

Legislation Details (With Text)

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Presentation: Accessory Dwelling Unit (ADUs)

Issue/Request:

To ignite “a vibrant community ensuring the finest quality of life for all generations” for the next 20 years, the 2020 Ignite Comprehensive Plan identified seven (7) Future Plan Elements. The purpose of the “Strong Neighborhoods & Housing Choice” element is in part to help identify ways to maintain thriving, quality neighborhoods. Strong neighborhoods with diverse housing choices attract new residents and provide affordable housing options for residents of all walks of life like families, young professionals, hourly workers, empty nesters, and people from all generations, cultures and backgrounds.

One approach to help achieve these goals identified for the “future plan element” is to allow for ADUs throughout the community. An ADU is a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home and can come in many shapes and styles. ADUs can take various forms and go by many different names throughout the U.S., including accessory apartments, secondary suites, mother-in-law quarters and granny flats.

In January 2022, Jennifer Thompson, Senior Planner, presented information to the CEDC regarding ADUs. The purpose of this memo is to continue that conversation and facilitate additional discussions about ADUs and their role in the City of Lee’s Summit. ADUs may have both favorable and unfavorable impacts on the surrounding neighborhood and community as a whole. For dissuasion purposes, staff has identified a few of the potential positive and negative impacts ADUs may have.

Positive Effects of ADUs

1. Extra income source for home owner
2. Increases home value
3. Provides More Usable Space.
 - o Workshop/studio space/ home office
 - o guest suite for visiting family and friends
 - o extra play space for kids and/or pets

- o permanent living space for a parent or new family member
- 4. Create Community
- 5. Addresses goals established by the 2020 Ignite Comprehensive Plan
 - o Increase density
 - o Provides additional housing choices in the community
- 6. Promotes new investment

Negative Effects of ADUs

1. Disruption of daily life (neighbors & property owner)
2. Construction Cost
3. Increases property tax
4. Additional utility costs
5. ADUs require additional maintenance and upkeep
6. ADUs take up space otherwise useful for another purpose
 - o Garage
 - o Shed or other storage structure
 - o Other accessory uses
7. ADUs may increase the demand on City resources and infrastructure

Shannon McGuire, Planner