



701 East Broadway, Columbia, Missouri 6520

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 6, 2026

Re: 202 North Old Highway 63– STR Conditional Use Permit (Case #84-2026)

Impacted Ward: Ward 3

Executive Summary

Approval of this request would grant a Conditional Use Permit (CUP) to allow 202 North Old Highway 63 to be used as a 365-night maximum 8 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 dwelling is situated on a property containing 0.48 acres that is zoned M-OF (Mixed-use Office) and is located at the northeast corner of Old Highway 63 North and East Walnut Street.

Discussion

Dominick and Stephanie Lee (owners) request approval of a Conditional Use Permit (CUP) to allow 202 North Old Highway 63 to operate as a 365-night, maximum eight-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 0.48-acre subject property is zoned M-OF and is the applicants' principal residence. The property has not previously operated as a short-term rental.

The subject dwelling has three bedrooms and one and a half bathrooms and appears to meet the minimum square footage required to accommodate the requested eight 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 owners have designated a local agent, a Boone County resident, located approximately 1.5 miles (5 minutes) from the property, 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 owner's 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 12 properties, of which none appear to be owner-occupied. Adjacent properties to the west and north are zoned R-MF, to the east is M-OF, and to the south is R-1 which is Stephens Lake Park.

The site includes parking sufficient to accommodate five UDC-compliant spaces, meeting the requirement for eight guests. Access is provided via North Old Highway 63, a minor arterial street that does not permit on-street parking but does have sidewalks installed on either side. Additional access to the site is derived from East Walnut Street, a local residential street that does not permit on-street parking and does not have sidewalks installed. The access arrangement is consistent with surrounding development and is believed to be adequate to accommodate anticipated traffic without compromising public safety.



Staff does not find the proposed STR 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.

Pursuant to the adopted STR regulations, any dwelling within the M-OF district, regardless of operator occupancy status, must obtain a conditional use permit (CUP) to **legally** operate an STR within the dwelling. 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 request at its March 5, 2026, meeting. Staff presented its report and summarized its findings regarding the application's compliance with applicable technical standards. The applicant was present to respond to questions. No members of the public spoke to this request.

Following the closure of the public hearing, the Commission engaged in limited discussion. A motion was made to approve the request to permit 202 North Old Highway 63 to operate as a 365-night, maximum 8 guest STR. The motion passed unanimously by a vote of (8-0).

A copy of the Planning and Zoning Commission staff report, locator maps, STR application, Supplemental "Conditional Accessory/Conditional Use Questions", 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



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Legislative History

Date	Action
01/5/2026	Approved rezoning from Planned Development to Mixed-use Office (026204)

Suggested Council Action

Approve the Conditional Use Permit allowing 202 North Old Highway 63 to operate as a 365-night, maximum 8 guest short-term rental as recommended by the Planning and Zoning Commission.