

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
November 6, 2025**

SUMMARY

A request by Kevin Frank (agent), on behalf of Tiger GameDay Escape LLC (owner), to allow 1906 Grant Lane to be used as a 210 night, maximum 7 guest short-term rental (STR) pursuant to Sec. 29-3.3(vv) and Sec. 29-6.4(m)(2) of the Unified Development Code. The 3-bedroom, 3-bath home has a 2-car attached garage and driveway with sufficient capacity to support 4 UDC-compliant on-site/off-street parking spaces. The 0.45-acre subject site is located on the east side of Grant Lane approximately 165-feet south of Chapel Hill Road.

DISCUSSION - APPLICATION EVALUATION

The applicant seeks to obtain a conditional use permit (CUP) to allow 1906 Grant Lane to be used as a short-term rental (STR) pursuant to Sec. 29-3.3(vv) and Sec. 29-6.4(m)(2) of the Unified Development Code. As of June 1, 2025, any dwelling operated as an STR must fully comply with the provisions of the STR regulations which include acquisition of an STR Certificate of Compliance, Business License, and submission of accommodation taxes. Approval of this request is a required prerequisite to proceeding forward in obtaining the STR certificate and business license.

While action on this request is pending, enforcement action on the operation of the dwelling as an STR will be suspended. Continued operation of the dwelling as an STR following final City Council action without acquiring the STR certificate of compliance and business license would constitute an illegal use of land and would be subject to revocation of the CUP, if authorized, as well as other enforcement actions identified in the City Code.

The following is a site-specific analysis of the property.

Dwelling Unit Details

Property Address	1906 Grant Lane
Zoning	R-1 (One-Family Dwelling)
STR Request Type	Tier 2, 210 nights
Maximum Guests Requested	7
Bedrooms	3
Parking Spaces	4 spaces are required - 2 garage & 2 driveway exist on-site.
Abutting Properties	R-1 in all directions

Owner/Agent

Owner	Tiger GameDay Escape LLC
Designated Agent	Dylan Smith
Agent's Distance to Property	19 miles, 30 minutes from property

Listing Information

Listing Links	Not previously offered
STR previously offered?	Not previously offered
STRs within 300 feet?	None identified by staff
Primary residence?	No
Previous Violations?	None associated with Tiger Gameday Escape LLC's

Conditional Use Analysis

This application triggers approval of a conditional use permit (CUP) and has been analyzed pursuant to the provisions found in Sec. 29-6.4(m)(2)(i) and (iii) of the UDC. Staff's analysis of these provisions is shown below. The owner's analysis of the criteria is attached to this report.

Sec. 29-6.4(2)(i) General CUP Review Criteria:

- (A) The proposed conditional use complies with all standards and provisions in this chapter applicable to the base and overlay zone district where the property is located;**

A short-term rental that is not a long-term resident's principal residence or to be operated for up to 210 nights in a residential zoning district is subject to approval of a CUP. The submitted application has illustrated technical compliance with the minimum regulatory standards established within Sec. 29-3.3(vv) of the UDC. Additional regulatory review to ensure full compliance with the UDC and the Rental Unit Conservation Law will occur upon CUP issuance and prior to issuance of an STR Certificate of Compliance and business license.

- (B) The proposed conditional use is consistent with the city's adopted comprehensive plan;**

The comprehensive plan does not speak directly to the use of residential dwellings for alternative purposes such as an STR; however, does contain policies, strategies, and actions relating to the topics of livable and sustainable neighborhoods, land use and growth management, and economic development. The adoption of the regulatory provisions governing the use of a residential dwelling for STR purposes is seen as addressing several of these policies, strategies, and actions.

With respect to the goal of creating **livable and sustainable neighborhoods**, approval of the requested CUP would support the mixed-use concepts of Policy # 2, Strategy # 1 (page 144) of the Plan. While this strategy focuses on the concept of creating "nodes" of neighborhood scale commercial and service uses as a high priority, the first "action" within the strategy recommends using planning tools and decision-making to locate small-scale commercial and service businesses adjacent to residential development. STRs have been determined to be a commercial use and offer a "community-wide" service by providing supplemental housing for visitors to Columbia. Staff believes adoption of the STR regulations and their requirement of a CUP are relevant planning and decision-making tools consistent with the intent of this Policy and assist to fulfill the idea of supporting mixed-uses within residential neighborhoods.

