



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 6, 2025

Re: 11 South Heather Lane – STR Conditional Use Permit (Case #274-2025)

Executive Summary

Approval of this request would grant a conditional use permit (CUP) to allow 11 South Heather Lane to be used as a short-term rental (STR) for a maximum of 8 transient guests and up to 210-nights of rental usage annually pursuant to Sec. 29-3.3(vv) and Sec. 29-6.4(m)(2) of the Unified Development Code. The subject property is 0.21-acres in size, is zoned R-1 (One-family dwelling), and is 300 feet south of the West Broadway and South Heather Lane intersection.

Discussion

Amber and Mark Weigel (owners) seek approval to allow 11 South Heather Lane to be used as a short-term rental (STR) for a maximum of 8 transient guests and up to 210-nights of rental usage annually pursuant to Sec. 29-3.3(vv) and Sec. 29-6.4(m)(2) of the Unified Development Code (UDC). The 0.21-acre subject site is zoned R-1 (One-family Dwelling).

The subject dwelling is a 4-bedroom, 3 bath single-family home which is not applicant's principal residence. The home has previously been used as a short-term rental. The stated bedroom square footages appear to conform with the minimum areas necessary to support the desired 8 transient guests when evaluated against the most current city-adopted edition of the International Property Maintenance Code (IPMC). Compliance with the IPMC and authorized occupancy will be verified prior to the 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 where the dwelling is offered for rental.

When the dwelling is used as an STR, the owner will use a designated agent, who is a Boone County resident, to address regulatory issues. Given the property is under joint ownership of a husband and wife, approval of the CUP would constitute the owners' "one and only" STR license within the City's municipal limits.

Evaluation of listing platforms such as Airbnb, Vrbo, Booking.com, and Furnished Finder did not identify additional STRs within a 300-foot radius of the subject property. Within the 185-foot notification radius, there are 23 properties, 10 of which appear to be owner-occupied. The adjacent properties are zoned R-1. Within the R-1 zoning district, a property used for "long-term" rental purposes is permitted an occupancy of up to 3 unrelated individuals.

The subject dwelling is consistent in size, style, and bedroom mix as those adjoining it. The property has a driveway and attached 2-car garage capable of supporting the required 4 UDC-compliant on-site/off-street parking spaces necessary to meet the requirements of Sec.



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29-3.3(vv). Given the attached 2-car garage must be made available to meet the required parking, approval of this request will be subject to a “special” approval condition stipulating that the garage spaces shall be made available when the dwelling is in STR use.

The dwelling is accessed from South Heather Lane, a local residential street that permits on-street parking. Sidewalks are not installed on either side of South Heather Lane. The design of the site's access is consistent with the other surrounding residential development and will accommodate future traffic generation without compromising public safety.

An illegal short-term rental case is the only active violation associated with this property and will be closed following the issuance of the conditional use permit, certificate of compliance, and a business license. Given the lack of other identifiable code violations 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 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 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, full regulatory compliance with the provisions of Chapter 22, Article 5 (Rental Unit Conservation Law), and Chapter 13 (Business Licensing) of the City Code is required. As part of the required Business License procedure, the owner 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 September 4, 2025, meeting. Staff provided a report and described their findings related to what was shown within the STR application. The Commission asked staff to clarify the illegal short-term rental violation case. The applicant was available to answer any Commissioner questions.

Following the closure of the public hearing, a motion to approve the requested CUP to allow 11 South Heather Lane to be operated as a 210-night, 8 guest STR, subject to a “special” condition stipulating that the parking spaces within the attached 2-car garage made available while the dwelling was in STR use passed unanimous by a vote of (8-0).

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 a conditional use permit allowing 11 South Heather Lane to be operated as a 210-night, maximum of 8 guest STR, subject to the 2 parking spaces within the attached 2-car garage being made available while the dwelling was in STR use, as recommended by the Planning and Zoning Commission.