



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 7, 2025

Re: 1516 Wilson Avenue– Short-Term Rental Conditional Use Permit (Case #196-2025)

Executive Summary

Approval of this request would grant a conditional use permit (CUP) for the operation of a 210-night short-term rental (STR) with a maximum of eight transient guests. The dwelling unit is not the applicant's principal residence and has been previously used as a short-term rental. The subject property is zoned R-1 (One-family Dwelling) and is addressed 1516 Wilson Avenue.

Discussion

Jonathan Gray (agent), on behalf of A.G. Jones Properties LLC (owner), seeks approval to allow 1516 Wilson Avenue to be used as a short-term rental (STR) for maximum of eight transient guests and up to 210-nights annually pursuant to Sec. 29-3.3(vv) and Sec. 29-6.4(m)(2) of the Unified Development Code (UDC). The 0.48-acre subject site is zoned R-1 (One-family Dwelling) and is address 1516 Wilson Avenue.

The subject dwelling is a 5-bedroom, 2-bath single-family dwelling, with the owner intending to rent four of the five bedrooms for the short-term rental usage. The dwelling is not the owner's principal residence and has previously been used as a short-term rental. The application stated bedroom square footages appear to conform to the minimum areas necessary to support the desired level of occupancy when evaluated against the most current city-adopted International Property Maintenance Code (IPMC). Final compliance with these provisions will be verified prior to the issuance of the STR Certificate of Compliance. The approved occupancy and authorized rental nights will be shown on the issued STR Certificate of Compliance and must appear on any website listing where the dwelling is offered for rental.

The applicant indicates that the owner will have a resident of Boone County act as the "designated agent" to address regulatory issues when the dwelling is used as an STR. Approval of the CUP would constitute the LLC's or any members of the LLC their "one and only" STR license within the City's municipal limits. Evaluation of typical listing platforms such as Airbnb, Vrbo, Booking.com, and Furnished Finder did not identify additional unregistered STR dwellings within a 300-foot radius of the subject property.

The majority of parcels surrounding the subject property appear to be used for long-term rental purposes. The immediately adjacent properties are located in the R-1 and R-MF zoning district. An R-1 zoning designation would permit a maximum "long-term" rental occupancy of three unrelated individuals, and an R-MF zoning designation would permit a maximum "long-term" rental occupancy of four unrelated individuals.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

The subject dwelling is consistent in size, style, and bedroom mix as those adjoining it. Single-family detached homes are located east along both sides of Wilson Avenue. The property has a driveway and parking pad capable of supporting four UDC-compliant on-site/off-street parking spaces. This level of available parking meets the requirements of Sec. 29-3.3(vv).

The dwelling is accessed from Wilson Avenue, a local residential street that does permit on-street parking. There are sidewalks installed along both sides of Wilson Avenue, and along the west side of William Street. The design of the site's access is consistent with other surrounding residential development and is sufficient to support future traffic generation without compromising public safety.

Given no outstanding violations associated with this property were identified, there are no identified other short-term rentals within 300-feet, and the dwelling's general conformity to its surroundings, staff believes approval of the CUP would not be incompatible with the adjoining neighborhood. The enacted STR regulations provide the City with options to address potential negative impacts, including nightly usage restrictions and other means for which violations can be reported and acted upon, which include fines and possible revocation of the 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 continued 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, the owners and the dwelling will be required to obtain full regulatory compliance with the provisions of Chapter 22, Article 5 (Rental Unit Conservation Law), and Chapter 13 (Business Licensing) of the City Code. As part of the required Business License, 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 June 5, 2025 meeting. Staff provided a report and described their findings related to what was shown within the STR application. The applicant spoke on the purpose of the request and was available to answer Commissioner questions. One member of the public voiced their support of this request in this location. A few members of the public spoke in opposition to this request. A total of 5 written comments (attached) have been submitted with regard to this request.

The written letters of support stated that there have been improvements to the maintenance of the property since acquisition by the current owner, and that STRs in the East Campus neighborhood benefit visiting families and friends to current college students. The letter of



opposition voice concerns about the appropriateness of the STR use in the East Campus neighborhood.

Following the closure of the public hearing, a motion to approve the requested CUP to permit 1516 Wilson Avenue to be operated as a 210-night STR with a maximum of 8 transient guests was made which resulted in a unanimous (9-0) vote of approval.

A copy of the Planning and Zoning Commission staff report, locator maps, STR application, Supplemental "Conditional Accessory/Conditional Use Questions", public correspondence, 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 a conditional use permit to allow 1516 Wilson Avenue to be operated as a 210-night short-term rental for a maximum of 8 transient guests as recommended by the Planning and Zoning Commission.