

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
November 6, 2025

Case Number 337-2025

A request by Lauren Baxter (agent), on behalf of Ridge View Investments Series, LLC, Series Six (owner), to allow 1603 Woodmoor Court to be used as a 210-night, maximum eight guest short-term rental (STR) pursuant to Section 29-3.3(vv) and Section 29-6.4(m)(2) of the Unified Development Code. The four-bedroom, three-bathroom home has an attached two-car garage and driveway capacity to support two UDC-compliant on-site parking spaces. The 0.19-acre subject site is located at the southern terminus of Woodmoor Court, approximately 490 feet southeast of its intersection with Dahlia Drive.

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

Staff report was given by Mr. Ross Halligan of the Planning and Development Department. Staff recommends approval of the conditional use permit to allow 1603 Woodmoor Court to be operated as a STR subject to:

1. The maximum occupancy shall not exceed eight transient guests regardless of occupancy allowed by the most recently adopted edition of the International Property Maintenance Code (IPMC);
2. A maximum of 210 nights of annual rental usage; and
3. The two-car garage must be available while in STR use.

MS. GEUEA JONES: Thank you. 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. Are there any questions for staff? Seeing none. We will go to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Any members of the public who wish to speak, please come forward.

MR. LEWIS: My name is Frank Lewis; I live at 17825 Elm Grove Road, Platt City, Missouri. We are the owners of the property. I am a licensed real estate broker in the State of Missouri, and I -- I own and operate a residential property management company in Kansas City. We manage a little over 300 properties. We bought this property with the intent of spending time with our family. My oldest daughter -- well, my wife and I, who is here, both graduated from Mizzou, love Columbia. My oldest daughter graduated from the nursing program from Mizzou. She is currently a NICU nurse at the University Hospital. My son-in-law is an extension agent with the University, as well. My youngest daughter is a sophomore here. So being empty nestors, our kids are in Columbia, we're in Kansas City. We try to

figure out how do we get it together. My oldest daughter is getting ready to have babies. We want to be close. And so part of what we're doing until we get to retirement is trying to find a way to -- we would be able to afford to have this home until it's our permanent home, so we're doing it a little bit different. And we bought the house -- before -- well, before we bought the house, we talked with Patrick at the City to try to find out is short-term rental, is that viable, is it something that we'd be able to do. We spent extensive time with them, sent us a lot of references, information. From there, I reached out to Lauren Baxter, who is a realtor and a licensed agent, a property manager for her own short-term rental and manage a short-term rental to find out information from her, to find out that it was viable. From there, we purchased the property. We spent about \$100,000 just cosmetically rehabbing it, bringing it up -- up to the standard, furnished it with new furnishings. Clearly, this is a home that we're going to live in, that we want to live in. Definitely is not a situation we're going -- single-night rentals, underage rentals, not looking for the party scene. My wife and I went out and spoke with all the neighbors around the cul-de-sac, where we approached every -- knocked on the door. We talked to about half of them. We talked to about 12 houses. When we didn't -- weren't able to connect with them, we left a letter saying sorry we missed you. I also sent out a mailing to everyone on Woodmoor Court, which is far beyond what's required. I also went to through Abbey Wood Court and sent letters out to all of them, as well. Everyone who we sent letters to has my cell phone number, and I invited them to come over to see the house. If we're approved, they'll also have Lauren and Colin Baxter's cell phone numbers, as well. They live locally, 11, 10 minutes away. They're my agent, and they're also going to be managing the property on my behalf, so they would be the ones to be called if anything happens, though the owners -- or all the neighbors do have my contact. Things like mowing the yard, the neighbors across the street from us have a little mowing business. They mow the yard, so things like that we've got already looked at ahead of time, so there shouldn't be any surprises on our side.

MS. GEUEA JONES: Thank you.

MR. LEWIS: Sure.

MS. GEUEA JONES: Any questions? Commissioner Walters?

MR. WALTERS: Kudos to you for the thorough outreach you've summarized for us.

MR. LEWIS: Yeah. And our thing is this. These are our neighbors. We're going to have to live here. We want them to like us, so we've -- like I said, they know -- they know my kids' names, they know -- all the neighborhood kids know my daughter's dog is named Bean. They come up and pet him, so, like, we're trying to embed ourselves into the community.

