



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 4, 2025

Re: 910 Madison Street – STR Conditional Use Permit (Case #205-2025)

## Executive Summary

Approval of this request would grant a conditional Use Permit (CUP) to allow 910 Madison Street to be used as a short-term rental for a maximum of 2 transient guests for up to 210 nights annually pursuant to Sec. 29-3.3(vv) and Sec. 29-6.4(m)(2) of the Unified Development Code. The subject property contains approximately 0.11-acres, is located approximately 180 feet south of the intersection of Jackson Street and Madison Street, is zoned R-2 (Two-family Dwelling), and is addressed 910 Madison Street.

## Discussion

Dean Klempke Jr. (agent), on behalf of Dean and Amber Klempke (owners), requests approval of a Conditional Use Permit (CUP) to allow 910 Madison Street to be used as a short-term rental for a maximum of 2 transient guests for up to 210 nights annually pursuant to Sec. 29-3.3(vv) and Sec. 29-6.4(m)(2) of the Unified Development Code. The subject property contains approximately 0.11-acres, is located approximately 180 feet south of the intersection of Jackson Street and Madison Street, is zoned R-2 (Two-family Dwelling), and is addressed 910 Madison Street. The desired rental nights and guest occupancy are consistent with the limitations established by the STR regulations.

The subject dwelling is listed as a 2-bedroom, 1-bathroom single-family home per the county assessor, is not the owner's principal residence, and has been used as an STR previously by a previously owner for an unknown number of nights. The applicant's acquired the property in April of 2025.

The application states there is only one bedroom, and square footages appear to conform to with the minimum areas necessary to support the desired 2 guests when evaluated against the most recent city-adopted edition of the International Property Maintenance Code (IPMC). Compliance with the IPMC and authorized occupancy will be verified prior to issuance of the STR Certificate of Compliance. The occupancy limitations as well as rental nights will be shown on the issued STR Certificate of Compliance and must appear on any website listing upon which the dwelling is offered for rental.

The applicant indicates that he and his wife (the owner's) are Boone County residents and will act as the "designated agent" to address regulatory issues when the dwelling is used as an STR which is permitted per Sec. 29-3.3(vv) of the UDC. Approval of the CUP would constitute the owner's "one and only" STR license within the City's municipal limits.

Evaluation of typical listing platforms such as Airbnb, VRBO, Booking.com, and Furnishedfinder.com did not identify additional unregistered STR properties within a 300-foot



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radius of the subject property. Within the required 185-foot notification radius there are 25 unique structures and parcels and 1 neighborhood association within 1,000 feet. Of these properties, 9 appear to be owner-occupied and 16 appear to be rentals or are unimproved. The adjacent properties are located in the R-2 zoning district which permits a maximum “long-term” rental occupancy of 4-unrelated individuals.

The subject dwelling is consistent in size, style, and bedroom mix as those adjoining it. The property that has a driveway with sufficient on-site/off-street capacity to support 3 UDC-compliant parking spaces outside of the public right of way which is 2 more spaces than regulatorily required. The dwelling is accessed from Madison Street, a local residential street, that does not have sidewalk along the either frontage; however, parking is permitted on either side of the street. The site's access is consistent with other surrounding residential development and believed sufficient to support future traffic generation without compromising public safety. No active code violations were identified with the current owners.

Given the lack of code violation history, no presence of additional STRs within 300-feet, and the dwelling's general conformity to its surrounding, approval of the CUP is not believed incompatible with the adjoining development. The enacted STR regulations provide means by which to address potential negative impacts including nightly usage restrictions, a violation reporting procedure, fines, and authority to revoke a STR Certificate of Compliance after **two** verified violations within a 12-month period.

Given the dwelling sought for licensure is not the applicant's “principal residence”, a CUP is necessary to allow for its legal operation as an STR. The STR CUP process requires an analysis of the general and supplemental CUP criteria shown within Sec. 29-6.4(m)(2)(i) and (iii) of the UDC. A full description of this analysis is found in the attached Planning and Zoning Commission staff report.

Should the CUP be granted, full regulatory compliance with the provisions of Chapter 22, Article 5 (Rental Unit Conservation Law), and Chapter 13 (Business Licensing) of the City Code will be required. As part of the required Business Licensing procedure, the owners will be required to remit accommodation taxes pursuant to the requirements of Chapter 26 (Taxation) of the City Code.

The Planning and Zoning Commission held a public hearing on this matter at their July 10, 2025 meeting. Staff provided a report and described their findings related to what was shown on the STR application. The applicant was available to answer questions the Commissioners had. No member of the public spoke at the hearing and no correspondence was received relating to this matter.

Following closure of the public hearing, a motion to approve the requested CUP to permit 910 Madison Street to be operated as a 210-night STR with a maximum of 2 transient guests. The motion was approved unanimously by a vote of (9-0).



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A copy of the Planning and Zoning Commission staff report, locator maps, STR application, Supplemental "Conditional Accessory/Conditional Use Questions", and meeting minute excerpts are attached for review.

## Fiscal Impact

Short-Term Impact: None are anticipated.

Long-Term Impact: Usage of the dwelling as an STR will result in the collection of accommodation taxes which will assist the Convention and Visitor's Bureau in their marketing efforts relating to the City. While increases in public service demand is possible, such demands are not foreseen to be greater than a typical single-family home. Such increases may or may not be off-set by increased user-fees or property tax collection.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Resilient Economy, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Economic Development

## Legislative History

Date	Action
N/A	N/A

## Suggested Council Action

Approve the issuance of a conditional use permit to allow 910 Madison Street to be operated as a 210-night short-term rental for a maximum of 2 transient guests for STR purposes as recommended by the Planning and Zoning Commission.