



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 15, 2025

Re: 11 Club Court – STR Conditional Use Permit (Case #262-2025)

Executive Summary

Approval of this request would grant a conditional use permit (CUP) to allow 11 Club Court 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. The subject property is 0.22-acres in size, is zoned R-1 (One-family Dwelling), and is located at the terminus of Club Court, a private street.

Discussion

Steve Fleisher (agent), on behalf of VSP, LLC (owner) is seeking approval to allow 11 Club Court to be used as a short-term rental (STR) for a maximum of 6 transient guests and up to 210-nights of rental usage annually 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-1 (One-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-bathroom single-family home with an attached 1-car garage. The stated bedroom square footages appear to conform to the minimum areas necessary to support the desired 6 guests when evaluated using 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 agent, a Boone County resident, will act as the designated agent to address regulatory issues when the dwelling is used as an STR. The owner is permitted to be the designated agent pursuant to Sec. 29-3.3 (vv) of the UDC. Approval of the CUP would constitute the "one and only" STR license for any member of the LLC within the City's municipal limits.

Evaluation of listing platforms such as Airbnb, Vrbo, Booking.com, and Furnished Finder did not identify any STRs within a 300-foot radius of the subject property. Within the 185-foot notification radius there are 9 properties, of which 4 appear to be owner-occupied. The adjacent properties are zoned R-1 around Club Court, and R-MF (Multiple-family dwelling) across Charles/McAlester Street, and would permit a maximum of 3 or 4 unrelated individuals per dwelling when used for "long-term" rental purposes, respectively.

The property has a driveway capable of supporting 3 UDC-compliant on-site parking spaces and an attached 1-car garage. Given these conditions, parking is sufficient to meet



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regulatory requirements and the garage is not required to accommodate guest parking. The dwelling is accessed from Club Court, a private local residential street that permits on-street parking. Sidewalks are not installed on either side of Club Court. The site is accessed through a cross access easement on the property to the east, owned by the same entity.

No active code violations associated with this property were identified. Given the dwelling's general conformity to its surroundings, staff believes approval of the CUP would not be incompatible with the adjoining neighborhood notwithstanding the increase in allowable occupancy. The enacted STR regulations provide a means by which to address potential negative impacts of the more intense use of the dwelling for commercial purposes including nightly usage restrictions, a violation reporting procedure, fines, and authority to revoke an STR Certificate of Compliance after **two** verified violations within a 12-month period.

Given the dwelling is not the applicant's principal residence, the requested 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 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 matter at their August 21, 2025, meeting. Staff provided a report and described their findings related to what was shown within the STR application. Commissioners questioned staff about how private streets were considered within the conditional use permit criteria. 2 members of the public spoke about the request, one in opposition, one requesting more monitoring of the use. The speakers noted an event where large commercial vehicles were using the private street to access the site and complications related to the access on the site. The applicant was also available to answer questions from the Commission. The applicant provided context on how guests are vetted and how the property is/would be monitored if approval of the CUP were granted.

Following the closure of the public hearing, there was Commissioner comment regarding the request, particularly the appropriateness of a STR on a private street, after which a motion to approve the requested CUP was made to allow 11 Club Court to be operated as a 210-night STR with a maximum of 6 transient guests. The motion passed with a vote of (6-1-1) .

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.



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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

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve a conditional use permit to allow 11 Club Court to be operated as a 210-night short-term rental with a maximum of 6 transient guest as recommended by the Planning and Zoning Commission.