



# 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: 3 Fyfer Place – STR Conditional Use Permit (Case #210-2025)

## Executive Summary

Approval of this request would grant a conditional use permit (CUP) to allow 3 Fyfer Place to be used as a short-term rental (STR) for a maximum of 6 transient guests for up to a maximum of 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 0.1-acres, is located northwest of the intersection of E. Broadway and Fyfer Place, is zoned R-MF (Multiple-family Dwelling), and is addressed 3 Fyfer Place. It should be noted that this request was concurrently considered with Case #'s 208-2025, 211-2025, 212-2025 which seeks to obtain CUP approval for all four dwelling units in a single condo building.

## Discussion

Nick Timberlake (agent), on behalf of ThreeFrisco LLC (owner), seeks approval to allow 3 Fyfer Place to be used as a short-term rental (STR) for a maximum of 6 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 0.1-acre subject is zoned R-MF (Multiple-family Dwelling). The dwelling is not the applicant's principal residence and has been previously used as a short-term rental.

The subject dwelling is a 3-bedroom, 2.5-bathroom condominium with an attached 2-car garage. The dwelling is not the owner's principal residence and has previously been used as a short-term rental. The stated bedroom square footages appear to conform to the minimum areas necessary to support the desired 6 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 where the dwelling is listed for rental.

The submitted application indicates that the owner will use a designated agent, who is a Boone County resident, to address regulatory issues when the dwelling is used as an STR. If the CUP is approved, it will constitute the owner's "one and only" STR license within the City's municipal limits.

An evaluation of typical listing platforms such as Airbnb, Vrbo, Booking.com, and Furnished Finder identified 2 mid-term rentals and 3 short-term rentals within a 300-foot radius of the subject property. The short-term rentals are the three other units within the same structure as the current request. Within the 185-foot notification radius there are 21 parcels all of which appear to be used for rental purposes. The adjacent properties to the west are zoned R-MF



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

and are under governed by East Campus Urban Conservation Overlay (UC-O). Within the R-MF district a property used for “long-term” rental purposes is permitted occupancy of up to 4 unrelated individuals. The property to the south is R-1 and would permit 3 unrelated individuals living together within a “long-term” rental.

The subject dwelling is one of four generally identical condo units within the building it is part of; however, does not vary in bedroom mix from adjacent residential homes or multi-family construction. No code violations associated with this property were identified.

The property has a driveway capable of supporting 2 UDC-compliant on-site/off-street parking spaces and an attached 2-car garage. To ensure parking compliance, one space within the garage will need to be made available when the dwelling is used as an STR. The dwelling is accessed from Fyfer Place, a local residential street that permits on-street parking. Sidewalks are only installed in front of the subject site along Fyfer Place. The design of the site’s access is consistent with other surrounding residential development and will support future traffic generation without compromising public safety.

While the subject dwelling shares many similar characteristics with surrounding development, staff believes approval of the CUP would be incompatible with the adjoining neighborhood. This conclusion is based on the fact that this dwelling units is within 300-feet of three other dwellings presently being used as short-term rentals within the same structure. Granting a CUP for this dwelling in additional to any of the remaining three dwellings would undermine the integrity and intent of the adopted STR regulations by encouraging “concentration” of such uses and removing the potential for rental units from the “long-term” rental marketplace.

It is worth noting that 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. 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 July 10, 2025, meeting. Staff provided a report and described their findings related to what was shown within the STR application. It was noted that this application was the second of four total requests along Fyfer Place within the same condo building seeking authorization for



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

each dwelling to operate as a 210-night, 6 guest STR. The applicant spoke on the purpose of the request and was available to answer Commissioner questions.

Four members of the public spoke, 3 in opposition to this request and 1 in support. One written comment (attached) has been submitted in opposition to all requests pertaining to the condominium building, stating approval would set the precedent of allowing multiple STRs within 300 feet of each other.

There was significant Planning Commission discussion relating to this request and the adjoining requests. Concerns were expressed that approval would result in a “de-facto” hotel being authorized and that the ability to use the property for “long-term” or “mid-term” rental purpose existed. Significant discussion focused on the fact that there was concern the applicant would retain financial interest in the remaining requests to be presented and that while technically ownership was separate for each dwelling unit the request was inconsistent with the adopted STR provisions. Staff explained how this application and the others were code compliant and eligible for consideration.

Following the closure of the public hearing, a motion to approve the requested CUP to permit 3 Fyfer Place to be operated as a 210-night STR with a maximum of 6 transient guests subject to 1 garage parking space being made available when the home was in use as an STR was denied by a vote of (2-7).

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



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Legislative History
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Date	Action
N/A	N/A

Suggested Council Action
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Deny a conditional use permit to allow 3 Fyfer Place to be operated as a 210-night short-term rental for a maximum of 6 transient guests with the condition that 1 parking space within the attached 2-car garage be made available while the dwelling was in STR use as recommended by the Planning and Zoning Commission.