

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
October 9, 2025

Case Number 310-2025

A request by Trueman Orson (agent, on behalf of Trueman Orson and Julie Allen (owners), to allow 4216 Forum Boulevard to be used as a short-term rental for a maximum of six transient guests and up to 210 nights annually pursuant to Section 29-3.3(vv) and Section 29-6.4(m)(2) of the Unified Development Code. The three-bedroom, two-bathroom home has an attached two-car garage and driveway capacity to support four UDC-compliant on-site parking spaces. The 0.41-acre subject site is located on the east side of Forum Boulevard, approximately 1,200 feet south of Nifong Boulevard.

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 4216 Forum Boulevard to be operated as an STR subject to:

1. The maximum occupancy shall not exceed six transient guests regardless of the occupancy allowed by the most recently adopted edition of the International Property Maintenance Code (IPMC);
2. A maximum of 210 nights of annual usage.

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. Questions for staff? Seeing none. We will go to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Any members of the public here to speak on this case, please come forward now. Name and address for the record.

MR. GUMP: Max Gump, 4215 Forum Boulevard, right across the street from the house in question. I've been there for 28 years as an owner, a resident of this community for 50 years, college here back in the '70s and seen the town grow from 40,000 to 120, and traffic would take ten minutes across town 40 years ago, and now it's 50. So I'll try to boil this down a little bit. You've got notes in the packets. I've sent letters to Mr. Halligan, and other people have, too. Two concerns. First of all, why are we allowing short-term rental in a residential neighborhood? We have zoning laws. Doing this is circumventing and running in and around of our zoning laws because you're going into a residential neighborhood, allowing something that was never there, and never should have been there. In my opinion, it's too late now, but if you're going to do Airbnb, and VRBOs, you ought to be in the part of town that allows it, not into a residential area. Another question. It's going to lower property values. I've done

a little research. Other states are requiring you to disclose if it was in close proximity of your house, you or your agent at the time of sale. I've asked a real estate lady friend of mine. She hasn't gotten back to me yet. She didn't know. Been in business a few years. This is new. Okay. So if I go sell my house -- I've been in it for 28 years -- and I go to sell it, and I've got to deal with you for X number of dollars. And I say, by the way, there's a transient Airbnb across the street, you're going to lower your bid. You just are. I've bought and sold property and houses in my previous years. It's everybody wants a good deal. So I'm concerned about the disclosure. You're going to have to do it if it's within proximity. If it's five or six houses down the street, it's not. Right across the street or next door, it is. You're going to cause residents money. So that's that about allowing to come in. Also, there's a traffic situation here on Forum. I wish I had a video. I work out of my house. People going down that street 60 miles an hour. There was an accident two weeks ago. If I had been in my front yard, I probably wouldn't be here today. But, I mean, four or five cops, Highway Patrol. What had happened, a man was going south, lost control, ran into the side of that Mill Creek bridge, and crossed the northbound lane right by the house in question -- close to it. Came back across in my front yard. Tore the front end of the car on the sidewalk. I was speaking to one of the officers and, yeah, he said I've written tickets for sixty miles an hour in this place. It's a 30 mile speed limit. Now, if you're a full-time resident and rental there, you know how to navigate some of this stuff, the lay of the land. But if you've got people in and out of there during the week, they don't know. And, you know, I extended my driveway 26 years ago, two years after I moved in. You couldn't get out of the damn thing. Most of the houses on Forum are short. They had to back out. And they fly off that hill coming north. And right there where that place is, it's a problem. And the people that own the place are nice. I've met them before. I don't have any -- any issues with them, and they've been doing short-term rental and, overall, the guests have been -- been good. Okay? I have no issues with that. I am merely arguing on the nuts of bolts of lowering property values, increased traffic, which is going to cause accidents on that. That's kind of the gist of what I'm on, and there's other rental properties down the street, at least three I know of before you get up to Southampton, and two of them outside of the 300-foot radius of this property. So that means somebody else could come in there and put an application in, and I just don't want Forum Boulevard to become Airbnb Avenue. And, you know, it's close to town, it's close to campus, the Walgreen's, restaurants, bars, you know. Anyhow, that's -- I'm going to shut up now because it's getting late, but any questions?

MS. GEUEA JONES: Thank you very much for being here tonight. Any questions for this speaker? Seeing none. We appreciate you. Thank you. Next person to speak on this case, please come forward.

MS. JANSEN: Good evening. My name is Colleen Jansen, and I reside at 4201 Forum Boulevard, which is across the street and about two houses north of the location you're speaking of. And I have to say I agree with Mr. Gump as to his concerns, so I would be against this -- this choice this evening. Part of the reason is also for me, because I do have a five-year-old grandson that lives in my house, and he was autistic, and the concern about traffic is a big deal. The -- like Mr. Gump was saying,

we -- this is a 30-mile-an-hour area, or at least in -- I have to say that most times, I see people going over 40 to 50 to 60 miles an hour down the street. And it just -- my concern is adding this additional tenants -- these tenants would cause an addition to that traffic problem. I have myself difficulty getting sometimes out of the -- out of my driveway onto Forum Boulevard. Sometimes I have to plan on how to do it by backing into my driveway, those kind of things. I like to plan ahead. So those are my concerns in regards to the situation this evening.

