



701 East Broadway, Columbia, Missouri 6520

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 20, 2026

Re: 2002 Valley View Road – STR Conditional Use Permit (Case #93-2026)

Impacted Ward: Ward 6

Executive Summary

Approval of this request would grant a Conditional Use Permit (CUP) to allow 2002 Valley View Road to be used as a 210-night, maximum six-guest short-term rental (STR) 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 1.2 acres that is zoned R-1 (One-Family Dwelling) and is located at the terminus of Valley View Road.

Discussion

Russell Boyt (agent), on behalf of Hinkson Valleyview LLC (owners), request approval of a Conditional Use Permit (CUP) to allow 2002 Valley View Road to be operated as a 210-night, maximum six-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 1.2-acre subject site is zoned R-1 and is not the applicants' principal residence. The property has not previously operated as a short-term rental.

The subject dwelling has three bedrooms and two bathrooms and appears to meet the minimum square footage required to accommodate the requested six transient guests under the City-adopted International Property Maintenance Code (IPMC). Compliance with the IPMC will be verified prior to issuance of a Short-Term Rental 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 owner has designated a local agent, a Boone County resident, that is a neighboring property owner directly to the north of 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 property 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. Within the 185-foot notification radius, there are 4 properties, all of which appear to be owner-occupied. Adjacent properties are zoned R-1 in all directions.

The site includes parking sufficient to accommodate two UDC-compliant parking spaces, which does not meet the requirement for six guests. Until one additional UDC-compliant on-site parking space is added, four guests is the maximum the property can support. Access to the site is provided via Valley View Road, a local residential street that permits on-street parking but does not have 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.

Aside from the potential increase in occupancy of between 1 or 3 occupants, staff has not identified any **technical** reasons to conclude that the proposed STR would be incompatible with the surrounding neighborhood. 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 the dwelling sought for licensure is not the owners' "principal residence," a CUP is necessary to allow for its legal 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 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. Without installation of the additional on-site parking space licensure would be limited to a **maximum** of four guests.

The Planning and Zoning Commission held a public hearing on this request at its March 19, 2026, meeting. Staff presented its report and summarized its findings regarding the application's compliance with applicable technical standards. The agent and applicants were present to respond to questions. Five members of the public spoke in opposition to this request concerned about safety, traffic, and the loss of neighborhood quality.

Following the closure of the public hearing, the Commission engaged in discussion. A motion was made to approve the request to permit 2002 Valley View Road to operate a 210-night, maximum of four guest short-term rental with the condition that up to six guests may be permitted if one additional UDC-compliant parking space were added on-site. The motion passed by a vote of (6-2).

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 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 the Conditional Use Permit to allow 2002 Valley View Road to operate as a 210-night short-term rental for maximum of four guests, with the condition that up to six guests may be permitted if one additional UDC-compliant parking space is added as recommended by the Planning and Zoning Commission.