East and NE side than the 13 R-1 properties West & NW.

Data Outcomes:

R1s:

1. Our property, 119 Fyfer, is 96% larger in interior sq. footage and 80% larger in lot size than the average of the 13 R1 properties on Fyfer Place.
2. 119 Fyfer is the only 4-bedroom R1 property. The vast majority of R1 properties are 2 bedrooms or 2 bedrooms with a garage converted to a 3rd bedroom.

R2s:

1. 119 Fyfer is only 5% smaller in interior square feet yet 30% larger in lot size than the average of the 13 R2 properties.
2. The only R-2 properties with a larger interior square footage than 119 Fyfer are the five 6-bedroom duplex properties.

Impact on Adjacent Properties

1. Aesthetically, there will be no changes to the exterior or interior dwelling at 119 Fyfer as the existing footprint includes the 4th bedroom. We have no intention of an additional ADU or altering the existing home's footprint.

2. The south side of 119 Fyfer Pl includes a heavily wooded, very steep hill backing to Cliff Dr. The vast majority of 119 Fyfer's lot resides south of the existing home. Should a future owner request a building permit for a larger or additional structure, there is ample space for a buffer zone for Cliff Drive neighboring properties. The power to preserve this buffer zone rests with this committee.

Increase in Parking Demands

1. Fyfer is also very unique from all other R1 properties in that it has 2 driveways due to the ½ width road right of way (1/2 of former Moss Avenue) and the concrete pad in front of the house on the north side. Between the two, there is space for 3-4 cars to park off-street. In addition, there is significant frontal road footage between 119 Fyfer and 1800 Sunrise Dr. allowing more than ample on-street parking for 1 car and another car can park between the concrete pad and the other driveway.

Summary

We appreciate your time and effort to review this application. After review of the data presented below, we hope you concur with our assessment 119 Fyfer is more closely aligned with adjacent and neighboring R2 properties.

Respectfully submitted,
James Timothy and Patricia Fox (Tim and Tricia)

R1s & R2s properties neighboring 119 Fyfer - Sorted by Lot Sq. Ft.

Zone/ Address	BC.Bedrms	BC. SqFt	Lot Sq. Ft.*
	▼	▼	▼
R-1 101 Fyfer	3	840	8524
R-1 102 Fyfer	3	864	8621
R-1 103 Fyfer	3	864	9249
R-1 111 Fyfer	2	1056	10727
R-1 113 Fyfer	2	1096	10783
R-1 115 Fyfer	3	1056	10788
R-1 117 Fyfer	2	767	11067
R-1 109 Fyfer	2	744	11578
R-1 118 Fyfer	2	902	12129
R-1 107 Fyfer	2	1056	12346
R-1 108 Fyfer	3	1170	15322
R-1 110 Fyfer	3	1152	15956
R-1 114 Fyfer	3	1152	18426

R-2 1810 Sunrise	1	706	8613
R-2 1814 Sunrise	5	1896	9174
R-2 1812 Sunrise	6	2800	9369
R-2 1813 Sunrise	3	1922	11113
R-2 1807 Sunrise	3	1540	12682
R-2 1801 Sunrise	4	1384	12782
R-2 1803 Sunrise	4	1124	12782
R-2 1808 Sunrise	6	3180	14838
R-2 1804 Sunrise	5	1768	16301
R-1>R2 119 Fyfer	4	1922	21548
R-2 1800 Sunrise	3	884	23632
R-2 1816 Sunrise	6	2680	27538
R-2 1816 Sunrise	6	2680	27538
R-2 1811 Sunrise	6	3864	29249

R-1 Average 2.5 978 11,963
119 Fyfer > (<) than R-1 Average 96% 80%

R-2 Average 5 2,033 16,585
119 Fyfer > (<) than R-2 Average -5% 30%

*Light gray shaded lot sq. ft. are vary irregular shaped lots. We increased lot sq. ft based on the largest dimension (width & depth) within the lot or broke into 2 sections and summed.

Fyfer is listed twice - once with R1 zone properties, and again with R2 properties to illustrate where it would fall within R2 if approved

BC = Boone County