



701 East Broadway, Columbia, Missouri 65201

Council Memo

Department Source: Community Development

To: City Council

From: City Manager & Staff

Council Meeting Date: May 4, 2026

Re: 802 North Sixth Street– STR Conditional Use Permit (Case #107-2026)

Impacted Ward: Ward 1

Executive Summary

Approval of this request would grant a Conditional Use Permit to allow 802 North Sixth Street to be used as a 210-night, maximum four-guest short-term rental pursuant to Sec. 29-3.3(vv) and Sec. 29-6.4(m)(2) of the Unified Development Code. The subject property is situated on a property containing 0.22 acres that is zoned R-MF (Multiple-family Dwelling) and is located approximately 190 feet south of the intersection of North Sixth Street and Wilkes Boulevard.

Discussion

Dirk Mai and Aylya Marzolf (owners) request approval of a Conditional Use Permit (CUP) to allow 802 North Sixth Street to be operated as a 210-night, maximum four-guest short-term rental (STR) pursuant to Sec. 29-3.3(vv) and Sec. 29-6.4(m)(2) of the Unified Development Code (UDC). The 0.22-acre subject site is zoned R-MF and is not the applicants' principal residence. The property has previously operated as an STR. **This request was modified, by the applicant, at the Planning Commission public hearing to seek fewer transient guests (6 maximum, subject to extra parking, to 4 maximum with existing parking).**

The subject dwelling has three bedrooms and two bathrooms and appears to meet the minimum square footage required to accommodate the requested four transient guests per the City-adopted International Property Maintenance Code (IPMC). Compliance with the IPMC will be verified prior to issuance of a STR Certificate of Compliance. The approved occupancy and maximum rental nights must also be disclosed on any online platform where the dwelling is advertised as an STR.

The owners have designated a local agent, a Boone County resident, that is located 2.6 miles (9 minutes) from the subject site to respond to regulatory or operational issues that arise when the dwelling is in use as an STR. Approval of this CUP would constitute the owners' one and only STR license within the City's municipal limits.

A review of Airbnb, Vrbo, Booking.com, Furnished Finder, and City records did not identify any additional licensed STRs within **300 feet** of the subject property; however, there are several other lawfully permitted STRs, both administrative and CUP approved, within one-quarter of a mile from the site. Within the 185-foot notification radius, there are 67 properties; four appear to be owner-occupied. Adjacent properties are zoned R-MF in all directions.

The site includes parking sufficient to accommodate two UDC-compliant parking spaces, which meets the requirement for four guests. Access is provided via North Sixth Street, a local

residential street that permits on-street parking and has sidewalks installed. The access arrangement is consistent with surrounding residential development and is believed to be adequate to accommodate anticipated traffic without compromising public safety.

Staff has not identified any other **technical** reasons to conclude that the proposed STR would be incompatible with the surrounding neighborhood; the potential occupancy would be equivalent to that of unrelated guests allowed in a long-term rental. The City's STR regulations provide mechanisms to address potential adverse impacts, including limits on rental nights, a formal violation reporting process, fines, and the authority to revoke a STR Certificate of Compliance following two verified violations within a 12-month period.

Given that the dwelling sought for licensure is not the owners' "principal residence," a CUP is necessary to allow for its legal operation as an STR for 210 nights. 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 requested 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 request at its April 9, 2026, meeting. Staff presented their report and summarized the findings regarding the application's compliance with applicable **technical standards**. The agent was present to respond to questions. Two members of the public spoke in opposition to this request, with concern about losing long-term housing opportunities. One member of the public spoke in support, stating they have not experienced any issues with past STR operation and that the owners take great care of the property.

Following the closure of the public hearing, the Commission engaged in discussion. The applicant's agent conveyed that they would be open to dismissing the clause, stating that one additional UDC-compliant on-site parking space would be necessary to allow six guests. A motion was made to approve the request to permit 802 North Sixth Street to operate a 210-night, maximum of four guest short-term rental. The motion passed by a vote of 4-2.

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 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 Visitors Bureau in its marketing efforts relating to the city. While increases in public service demand are possible, such demands are not foreseen to be greater than a typical single-family home. Such increases may or may not be offset 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 the Conditional Use Permit to allow 802 North Sixth Street to operate as a 210-night short-term rental for maximum of four guests as recommended by the Planning and Zoning Commission.