

STR DOCUMENT LIBRARY - CONDITIONAL ACCESSORY/CONDITIONAL USE SUPPLEMENTAL QUESTIONS FORM

Property Address: 1309 W Worley St, Columbia, MO 65203

General Conditional Use Permit 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;

I'm committed to operating this short-term rental in full compliance with the City of Columbia's regulations. The property will maintain a valid Short-Term Rental Certificate of Compliance and business license, and will operate within Tier 2 limits of no more than 210 rental nights per year.

Guest occupancy will always follow City guidelines, and I will host smaller, respectful groups to keep the home quiet and manageable. Off-street parking is available to avoid impacting neighbors, and the home meets all life-safety requirements, including smoke and carbon monoxide detectors, fire extinguishers, and proper exits. I will also comply with all inspection requirements.

No exterior changes are planned, and the home will remain consistent with the character of the neighborhood. Overall, I will ensure the property meets all zoning, spacing, and operational requirements while being a responsible and attentive neighbor.

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

This STR is a natural fit with Columbia's vision for thoughtful, balanced growth. It makes use of an existing home without changing its character, offering a flexible lodging option for visitors while preserving the neighborhood.

This approach supports the City's Comprehensive Plan by encouraging efficient use of existing housing, welcoming visitors who contribute to the local economy, and avoiding any need for new development or added density. It's a simple way to share space responsibly while staying aligned with the City's long-term goals.

(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;

This home will remain exactly that: a home. There are no exterior changes planned, and it will continue to look and function like any other residence on the block.

I'll be thoughtful about how it's used, with quiet hours (9pm - 7am), reasonable occupancy limits (Max 4), and regular upkeep to make sure it blends right in (Lawn maintenance and care). My goal is for it to feel consistent with the surrounding homes, both in appearance and in how it fits into the rhythm of the neighborhood.

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

The home is on W Worley St, which already provides safe and easy access. There's designated off-street parking available (Two car driveway), so guests won't need to rely on street parking or add congestion.

I also plan to keep bookings simple and low-impact. No parties or events are allowed, and no high-turnover stays that would create extra traffic. The goal is for everything to feel just like a typical household coming and going, without disruption to the street.

(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 home is fully connected to existing utilities with the City of Columbia, water, sewer, storm drainage, and electricity. It functions just like any other residence in the neighborhood.

The way I plan to host is very similar to normal day-to-day living, so it won't place any added strain on public services. It's simply making thoughtful use of what's already there, without asking more from the infrastructure than it's designed to handle.

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

Being the homeowner, being a good neighbor is very important and I plan to run this STR in a way that keeps things calm, predictable, and respectful. The home will have clear house rules that prohibit parties and large gatherings, and I'll be intentional about hosting only guests who are looking for a quiet, respectful stay.

Quiet hours will be enforced (9 PM–7 AM), and there's a reliable local contact available 24/7 so any issues can be addressed quickly if they ever come up. With these safeguards in place, I

don't anticipate any significant impacts to the surrounding homes or the overall feel of the neighborhood.

Specific Short-Term Rental Conditional Use Permit 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?

Yes, I will continue to use the home as my residence for approximately **8–10 months annually**. I am currently present and actively involved in launching this Airbnb and I'm also thoughtfully building the systems and support needed to allow for future travel over time.

While I am building toward that flexibility, I want to ensure there is a solid, dependable team in place from the start. My father currently serves as my co-host to assist with day-to-day operations if I become unavailable. As well as a professional cleaner helping ensure the home is consistently cared for.

Even as I gradually create more space for travel in the future, the property will remain under active owner supervision with this established support structure in place, ensuring stability, accountability, and a well-managed guest experience year-round.

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

To the best of my knowledge at this time, there are no known concentrations of short-term rentals within 300 feet of the property that would suggest over-saturation in the immediate area.

My intention is to operate in a way that fits naturally within the existing residential setting and does not contribute to clustering or change the character of the area. I will also fully comply with all applicable spacing and location requirements set by the City of Columbia.

(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.

I did briefly operate the home as a short-term rental in 2022 for approximately one month while I was traveling in Spain. That experience was smooth and straightforward, and there were no complaints, issues, or concerns during that time.

Outside of that short period, this is a new and thoughtfully developed STR as I begin building a more structured and long-term hosting approach. I have not had any STR licenses denied or revoked, and I have no history of violations or substantiated complaints.

(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.

The intent is for the property to operate at an intensity that is comparable to, or in many cases even lower than, a typical residential household. I am very mindful of not changing the natural rhythm of the neighborhood or creating unnecessary activity.

To help ensure that, I will maintain clear and consistent management standards, including adherence to all City occupancy limits, no parties or events of any kind, and strictly enforced quiet hours from 9 PM to 7 AM. I will also keep bookings limited to smaller groups, such as families of 4 or a few guests (max 4) traveling together, rather than large or high-impact stays. These measures are all intended to keep noise, parking, and overall activity in line with normal residential use and ensure the home remains a good fit for the neighborhood.

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

I have made a point to be proactive and transparent with neighbors about my plans for the property as a short-term rental. Where I have had conversations, the feedback has been generally neutral to supportive, and I have not been made aware of any significant concerns or objections.

I'm approaching this with openness and will also continue to be available and responsive as questions come up. I remain committed to being accountable, communicative, and respectful as both a neighbor and operator, ensuring the home remains a positive presence in the community.