

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
July 24, 2025

Case Number 249-2025

A request by Dan Johnson (owner) to allow 1406 Pratt Street to be used as a short-term rental for a maximum of eight transient guests 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 0.09-acre R-MF (Multiple-family Dwelling) subject site is located northeast of Carter Lane and Victoria Drive, and is addressed 1406 Pratt Street.

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

Staff report was given by Mr. Kirtis Orendorff of the Planning and Development Department. Staff recommends approval of the conditional use permit to allow the dwelling at 1406 Pratt Street to be operated as an STR subject to:

1. The maximum occupancy of eight transient guests; and
2. A maximum of 210 nights of annual rental usage.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had any contact with parties to this case outside of a public hearing, please disclose so now. Seeing none. Are there any questions for staff? Commissioner Wilson?

MS. WILSON: I don't have a question, but I do have a comment. Excellent report.

MS. GEUEA JONES: Any further questions for staff? Seeing none. We will go to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: If any member of the public is here to speak in this case, please come forward. Quickly, quickly. You've waited all this long.

MR. JOHNSON: Good evening. My name is Dan Johnson, and I just wanted to say that --

MS. GEUEA JONES: Oh, sorry. Your address real quick?

MR. JOHNSON: Oh, sorry. 1222 South Fairview Road.

MS. GEUEA JONES: Thank you.

MR. JOHNSON: So I renovated this house about eight years ago, poured a new foundation underneath it. It's in excellent shape. It's received 231 five-star reviews, so it's average is five stars out of five. I think it's been a great property for people visiting Boone Hospital, family members that are having surgeries, there's people from all different walks of life that utilize the property and seem to be -- it seems to make a good first impression of Columbia for new visitors that decide to stay there for the night. And then the biggest thing I'd like to say is the -- the giant property right across the street, the owner of

that property actually wrote in in support of this becoming a short-term rental. I didn't ask him to. I was very surprised that he even -- I guess he knew my e-mail from -- he was looking at potentially buying the property, so we had exchanged some information about the property, but he -- he took the time to support it and he's poured a ton of money into that -- that property to make his primary residence. Do you guys have any questions?

MS. GEUEA JONES: Are there any questions for this speaker? Commission Stanton?

MR. STANTON: So this is a party house, huh?

MR. JOHNSON: No.

MR. STANTON: Oh, okay.

MS. GEUEA JONES: Any other questions for the applicant? Seeing none. Thank you very much for being here tonight and for your patience.

MR. JOHNSON: No problem. Thanks.

MS. GEUEA JONES: Any other members of the public to speak on this case, please come forward? Seeing none. I will close public comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Are there any Commissioner comments on this case? Commissioner Stanton?

MR. STANTON: Madam Chair, if there's no other comments from my colleagues, I would like to entertain a motion, Madam Chair.

MS. GEUEA JONES: You are in the clear.

MR. STANTON: As it relates to Case 249-2025, 1406 Pratt Street, STR conditional use permit, I move to approve STR permit subject to the following restrictions: A maximum occupancy of eight transient guests, and a maximum of 210 nights annually.

DR. GRAY: Second.

MS. GEUEA JONES: Motion made by Commissioner Stanton, seconded by Commissioner Gray. 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: Mr. Darr, Ms. Ortiz, Mr. Stanton, Ms. Geuea Jones, Mr. Brodsky, Ms. Wilson, Mr. Walters, Dr. Gray. The motion carries 8-0.

MR. BRODSKY: The motion carries.

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