



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 20, 2023

Re: 506 S. Garth Avenue – Conditional Use Permit (Case # 51-2023)

Executive Summary

Approval of this request will authorize issuance of a conditional use permit (CUP) allowing the construction of an 'attached' accessory dwelling unit (ADU) to property addressed as 506 S. Garth Avenue.

Discussion

JWT Architect (applicant), on behalf of Nicole and Josh Jacomb (owners), seeks approval of a conditional use permit (CUP) to allow an 'attached' accessory dwelling unit (ADU) to be added to an existing single-family structure addressed as 506 S. Garth Avenue within an R-1 (One-family Dwelling) zoning district. Given the site's R-1 zoning designation, the proposed ADU requires a conditional use permit (CUP) before a building permit can be secured.

The subject property contains approximately 9,000 square feet and is improved with an existing single-family structure and accessory attached garage fronting onto and accessing S. Garth Avenue. The applicant is proposing to make alterations to the existing structure that includes façade and roof improvements as well as a two-story, attached addition to the rear of the home. The second floor of the proposed addition would serve as an ADU. The proposed alterations and two-story addition are legally permissible in the R-1 district without additional approval. The fact that the second story of the addition will be used as an ADU is why a Conditional Use Permit is needed and is the focus of this request.

This request seeks to allow an ADU on R-1 zoned property and is subject to the issuance of a CUP as required by Section 29-6.4(m) of the UDC. In addition to the CUP criteria, the proposed ADU must be found to be compliant with the use-specific standards of Section 29-3.3 of the UDC.

The existing single-family dwelling occupying the lot contains 1,621 square feet. Given this size, an ADU no greater than 800 square feet in area would be permitted. The applicant proposes an ADU of 470 square feet. The lot size meets the dimensional requirements of the code (5,000 square feet and 50 foot lot-width minimum). Given the site characteristics and legally compliant location as well as the height of the proposed ADU, the request meets all the required use-specific standards of Section 29-3.3(gg) of the UDC.

Prior to construction and occupancy of the ADU, the applicant will need to obtain applicable building permits and be issued a certificate of occupancy. The applicant has volunteered to impose two conditions which have previously been recommended and approved for similar requests by the Planning Commission and City Council, respectively.



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1. The property owner shall be a resident of either the principal dwelling unit or accessory dwelling unit.
2. The property is limited to one (1) rental certificate registered with the Office of Neighborhood Services.

The Planning and Zoning Commission considered this request at their January 19, 2023 meeting. Staff presented its report. The applicant was available for questions and relayed that neighbors were supportive of the request (see attached correspondence). After brief Commission discussion regarding parking and specifics about the architect's concept, a motion was made to approve the rezoning that passed (7-0) subject to the aforementioned conditions.

The Planning Commission staff report, locator maps, architect's conceptual plans, public correspondence, 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: Reliable 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: Not Applicable



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Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the Conditional Use Permit to allow construction of an Accessory Dwelling Unit, subject to the following conditions as recommended by the Planning and Zoning Commission.

1. The property owner shall be a resident of either the principal dwelling unit or accessory dwelling unit.
2. The property is limited to one (1) rental certificate registered with the Office of Neighborhood Services.