

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
March 7, 2024

Case Number 110-2024

A request by the City of Columbia to amend Sections 29-3.3(gg) [Use Specific Standards - Accessory Dwelling Units] and 29-4.1(a), Table 4.1-1 [Dimensional Standards for Residential Districts] of Chapter 29 of the City Code (Unified Development Code). The amendments propose revisions to the regulation of accessory dwelling units (ADUs) and the dimensional requirements applicable to single- and two-family structures within the R-MF (Multiple-family Dwelling) district.

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

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the proposed text change as presented.

MS. GEUEA JONES: Thank you. Are there any questions for staff? Commissioner Loe?

MS. LOE: Thank you for that presentation, Mr. Zenner. I -- I had a question, but it actually goes back to the work session report. In that report, it notes in the language for the proposed FAR language that the FAR is tied to the principal structure, meaning garage, storage building, and ADU would not count because, and in parentheses, it says ADUs are not proposed as being permitted in the medium and small lots. I just -- I highlighted that because what we're doing right now actually does permit ADUs in medium and small lots. Correct?

MR. ZENNER: That is a very -- that is a very observant connection, and so we will have to make sure that as we discuss that definition of FAR that we come back, we circle back around to that as it relates to our small lot standard.

MS. LOE: All right. Thank you.

MS. GEUEA JONES: Any other questions for staff? Seeing none.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Is there anyone here from the public to speak on the ADU change?
Seeing none.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Is there any Commissioner comment? Commissioner MacMann?

MR. MACMANN: I just -- just a comment. I want to thank staff for the work they've done on this. I know it hasn't been easy and I know it's taken a while, and I know that, in this case, you guys have kind of put a punching bag. So sometimes that's a deserved thing and sometimes it's not, and in this case, I

don't think it was. I have no other comments at this time.

MS. GEUEA JONES: Commissioner Placier?

MS. PLACIER: Yeah. I just wanted to comment that I was pleased to see a citizen and resident of the central neighborhood bring this forward. We don't have that happen too often, that someone would bring forward an ordinance revision, and that's something that maybe we should encourage once in a while.

MS. GEUEA JONES: Anyone else? Commissioner Stanton?

MR. STANTON: Yes. That -- To piggyback on my colleague's point, but she had a lot of help that -- behind. There was the Housing Coalition that worked. She's an architect. She has an ADU. I mean, you know, there was a lot of back -- back-end work, and, you know, I'm glad it came together in a concise clear way to us. But, yeah, we do need to maybe encourage more coalition-oriented discussion and opinion about what we do.

MS. GEUEA JONES: Anyone else? Commissioner Carroll?

MS. CARROLL: I just wanted to say that I'm very excited to see these amendments come forward. In a lot of ways, they go farther than I thought was possible, and I'm excited to see that change. By the group that's here tonight, I take that to mean that there is quite a bit of support and the perception of ADUs has shifted in our community, and I hope that continues to be the case as it goes to Council. I also think that in a lot of ways it doesn't go quite as far as I was hoping, and I look forward to the next part of these amendments to see what else we think we can do with this type of housing.

MS. GEUEA JONES: Anyone else? Commissioner MacMann?

MR. MACMANN: I'm going to make a motion. And before that, I request of staff and I'm saying this so Council can hear this, that we get some input in 12 to 24 months and see if we need a carrot to go along with these new opening things. In the matter of Case 110-2024, Accessory Dwelling Unit, UDC text change to 29-3.3(gg) and 29.4.1(a), and Table 4.I-1, I move to approve.

MR. STANTON: Second.

MS. GEUEA JONES: An approval has been moved by Commissioner MacMann and seconded by Commissioner Stanton. Is there any discussion on the motion? Seeing none. Commissioner Carroll, when you're ready, may we have a roll call?

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Dunn, Mr. MacMann, Ms. Carroll, Ms. Geuea Jones, Ms. Placier, Ms. Wilson, Ms. Loe, Mr. Stanton. Motion carries 8-0.

MS. CARROLL: We have eight to approve; the motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council.