

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
May 8, 2025

Case Number 165-2025

A request by John Michael and Christina Washington, (owners) for approval of a Conditional Use Permit (CUP) to allow the construction of an accessory Dwelling Unit (ADL) on property addressed as 1120 Westwinds Drive pursuant to the standards of Section 29-3.3(gg) and 29-6.4(m)(2) of the Unified Development Code. The approximately 1.5-acre subject site is zoned R-1 (One-family Dwelling), is located approximately 400 feet east of the intersection of St. Andrew Street and Westwinds Drive, and is addressed as 120 Westwinds Drive.

MS. GEUEA JONES: May we please have a staff report?

Staff report was given by Mr. David Kunz of the Planning and Development Department. Staff recommends approval of the CUP to allow the future construction of an ADU at 1120 Westwinds Drive, provided only one of the dwellings on the property may be registered as a rental unit and a Significant Tree Inventory and Tree Preservation Plan is submitted before permitting.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had contact with parties to this case outside of a public hearing, please disclose so now. Seeing none. Questions for staff? Commissioner Brodsky?

MR. BRODSKY: I know we did the accessory dwelling unit stuff, I think, right after I left P & Z last time. Is the -- the only one-dwelling unit being a rental unit at a time, is that something in the Code or I'm just curious about where that came from.

MR. KUNZ: Yeah. I think it comes from the fact that in R-1, you can -- you wouldn't be able to rent two separate dwelling units in the R-1 district. I believe that's the ethos of it, but, Pat, if you could correct me maybe?

MR. ZENNER: That is correct, David. And that is -- actually it is a -- it is a condition that the Planning and Zoning Commission post-adoption 2015 is when we adopted these standards, has historically utilized for the reasons that Mr. Kunz has explained.

MR. BRODSKY: Is that some -- and you maybe aren't the right party to ask, but is that something maybe that we should consider if we -- if and when we do go through the -- the development code that is a hole that we might plug so we're not doing it ad hoc?

MR. ZENNER: What I -- what I would probably tell you is is we will be going in the opposite direction as it relates to possibly ADUs requiring a conditional use in the R-1 if we are to fulfill the obligations or the objectives of the housing study, but that will be a discussion at a later date. There is

concern and we have relaxed the ADU standards here within the past year to allow them to be on lots as little as 3,000 square feet. We have removed restrictions as it relates to two doors facing the public street. We may not be to the point where we are generating enough production of ADUs, and part of that could be as a result of some of the additional standards. The underlying principle, though, is an R-1 zoning district which does not allow two rental family units generally, period. The condition as added just as a supplemental standard in order to ensure that the already existing restriction on multiple rentals is addressed through this particular use. With the advent of short-term rental, this becomes even more important. So this particular condition at this point in time is probably still necessary.

MR. BRODSKY: Great. Thank you.

MS. GEUEA JONES: Any other questions for staff? Seeing none. Excellent. We will open the floor to public hearing. If you are member of the public who is here to speak on this case, please come forward.

PUBLIC HEARING OPENED

MS. GEUEA JONES: And just as a reminder, name and address for the record. Three minutes for an individual, six minutes for the applicant or a group. Hello.

MR. WASHINGTON: Hello. Good evening. My name is John Michael Washington. I am the owner of the lot that we are meeting on now, and I don't really have much to say, but I'm happy to answer any questions that you guys might have. Just a little back story. My family has owned this lot for over 60 years, and my wife and I, we have plans to build a forever home for ourselves and our family, and the additional dwelling unit that we also are considering is for my mother to also live on the land with us. And so, with that information, that is all I have for you all this evening. And thank you, David, for putting together this report and presenting.

MS. GEUEA JONES: Any questions for this speaker? Seeing none. Thank you for applying and doing everything the correct way. We appreciate it.

MR. WASHINGTON: Thank you.

MS. GEUEA JONES: Any other member of the public to speak on this case?

MR. GEBHARDT: Jay Gebhardt, A Civil Group. I am helping Michael with this, and I just want to point out, and I don't want this to color his decision -- this decision on his, but this is a pretty big deal for a normal person to try to go through like Michael. I mean, I think trying to get a plot plan drawn, trying to do all that, it's a lot, and then have to go through this conditional use process. So if you guys are considering making ADUs allowed in R-1 with use specific standards or whatever, I strongly encourage that because it's -- it's a big deal. Okay.

MS. GEUEA JONES: Any questions for Mr. Gebhardt? Seeing none. Thank you. Oh.

MR. STANTON: I do have, Mr. Gebhardt.

MS. GEUEA JONES: Go ahead, Mr. Stanton.

