



701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 3, 2025

Re: 1205 East Ash Street, Unit A – STR Conditional Use Permit (Case #303-2025)

Impacted Ward: Ward 1

Executive Summary

Approval of this request would grant a conditional use permit (CUP) to allow 1205 East Ash, Unit A to be used as a 210-night, maximum 2 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 property is 0.14-acres, is zoned R-MF (Multiple-family Dwelling), and is located approximately 120-feet east of the St. James Street and East Ash Street intersection.

Discussion

Curt Krehbiel (agent), on behalf of Curt Krehbiel Properties LLC (owner), seeks approval to allow 1205 East Ash Street, Unit A to be used as a 210-night, maximum 2 guest short-term pursuant to Sec. 29-3.3(vv) and Sec. 29-6.4(m)(2) of the Unified Development Code (UDC). The 0.14-acre subject site is zoned R-MF (Multiple-family Dwelling), is not the applicant's principal residence, and has been previously used as a short-term rental since 2022.

The subject dwelling is one-half of a two-family structure consisting of 1-bedroom and 1-bathroom. The stated bedroom square footage appears to conform to the minimum area necessary to support the desired 2 transient guests when evaluated against the most current city-adopted edition of the International Property Maintenance Code (IPMC). Compliance with the IPMC relating to the authorized occupancy will be verified prior to the issuance of the STR Certificate of Compliance. The occupancy limitations and 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.

When the dwelling is used as an STR, the owner will act as the designated agent to address regulatory issues. The owner is a Boone County resident located 1.2 miles (5 minutes) away from the property. Given that the property is owned by an LLC, approval of the CUP would constitute the LLC's and any members of it their "one and only" STR license within the City's municipal limits.

Evaluation of listing platforms such as Airbnb, Vrbo, Booking.com, and Furnished Finder did not identify additional STRs within a 300-foot radius of the subject property. Within the 185-foot notification radius, there are 45 properties, 2 of which appear to be owner-occupied and 43 of which are for rental purposes. The adjacent properties are zoned M-DT to the north and west and R-MF to the south and east. Within the R-MF and M-DT zoning districts, a property used for "long-term" rental purposes is permitted an occupancy of up to 4 unrelated individuals.

The property has a driveway capable of supporting 3 UDC-compliant on-site/off-street parking spaces. This level of parking is sufficient to meet the regulatory requirements of Sec. 29-3.3(vv). Furthermore, the dwelling is similar in size to the adjacent residential homes.

The dwelling is accessed from East Ash Street, a local residential street that permits on-street parking. Sidewalks are installed on the north side of the street. The design of the site's access is consistent with the other surrounding residential development and will accommodate future traffic generation without compromising public safety.

An illegal short-term rental case is the only active violation associated with this property and will be closed following the issuance of the conditional use permit, certificate of compliance, and a business license. Given the dwelling's general conformity to its surroundings, staff believes approval of the CUP would not be incompatible with the adjoining neighborhood. The enacted STR regulations provide means by which to address potential negative impacts, including nightly usage restrictions, a violation reporting procedure, fines, and authority to revoke a STR Certificate of Compliance after **two** verified violations within a 12-month period.

Given the dwelling sought for licensure is not the applicant's "principal residence", a 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 October 9, 2025, meeting. Staff provided its report and described their findings related to what was shown within the STR application. No members of the public spoke on this request. The applicant was in attendance, though was not available to answer questions for the Commission. Following the closure of the public hearing, a motion to approve the requested CUP allowing 1205 East Ash Street, Unit A, to be operated as a 210-night, maximum 2 guests STR, passed unanimously by a vote of (9-0).

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 ImpactStrategic 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 allowing 1205 East Ash Street, Unit A to be operated as a 210-night short-term rental with a maximum of 2 transient guests, as recommended by the Planning and Zoning Commission.