



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 16, 2025

Re: 209 Alexander Avenue– STR Conditional Use Permit (Case #188-2025)

Executive Summary

Approval of this request would grant a conditional use permit (CUP) for the operation of a 210-night, maximum six transient guest short-term rental (STR) in a portion of the dwelling unit located at 209 Alexander Avenue. The dwelling unit is not the applicant's principal residence and has been previously used as a short-term rental. The subject property is zoned R-2 (Two-family Dwelling) and is addressed 209 Alexander Avenue.

Discussion

Jamie Kroll (owner) seeks approval to allow the main and lower levels of the dwelling located at 209 Alexander Avenue to be used as a short-term rental (STR) for a maximum of six transient guests, 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 0.19-acre subject site is zoned R-2 (Two-family Dwelling). The desired rental nights and guest occupancy are consistent with the limitations established by Sec. 29-3.3(vv) of the UDC.

The subject dwelling is a 4-bedroom, 3-bath single-family dwelling. The main level and lower levels of the dwelling contain three bedrooms and two bathrooms and would be the portion of the dwelling offered as a short-term rental. The remaining bedroom and bath are located on the upper level of the dwelling and are used, on occasion, by the applicant while in the City of Columbia as their place of residence.

The stated bedroom square footages of the bedrooms to be used in the portion of the dwelling for STR purposes appear to conform to the minimum areas necessary to support the desired level of occupancy when evaluated against the city's most recently adopted edition of the International Property Maintenance Code (IPMC). Final compliance with these provisions will be verified prior to the issuance of the STR Certificate of Compliance. The approved occupancy and authorized rental nights will be shown on the issued STR Certificate of Compliance and must appear on any website listing where the dwelling is offered for rental.

Given the applicant's occasional usage of the dwelling, the dwelling is not considered the owner's principal residence as defined in the STR regulations. The main and lower levels of the dwelling have previously been used as a short-term rental since May 2022 and was used as an STR for 105 nights in 2024. There are no active code violations associated with the property. Evaluation of typical listing platforms such as Airbnb, VRBO, Booking.com, and Furnishedfinders.com were reviewed and did not identify additional STR properties within a



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300-foot radius of the subject property. The subject dwelling is consistent in size, style, and bedroom mix as those adjoining it.

There are 23 parcels within 185-feet of which 16 appear to be used for rental purposes and one appears to be owner-occupied. The immediately adjacent properties south of West Southampton Drive are located in the R-2 zoning district. An R-2 zoning designation would permit a maximum "long-term" rental occupancy of 4-unrelated individuals.

The use of the subject dwelling as a short-term rental may be considered inconsistent with the tenancy of adjacent R-2 dwellings given the potential of higher occupant turnover. However, the "portion" of the subject dwelling sought for STR licensure has operated since May 2022 without apparent incident. Given the lack of code violation history, no presence of additional STRs within 300-feet, and the dwelling's general conformity to its surroundings, approval of the requested CUP is not believed to be incompatible with the adjoining neighborhood. The enacted STR regulations provide the City with options to address potential negative impacts that may be introduced into the neighborhood if the requested CUP were granted. The regulations restrict nightly usage and include other means for which violations can be reported which could result in enforcement action, up to and including, revocation of the STR Certificate of Compliance after two verified violations within a 12-month period.

As part of the staff's site-specific evaluation, it was observed that the property is accessed from Alexander Avenue via a traditional driveway approach. Alexander Avenue is a local residential street that has no sidewalks on either frontage and only permits on-street parking along its eastern frontage. It was further observed that the driveway serving the dwelling is capable of supporting 4 UDC-compliant on-site/off-street parking spaces. Given the desired occupancy of 6 guests, this level of parking is sufficient to meet the requirements of the STR regulations which mandate 3 spaces be provided.

Staff finds that the design of the on-site parking and the site's access is consistent with other residential development within the surrounding neighborhood. The parking to be provided coupled with the site's access is sufficient to support future traffic generation without compromising public safety.

A CUP is necessary to allow for the legal operation of the dwelling as an STR given it is not the applicant's "principal residence". As such, an analysis of the general and supplemental CUP criteria shown within Sec. 29-6.4(m)(2)(i) and (iii), respectively, was performed. A full description of this analysis is found within the attached Planning and Zoning Commission staff report. Following this analysis, staff concluded the approval of the CUP would provide a means to "legalize" the current use of the dwelling and result in the fulfillment of several policies, strategies and actions of the City's adopted comprehensive plan.

Approval of the CUP would constitute the property owner's "one and only" STR license inside the municipal limits. The submitted STR application indicates that the owner will act as the property's "designated agent" and be available to address regulatory issues associated with



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the dwelling's use as an STR. The owner is a local Boone County resident which meets the requirements of Sec. 29-3.3(vv) of the UDC.

Should the CUP be granted, the owner and the dwelling will be required to obtain 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, 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 May 22, 2025 meeting. Staff provided a report and described their findings related to what was shown within the STR application. The applicant spoke on the purpose of the request and was available to answer Commissioner questions. No members of the public spoke in opposition to this request. A total of 1 written comment (attached) have been submitted in support of the request. The written letter of support stated that there have been improvements to the maintenance of the property since acquisition by the current owner.

Following the closure of the public hearing, a motion to approve the requested CUP to permit 209 Alexander Avenue to be operated as a 210-night STR with a maximum of 6 transient guests was made which resulted in a unanimous (9-0) vote of approval.

A copy of the Planning and Zoning Commission staff report, locator maps, STR application and 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

Date	Action
N/A	N/A

Suggested Council Action

Approve the conditional use permit allowing 209 Alexander Avenue to be operated as a 210-night short-term rental with a maximum of 6 transient guests as recommended by the Planning and Zoning Commission.