MR. STANTON: How do we make it -- well, I'm just going to ask your opinion. How do we make it easier but protect from the bad guys taking advantage of you? You know where my position is. I'm not

going to let the wild, wild west and people just build whatever they want in their backyard, but I am an opponent [sic] of allowing it to be an easier process. So how do we make this a win-win and protect my interests, and protect the interest of the homeowner?

MR. GEBHARDT: Well, I think it -- you have to answer the question if an ADU is an acceptable thing in the R-1 subdivision. If it is, then it should be allowed. And then you protect the -- from bad actors with your use-specific standards, and that's how I think you do it.

MR. STANTON: Thank you.

MS. GEUEA JONES: Thank you very much. Next speaker, please come forward. You'll have to pull that -- yeah. Thank you.

MS. GRAVES: I'm used to that. Rebecca Graves, 1108 Chantilly Court in the Miles Manor development. And we came here because we got the postcards, we got the letter, so thank you very much for the good work. All my questions were answered in the presentation and we are in favor of this, so I know you get -- you probably hear mostly complaints, so thought we would be on the other side. So thank you.

MS. GEUEA JONES: Thank you for supporting your neighbor. Any questions? Oh, sorry, Ma'am, Commissioner Stanton go ahead.

MR. STANTON: I just wanted to verify. Did you say Miles Manor as in the development? Okay. This is good to know. It's the first black development after urban renewal.

MS. GRAVES: Yes. And we have a -- we have a plaque.

MR. STANTON: That's right. Thank you.

MS. GEUEA JONES: Thank you. Any other members of the public to speak here tonight? Seeing none. We'll close public comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Commissioner comments? Commissioner Stanton?

MR. STANTON: You guys hear it all the time.

MS. GEUEA JONES: Uh-huh.

MR. STANTON: This fits exactly within the spirit and intention of the ADU textbook, hands down the best and most straightforward example of ADU usage as is intended.

MS. GEUEA JONES: Any other comments? Commissioner Loe and then Commissioner Brodsky?

MS. LOE: So my Commission started with the ADU or in its development, which took a little while. But we started the ordinance with the ADUs in R-1, as well as R-2. But it was eventually determined that it would -- we would keep it in R-2, and do the CUP in R-1, in part because we were targeting an area of town that was more R-2. But we also thought there may be more resistance to the ordinance from R-1. And when the CUPs have come forward, a concern has been about building a second unit and the renting of that unit, and that is, in part, where this condition has come from, and we have included it. And it may be why we're getting more support. I'm happy to see where the neighbors

are supporting it. Often we have been getting more concerns, so this is good to see. Thank you.

MS. GEUEA JONES: Commissioner Brodsky?

MR. BRODSKY: And thank you for that background. That's very helpful. Yeah. And I remember my last tenure on the Commission, we were talking about ADUs and I'm happy to see one finally. And -- but, yeah, I echo Commissioner Stanton's comments. This is textbook kind of exactly what we're looking for. I did want to address Mr. Gebhardt's comments. I -- you know, we'd have to see what that looks like, of course, but -- but I do -- I am sympathetic to -- to what he's saying. You know, this is a lot, you know, and this isn't the last stop. He's got to go to City Council after this. So, you know, if there is a way to put in standards that we think would be protective enough to allow as a permitted use in R-1, I would encourage us to look at that. And I do plan to support this.

MS. GEUEA JONES: Commissioner Ortiz?

MS. ORTIZ: I wanted to add that I really appreciated the housing study being quoted, or, like, referenced in the staff report. I don't know if I've seen that yet. Maybe I have. I don't feel like I have. But anyway, I'm glad it's not just sitting on the shelf or it's not dying anywhere. It's actually being used and we're using it here.

MS. GEUEA JONES: Any further Commissioner comments? Seeing none. Would anyone like to make a motion?

MR. STANTON: Madam Chair, I would like to, if my colleagues are through with their discussion.

MS. GEUEA JONES: Go ahead, Commissioner Stanton.

MR. STANTON: As it relates to Case 165-2025, 1120 Westwinds Drive, ADU conditional use permit, I move to approve the CUP request subject to the following: No more than one of the two dwelling units may be rented at any time. A Significant Tree Inventory be conducted prior to introduction to City Council.

MS. ORTIZ: Second.

MS. GEUEA JONES: Thank you. Motion made by Commissioner Stanton, seconded by Commissioner Ortiz. Is there any discussion on the motion? Seeing none. When you are ready, Commissioner Williams, may we have a roll call?

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Ortiz, Ms. Placier, Mr. Stanton, Ms. Geuea Jones, Mr. Williams, Ms. Loe, Mr. Walters, Mr. Brodsky. Motion carries 8-0.

MR. WILLIAMS: That is eight to zero. The motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. Moving on to our next case for the evening.