With respect to **land use and growth management**, Policy # 3, Strategy # 3 (page 146 of the Plan) would be fulfilled given the regulatory limitations on occupancy and rental nights that are contained within Sec. 29-3.3(vv).

And finally, with respect to **economic development**, Policy # 3, Strategy # 2 (page 149 of the Plan) would be fulfilled by supporting local entrepreneurial ventures. The adopted regulatory provisions governing the use of a residential dwelling for STR purposes were created with options to allow owners and/or renters the ability to participate in the STR market subject to reasonable regulation. This ability for participation not only supports individual entrepreneurial ventures, but also broader city-wide economic objectives relating to tourism and tourism-related activities.

(C) The proposed conditional use will be in conformance with the character of the adjacent area, within the same zoning district, in which it is located. In making such a determination, consideration may be given to the location, type and height of buildings or structures and the type and extent of landscaping and screening on the site;

The subject site is surrounded by single-family residences on lots of similar size and square footage. The dwelling has not been modified structurally to accommodate the STR use and appears from the street frontage to be a single-family dwelling. The dwelling has not previously operated as an STR and there are no violations associated with the property. Given these factors, there is no evidence to support a claim or reason to conclude, notwithstanding the greater number of unrelated occupants that would be allowed when compared to adjacent R-1 development, that issuance of a CUP would create an incompatible use within the remainder of the neighborhood. Adjacent R-1 dwellings used as a long-term rental is limited to 3 unrelated people. If approved, the STR would be permitted more than double this limitation.

Additionally, the frequency of occupant turnover maybe greater than that of surrounding R-1 development; however, how significant is unknown. Within 185-feet of the subject site, 2 of the 9 surrounding properties are used for rental purposes. While this variation in tenancy is low, there is no evidence to suggest that use of the subject dwelling for STR purposes would result in any greater neighborhood impacts than an owner-occupied or “long-term” rented dwelling with higher levels of usage. Any potential negative impacts can be mitigated through the adopted regulatory provisions that provide a means to report and address violations. The regulations permit imposition of fines and possible revocation of the STR Certificate of Compliance after 2 **verified** violations within a 12-month period.

(D) Adequate access is provided and is designed to prevent traffic hazards and minimize traffic congestion;

The site is located on the east side of Grant Lane, a neighborhood collector, 165-feet south of Chapel Hill Road, a major collector, which is the access point into the neighborhood within which the dwelling is located. The proximity Chapel Hill and the entry into the neighborhood is believed a factor that makes this property a more appropriate location for STR use than other homes further into the interior of the neighborhood.

Access to the site is from Grant Lane through a traditional driveway approach not unlike the development surrounding the site. The driveway supports for 2 UDC compliant parking spaces. If the CUP is approved, both spaces in the attached 2-car garage will need to be made available at all time to STR guests to ensure the parking requirements of the regulations are met to support the desired guest occupancy. Sidewalks are installed along both sides of Grant Lane. Staff finds that the design of the parking provided and the site’s access sufficient to support future traffic generation without compromising public safety.

- (E) Sufficient infrastructure and services exist to support the proposed use, including, but not limited to, adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided; and**

The site is sufficiently served with public infrastructure to support its use as an STR. There are no known infrastructure capacity issues associated with the site that would be negatively impacted by the approval of the CUP.

- (F) The proposed conditional use will not cause significant adverse impacts to surrounding properties.**

The subject site is adjacent to and across the street from single-family homes within the R-1 district. Residential dwellings within the R-1 district are permitted to be occupied by no more than 3 unrelated individuals when used as long-term rentals. The proposed CUP, if approved, would permit double the occupancy allowed in adjacent dwellings used for long-term rental purposes. Given fact that this property has never been operated as an STR and the lack of code violations, there is no evidence to suggest that such usage would create adverse neighborhood impacts.

Any potential negative impacts can be mitigated through the adopted regulatory provisions that provide a means to report and address violations. The regulations permit imposition of fines and possible revocation of the STR Certificate of Compliance after 2 **verified** violations within a 12-month period.

Sec. 29-6.4(2)(iii) Supplemental STR CUP Review Criteria:

- (A) Whether the proposed STR is used for any part of the year by the registrant as a residence. If so, for how long?**

In response to this question, the registrant has stated "Yes. We will be using the home temporarily when we visit our daughter, who is a freshman at the University of Missouri. Occasional weekend visits mainly."