MS. GEUEA JONES: We really appreciate you being here.

MS. JANSEN: Thank you.

MS. GEUEA JONES: Thank you. And this is Forum south of Nifong?

MS. JANSEN: Yes. It's just south of Nifong. My residence is just past the medical park that's there.

MS. GEUEA JONES: Perfect. Yeah. Yeah. yeah. I am --

MS. JANSEN: And no. I do want to enjoy -- I'm sorry. Part of my concerns is also the future. Okay? The reason I say that is because my neighbor has made improvements to their home, which includes an in-ground pool, as well as a backyard outdoor living space, and they are in the process of trying to sell that property. And that property would be very, very good, but they're in kind of the same situation. So that would be my concern, too, is the future of the other homes and in the same -- in the same neighborhood.

MS. GEUEA JONES: Thank you very much. Any questions for this speaker? Seeing none. Thank you for being here tonight. Anyone else to speak on this case?

MS. ALLEN: Hi. My name is Julie Allen; I live at 3602 Longford Mill. I am the owner of this house. We love this house. I just want to start with that. Like, we are not a big business kind of people. This is a house we see ourselves probably retiring in. It's a slab home in a really great neighborhood. My dream is that my children -- one of my children would assume our home -- it is a two-story home at some point, and this will be where we live. So that's why we chose it. The lady that we bought it from, her great-niece was the realtor. They have come back and stayed in the house over the holidays last year, just to see it. Like we -- we really respect -- to proactively address the two letters of notice. I have no idea about the first one at all. Like, I don't know about that at all. The second one, we immediately started getting the stuff together and submitting the information. We did less than 100 times last month -- or last year. I think it was actually 49. We're probably on track for about 100 this year. We are not trying to pack it in. Part of the reason we love the short-term rental piece is that we are in it often. We hand mow the yard ourselves. We take the trash in and out. It is in between my work and our home, and so we're able to go by it frequently, make sure that it's maintained, all of those things. Like, we really take a lot of pride in the house, and my parents are aging, so when they come watch my son play soccer, they live an hour and a half away, sometimes they stay there because it is all on one floor. We're not targeting big partyers. One of the bathrooms has a walk-in shower for elderly people, like it lists on the listing. So we're really not trying to target big parties, all those things. The folks that stayed there last were visiting

their 92-year-old parents on that side of town. We have people that have come back, live away, and have parents that live here, and it's a pretty great location for that. People know where Forum and Nifong is, that kind of thing, so --

MS. GEUEA JONES: Thank you. Any questions for this speaker? Commissioner Stanton?

MR. STANTON: So it took two letters to get you to bring -- come to the light?

MR. HALLIGAN: I will add -- I believe that was a typo in my notes. I believe she's correct that there was just one letter.

MS. GEUEA JONES: Yeah.

MR. HALLIGAN: So that was a typo on my behalf in my notes here.

MR. STANTON: You better get it right over there.

MR. HALLIGAN: I know. I wanted to interject before this got carried away.

MS. ALLEN: I swear, my husband called me the day we found out, and he's, like, we've got to do this thing, and we started putting it together. I promise, I do not know about two.

MR. STANTON: Well, outside of that, you've got everything under control now?

MS. ALLEN: Absolutely. We have -- I would just mention that we have our whatever super hosts on the Airbnb, which you have to have at least a 98 percent response rate, which we -- I responded all the time, so they would always know how to get ahold of us. Like the thing says, we live very close. If there's any emergencies, we would be right there. My sister also lives about five miles from there, so if we were out of town, she's our backup. She works at John Warner Middle School, so she's very close all the time. Absolutely, we are very attentive to the house, and, like I said, we just love that little house. It's a cute little yellow house.

MS. GEUEA JONES: Thank you. Any other questions for this speaker? Thank you for being here tonight. Any other member of the public to speak on this case, please come forward. Seeing none. We will close public comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Commissioner comment. Any Commissioner comments on this case? Commissioner Ortiz?

MS. ORTIZ: Okay. I might be sleepy, but did I -- did I miss -- okay. It says maximum occupancy of two transient guests?

MR. HALLIGAN: That was a typo, as well. It's for six.

MS. GEUEA JONES: It should be six.

MR. HALLIGAN: I'm sleepy, as well, so I guess I need this.

MS. ORTIZ: I wasn't sure guys, like, had talked about that already, and I'm, like, wait, was I here for that?

MR. HALLIGAN: Yeah. I'm strike two for this presentation here, so --

MS. GEUEA JONES: Someone has been copy-pasting his slides. You do a great job.