MS. GEUEA JONES: Any other questions? I have one. Your -- this is Series Six of Series LLC?

MR. LEWIS: Correct.

MS. GEUEA JONES: Are any of your others also short-term rentals, and I guess, specifically, I am curious because you mentioned Kansas City --

MR. LEWIS: Yeah.

MS. GEUEA JONES: -- and I know they have some pretty strict STR ordinances.

MR. LEWIS: They do. You can't just go get one anymore, so --

MS. GEUEA JONES: Yeah. Yeah.

MR. LEWIS: So all of our -- my wife and I are investors. We buy properties in general to make money. Very different with this. All the rest of those are long-term rentals.

MS. GEUEA JONES: Okay.

MR. LEWIS: We don't do anything less than a 12-month lease at any of our properties.

MS. GEUEA JONES: Okay.

MR. LEWIS: And, again, I also manage those professionally. But, yeah, this is the only short-term rental we had, and that -- for that reason, I know enough to know that I need somebody local and somebody professional who I've vetted, a lot of conversation with. She knows her stuff. I'm going to feel very confident that she's going to do an awesome job for us.

MS. GEUEA JONES: Okay. Any other questions? Commissioner Stanton?

MR. STANTON: You're not here yet, but can't wait to have you here. So I'm going to ask the question you heard all night. Stuff hits the fan, who is here, who is calling, who is getting there quick, and how quick are they getting there?

MR. LEWIS: Right back there.

MR. STANTON: I mean, I need numbers. How close are they?

MR. LEWIS: They're ten minutes away.

MR. STANTON: You've heard me all night, so, yeah.

MR. LEWIS: Yeah. They are. Yeah. They are ten minutes away. And, again, I work in the industry where stuff hits the fan. It's absolutely you have to take care of it immediately. You get a letter saying something is wrong, you've got to take care of it. Again, all of the neighbors have my cell phone number. They also have Lauren's, as well, so they know exactly how to get ahold of us. And, again, we are -- we have been here, so we've spent 45 of the last 90 nights at the house here in Columbia. We're able to work locally, as well, because we can do remote work.

MS. GEUEA JONES: Any other questions? Seeing none. Thank you very much.

MR. LEWIS: Thank you all very much.

MS. GEUEA JONES: Any other member of the public to speak on this case tonight, please come forward. Seeing none. We will close public comment and go to Commissioner comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Any Commissioner comments? Seeing -- Commissioner Stanton?

MR. STANTON: I like that applicants are learning what we're looking for and adjusting quickly. Quickly. This has got to work, they've got to be good neighbors, they've got to be good business people. I'd like to entertain a motion, unless you've got something to say, Madam Chair.

MS. GEUEA JONES: I do, actually.

MR. STANTON: Okay.

MS. GEUEA JONES: On that point, I appreciate and, you know, a lot of times when we have a

short-term rental that comes forward where the owners say I didn't know. I got three notices, and that's how I found out. You know, I -- whatever the -- the issue is that have been operation, the fact that someone that doesn't live in town, but bought a property with this intention knew what to do and applied before they started operation, tells me that our City staff's efforts to get the word out and make the application process available and easy are working. And I commend you for doing that, before you just opened up and went, I'll list it in the middle of the application process which some people have done. So I -- I think this is how it should be working going forward as we get through this backlog of illegal operators. So thank you. I see no problems with this application. Now, Commissioner Stanton, if you would. Like, I just wanted to get that off my chest.

MR. STANTON: Great comment, Madam Chair.

MS. GEUEA JONES: Thank you.

MR. STANTON: As it relates to Case 337-2025, 1603 Woodmoor Court, STR conditional use permit, I move to approve the requested STR CUP subject to the following: Maximum occupancy of eight transient guests; a maximum of 210 nights of annual rental usage; and the two-car garage be -- two- car garage be made available when the dwelling is used for STR purposes.

MS. ORTIZ: Second.

MS. GEUEA JONES: Motion made by Commissioner Stanton, and seconded by Commissioner Ortiz. Is there any discussion on the motion? Seeing none. Commissioner Brodsky, may we have a roll call.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Ortiz, Mr. Stanton, Mr. Walters, Ms. Wilson, Mr. Brodsky, Mr. Darr, Ms. Geuea Jones. Motion carries 7-0.

MR. BRODSKY: The motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council.