- (B) Whether or not there are established STRs within three hundred (300) feet of the proposed STR measured in all directions from property lines "as the crow flies."**

The registrant indicates "No there are not per the city's Community Development Department.". Staff has identified no additional unregistered STR property within 300-feet of the dwelling. 575-feet to the south of the subject site, on the west side of Grant Lane is another licensed STR at 2107 Grant Lane.

- (C) Whether the proposed registrant has previously operated an STR and if such operation has resulted in a history of complaints, a denied STR certificate of compliance, or revocation of an issued STR certificate of compliance.**

The registrant has stated "We currently operate 4 short-term rentals and own 5 and have never had a single complaint, have never been denied certification, or had a certificate revoked.". Staff has noted 0 notices of violation attributed to this property during the ownership of Tiger GameDay Escape, LLC. Discussion with the applicant has verified that the short-term rentals referenced in their response are not within the City of Columbia.

- (D) Whether the proposed STR will increase the intensity of the use of the property and cause increased traffic or noise coming from the property.**

In response to this question, the registrant has stated "No it will not"

As a general staff observation, using the subject dwelling for transient accommodations for 210-nights with a maximum of 7 guests could result in increases; however, how significant is unknown. The significance of possible impacts is subject to many factors such as dwelling unit desirability, pricing, rental occupancy, etc. The regulatory structure provides standards for limiting impacts (occupancy and nights) and has enforcement mechanisms to mitigate of possible negative outcomes.

(E) Whether there is support for the establishment of the proposed STR from neighboring property owners.

In response to this question, the registrant answered “Unsure at this point although we have never had any issue with our current STRs in other parts of the country.” At the time of report publication, no written letter of opposition or support had been received regarding this case.

CONCLUSION

Given staff’s technical review of the submitted application and the analysis of the above criteria, notwithstanding the increased level of unrelated occupancy, issuance of a conditional use permit to allow 1906 Grant Lane to be operated as a 210-night, 7 guest STR is not believed to be significantly incompatible with surrounding development. Rental homes in the R-1 district occupied by a “family” are permitted to exceed the occupancy limitations and may generate impacts equal to those of the desired STR in terms of possible noise, property management, and traffic. Given the property has never been used as an STR and the lack of code violations, there is no evidence to suggest that the applicant would operate the proposed dwelling in a non-compliant manner. The adopted STR regulations contain provisions for reporting and addressing violations should issues arise.

CUP approval allows the applicant to pursue licensure of the dwelling before STR operations have begun and would afford neighbors and the City additional regulatory tools to ensure compliance with the STR regulations. Finally, approval of the CUP is not believed detrimental to the adjacent properties and would fulfill several policies, strategies, and actions of the Comprehensive Plan.

RECOMMENDATION

Approve the conditional use permit to allow the dwelling at 1906 Grant Lane to be operated as a STR subject to:

1. The maximum occupancy of 7 transient guests;
2. A maximum of 210-nights of annual rental usage;
3. The 2-car garage be made available when the dwelling is used for STR purposes.

ATTACHMENTS

- Locator maps
- STR Application
- Supplemental “Conditional Accessory/Conditional Use Questions”
- Applicant Correspondence

HISTORY

Annexation date	1964
Zoning District	R-1 (One-Family Dwelling)
Land Use Plan designation	Residential District
Previous Subdivision/Legal Lot Status	Oak Cliff Plat 1

SITE CHARACTERISTICS

Area (acres)	0.45 acres
Topography	Flat
Vegetation/Landscaping	Trees and natural ground cover
Watershed/Drainage	Perche Creek
Existing structures	One-family home

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia

ACCESS

Grant Lane	
Location	Along western edge of property
Major Roadway Plan	Neighborhood Collector
CIP projects	N/A
Sidewalk	Installed along both sides of street

PARKS & RECREATION

Neighborhood Parks	Dublin Park
Trails Plan	Scott's branch Trail
Bicycle/Pedestrian Plan	None

PUBLIC NOTIFICATION

24 "public hearing" letters were mailed to property owners and tenants within 185-feet of the subject property. 1 letter was provided to the Council Ward representative. 1 letter were sent to neighborhood associations and homeowners associations within 1,000 feet of the subject site. All "public hearing" letters were distributed on October 20, 2025. The public hearing ad for this matter was placed in the Tribune on October 21, 2025.

Public Notification Responses	None
Notified neighborhood association(s)	West Pointe
Correspondence received	None at time of writing

Report prepared by: Kirtis Orendorff

Approved by: Patrick Zenner