MR. HALLIGAN: I know. It's --.

MS. ORTIZ: And then I guess the other question, and I think I know this, but I'll ask anyway. So the -- there -- there's a public works project on Forum. Is this -- this is not the section of Forum? No. Okay. And then do you happen to know the street classification for this portion of Forum?

MR. HALLIGAN: Yes. It is a minor arterial.

MS. ORTIZ: Okay. So it would be, like, eligible for traffic calming?

MR. ZENNER: Most likely, Ms. Ortiz, I would tell you, based upon the volume that this road carries --

MS. ORTIZ: No?

MR. ZENNER: No way. And, you know, I -- I mean, I think we -- yeah. That would be -- that would be probably a disaster for the southern portion of the City, but for traffic movement, not for the neighbors maybe. And so --

MS. GEUEA JONES: That launches somebody into their --

MR. ZENNER: Probably. And if the owners have suggested that they need it. I mean, I will say this much, with the improvements, I used to live down in this area, as well. I actually lived off of Chadwick. So, you know, as many of you are probably aware, if you come down Forum over Nifong, you have now the ability to take Southampton out to John Warner. You'll have access to the new elementary school. You also have access to Gentry and Rock Bridge. So when, as a part of the improvements to Southampton, that were considered as a part of Legacy Farms, which is off of Sinclair, there were a series of roundabout projects that would be being built on Southampton. That doesn't help this particular segment, but that's helping to manage overall traffic along the southern corridor, in essence. The span between the signal at Forum and Nifong to the intersection at Southampton, if that was controlled by a roundabout, that may not necessarily reduce speed. The nature of this street, based on its lack of deflection, doesn't help, and then it is -- the valley of the street is actually just a little bit beyond where this property is located, and it goes down in both directions. And so acceleration from the intersections adjoining it to the north and the south is probably the problem. What needs to be done here if the traffic speed continues to be an issue is it needs to be more of a target of enforcement area for the police department, and that's the unfortunate reality. I think we probably -- if we had the ability to do something on a -- if this was a neighborhood collector, not a minor arterial, I think there would be a higher probability for traffic calming. This is a minor arterial. It is designed to carry a high volume of traffic, maybe not at this speed, but it is designed for that purpose. And I think hindsight being 20/20, as we have grown in development over time, you would have never seen driveways accessing this roadway if this had been at a different era because this is the problem we run into, that conflict of through traffic with driveway traffic, that there's very few opportunities here to mitigate that effectively.

MS. ORTIZ: Follow-up. Have we seen any short-term rentals on this, like, heavy traffic, like that being the primary access?

MR. ZENNER: I can't answer that directly, but the closest one that I can think of was one that was across from -- on Arbor Point Parkway across from Alpha Hart Lewis, which was denied. That was

the second one within 300 feet of another existing site, so that may have been a very similar street classification, but I would have to go back and look at our specific applications to give you a complete answer.

MS. ORTIZ: Thank you.

MS. GEUEA JONES: Any other -- where are we at -- Commissioner comments? Anyone want to make a motion? Commissioner Gray?

DR. GRAY: In the case of 310-2025, 4216 Forum Boulevard, STR conditional use permit, I move to approve the requested STR CUP subject to maximum occupancy of two transient guests, maximum of 210 nights of annual rental usage.

MR. BRODSKY: Did you mean to say six transient guests?

MS. GEUEA JONES: It should be six. You just read the slide. It's okay.

MR. HALLIGAN: It's my -- I take the blame. I take the blame.

DR. GRAY: Do I have to do the whole thing?

MS. GEUEA JONES: No. You can take it as an amendment. Do you take Mr. Brodsky's amendment?

DR. GRAY: I accept the amendment.

MS. GEUEA JONES: Would someone like to second Commissioner Gray's amended motion?

MR. STANTON: I'll second the amendment.

MS. GEUEA JONES: Okay. A motion was made by Commissioner Gray, amended by Commissioner Brodsky, and the motion, as amended, was seconded by Commissioner Stanton. Is there any discussion on the motion? Commissioner Ortiz?

MS. ORTIZ: I -- okay. Controversial opinion. I don't like this one. I think that the speeding traffic is actually a problem here, and having more people access this property is potentially dangerous, so that is -- my vote will reflect that.

MS. GEUEA JONES: Any other discussion --

UNIDENTIFIED AUDIENCE MEMBER: (Inaudible.)

MS. GEUEA JONES: Not at this time, ma'am. I'm sorry. Any other 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. Geuea Jones, Dr. Gray, Mr. Stanton, Ms. Stockton, Mr. Walters, Ms. Wilson, Mr. Brodsky, Mr. Darr.

Voting No: Ms. Ortiz. Motion carries 8-1.

MR. BRODSKY: The motion carries eight to one.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. Moving on to our next order of business.