

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
August 7, 2025

Case Number 250-2025.

A request by Steven Dupree, owner to allow 207 West Briarwood Lane to be used as a short-term rental for a maximum of eight transient guests and up to 210 nights annually, pursuant to Section 29-3.3(vv) and Section 29-6.4(m(2)) of the Unified Development Code. The point two, six acre subject site is zoned R-1 one family dwelling and is located on the west side of West Briarwood lane, and is approximately 585 feet north of Ivy Way, and is addressed 207 West Briarwood Lane.

MS. GEUEA JONES: May we please have a staff report?

STAFF MEMBER: Yes, you may. Thank you for the introduction. To follow-up on that. Just transition into public notice. We distributed early notification postcards alerting the surrounding area within 185 feet. This was happening on the seventh of July, the public hearing letters were distributed as well on the 18th of July, June, July. Never mind anyway. Yeah, then there's 31 of those, and their address ran in Tribune on the 19th. Here's an aerial overview just of the site. Site is obviously in red. It's kind of located in the middle of the block there on West Briarwood Lane. We have Stadium Boulevard to the west at the top of the screen. The surrounding homes are similarly zoned R-1 as well, and they're also single family homes. This property is zoned R-1 and is currently the primary residence of the applicant, this is a four bedroom, three bathroom home. The max occupancy allowed, per the IPMC, would be eight. In 2024 the applicant stated that the home was used for four nights. Upon research, all 28 parcels within 185 feet of the subject site are currently owner occupied, and with that being said, there are two administratively approved short term rentals within 300 feet of the property. For it being administratively approved, it would not have to go through the public hearing process, and we want would, one, have to be owner occupied, and two, it would be allowed no greater than 120 nights of rental. And those, both those properties allow an occupancy of up to eight as well. There are also no open code violations associated with this property. As mentioned, the designated agent currently lives on the property, though they have

the intention to move and operate the property as a short term rental full time, upon the decision of the conditional use permit. We received zero response to the public notification, and the property currently has a driveway and parking pad that would support the required guests, which on there is within the driveway, there's about five spaces, and within the attached garage there's two. So in total, there are seven spaces that would be available. In conclusion, the condition use permit analysis supports approval. The short term rental regulations provide an oversight means to address any impacts. Approval supports broad policies, strategies and plans and actions of the comprehensive plan and staff's recommendation is to approve the request that short-term rental condition use permit subject to a maximum of eight transient guests and a maximum of 210 nights of annual rental usage. I'd be happy to answer any questions. Thank you.

MS. GEUEA JONES: Before we go to questions for staff, if any of my fellow Commissioners have had contact with parties to this case outside of a public hearing, please disclose so now. Seeing none. Questions for staff? I do have, sorry, Commissioner Darr, go ahead.

MR. DARR: You said there was two other short-term rentals within 300-feet?

STAFF MEMBER: Yes, they are both about 100-feet away.

MR. DARR: Okay, I was gonna ask, are they across Stadium or not? But if they're both on the same side of Stadium.

STAFF MEMBER: One is on East Briarwood Lane, and the other is to the north, on West Briarwood Lane.

MR. ZENNER: Remember Troxell house? Troxell house is the northern one, and then the home immediately to the south, which is off of East Briarwood, addressed off of East Briarwood is the second.

MR. DARR: Thank you.

MS. GEUEA JONES: Any other questions for staff? Seeing none.

PUBLIC HEARING

MS. GEUEA JONES: We will open the floor to public comment. If any members of the public are here to speak on this case, please come forward now.

STEVEN DUPREE: I'm Steven Dupree, owner of 207 West Briarwood Lane. 207 West Briarwood is currently my primary residence. I intend to keep it as my primary residence for some sort of

time, and would like the option to retain it as a short-term rental Upon moving one day.

MS. GEUEA JONES: Any questions for the applicant?

You said moving one day, so you're not like planning to move immediately?

STEVEN DUPREE: I would like to move, but given the proximity to Stadium, it is difficult to rent as a long-term rental, so from a financial perspective, it makes a lot more sense to retain this property as a short-term rental, given the proximity to the Stadium and Mizzou campus, it does well. I've had as a short-term rental. This is my third year now, and would like to keep it that way.

MS. GEUEA JONES: Okay, any other questions for the applicant? Seeing none.

Thank you for being here.

STEVEN DUPREE: Thank you.

MS. GEUEA JONES: Any other members of the public to speak on this case, please come forward. Seeing none.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: We will close public comment and go to Commissioner comment. Any Commissioner comments? Commissioner Brodsky?

MR. BRODSKY: I just wanted to make a comment for the record and for City Council to see at least and just speaking for myself, of course. You know, the -- I know we have two other short-term rentals in the immediate vicinity, but they are owner occupied, and I believe staff correct me if I'm wrong, but they're only certified as owner occupied, so those other two could, could not just become an open, short-term rental?

STAFF MEMBER: That is correct.

MR. ZENNER: Not without going through a conditional use process. So they would, they would then be subject to the considerations of being within 300-feet of another licensed operation. Should this particular application be approved.

MR. BRODSKY: Perfect. So yeah, I just, I, I just see the the owner occupied short-term rentals are just a different animal than a straight short-term rental. So the fact that there are two more in the immediate vicinity, I'm totally comfortable with.

MS. GEUEA JONES: Thank you. Any other Commissioner comments? I would just add that

should the amendments that we recommended a month or two ago go through, this would still have to come before us, because of the other two STRS in the neighborhood. So these are the kinds of things where we would get eyes on it prior to approval. That if there's no other comment, would someone like to make a motion? Commissioner Wilson?

MS. WILSON: All right, in the matter of case number 250-2025, I recommend approval of the conditional use permit to allow 207 West Briarwood Lane to be operated as an STR subject to maximum occupancy of eight transient guests, maximum of 210 nights of annual rental usage.

DR. GRAY: Second.

MS. GEUEA JONES: Thank you. Motion made by Commissioner Wilson, seconded by Commissioner Gray. Is there any discussion on the motion? Seeing none? Commissioner Brodsky, when you're ready, may we have a roll call?

MR. BRODSKY: Commissioner Stockton?

MS. STOCKTON: Yes.

MR. BRODSKY: Commissioner Gray?

DR. GRAY: Yes.

MR. BRODSKY: Commissioner Darr?

MR. DARR: Yes.

MR. BRODSKY: Ortiz, absent. Stanton is absent. Commissioner Geuea Jones?

MS. GEUEA JONES: Yes.

MR. BRODSKY: My vote is yes. Commissioner Wilson?

MS. WILSON: Yes.

MR. BRODSKY: Commissioner Walters?

MR. WALTERS: Yes.

MR. BRODSKY: Motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. With that we will go to comments of a general nature from the public, if any member of the public is here to make a comment of a general nature, please come forward at this time. Seeing none. We will go to staff comments, Mr. Zenner.

