



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 6, 2025

Re: 1501 Paris Road– STR Conditional Use Permit (Case #277-2025)

## Executive Summary

Approval of this request would grant a conditional use permit (CUP) to allow 1501 Paris Road to be used as a short-term rental (STR) for a maximum of 4 transient guests and up to 210-nights of rental usage annually pursuant to Sec. 29-3.3(vv) and Sec. 29-6.4(m)(2) of the Unified Development Code. The subject property is 0.15-acres in size, is zoned R-MF (Multiple-family Dwelling), and is located at the northwest corner of Paris Road and Wilkes Boulevard.

## Discussion

Colin Freeman (agent), on behalf of Black Dog Enterprise, LLC (owner), seeks approval to allow 1501 Paris Road to be used as a short-term rental (STR) for a maximum of 4 transient guests and up to 210-nights of rental usage annually pursuant to Sec. 29-3.3(vv) and Sec. 29-6.4(m)(2) of the Unified Development Code (UDC) subject to a condition that 2 UDC-compliant parking spaces be added to the site on a parking pad within the rear yard prior to the issuance of an STR Certificate of Compliance or Business License. The 0.15-subject site is zoned R-MF (Multiple-family Dwelling). The dwelling is not the applicant's principal residence and has been previously used as a short-term rental.

The subject dwelling is a 2-bedroom, 1 bath single-family home which is not applicant's principal residence. The home has previously been used as a short-term rental. The stated bedroom square footages appear to conform with the minimum areas necessary to support the desired 4 transient guests, subject to the addition of UDC-compliant on-site/off-street parking, when evaluated against the most current city-adopted edition of the International Property Maintenance Code (IPMC). Compliance with the IPMC and authorized occupancy will be verified prior to the issuance of the STR Certificate of Compliance. The occupancy limitations as well as 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 use a designated agent, who is a Boone County resident, to address regulatory issues. Given the property is under the ownership of an LLC, approval of the CUP would constitute the LLC's and any members of the LLC 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 identified 1 additional unregistered STR within a 300-foot radius of the subject property. Within the 185-foot notification radius, there are 35 properties, 7 of which appear to be owner-occupied. The properties adjacent to the subject site are zoned R-MF and R-1. Within the R-1



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and R-MF zoning districts, dwellings used for "long-term" rental purposes are permitted an occupancy of up to either 3 or 4 unrelated individuals, respectively.

As noted, the requested CUP is conditioned on the addition of 2 UDC-compliant on-site/off-street parking spaces given the property presently does not have compliant parking capable of supporting the requested number of guests. The lack of parking is the result of the dwelling's former usage as a "long-term" rental and its location within the Benton-Stephens Urban Conservation Overlay District which allowed on-street parking to support long-term rental uses. Following the adoption of the UDC in March 2017 this provision was eliminated. Furthermore, pursuant to the provisions of Sec. 29-6.5(d)(3) of the UDC and the pending change in use, the property is required to meet current UDC standards which would include parking.

The dwelling is similar in size to the single-family dwellings nearby, though it differs from the multi-family structures. The dwelling will be accessed from Wilkes Boulevard, a local residential street that permits on-street parking; however, is not improved with sidewalks. The property is addressed off and fronts Paris Road, a major collector that does not permit on-street parking, but has sidewalks installed. The future access to the site is consistent with the adjacent development and is believed sufficient to support the subject site's future use as an STR without impacting the public health, safety, or welfare.

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 September 4, 2025, meeting. Staff provided a report and described their findings related to what was shown within the STR application. The Commission asked staff for clarification regarding the illegal short-term rental violation. The applicant was available to answer the Commission's questions.



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Following the closure of the public hearing, a motion to approve the requested CUP to permit 1501 Paris Road to be operated as a 210-night, maximum 4 guest STR subject to a condition requiring that 2 UDC-compliant parking spaces be installed in the rear-yard of the subject property passed with a unanimous (8-0) vote of approval.

A copy of the Planning and Zoning Commission staff report, locator maps, STR application, Supplemental "Conditional Accessory/Conditional Use Questions", public correspondence, and meeting minute excerpts are attached for review.

## Fiscal Impact

Short-Term Impact: None are 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

## Legislative History

Date	Action
N/A	N/A

## Suggested Council Action

Approve a conditional use permit allowing 1501 Paris Road to be operated as a 210-night, maximum of 4 transient guest STR subject to a condition requiring installation of 2 UDC-compliant parking spaces in the rear yard of the subject property as recommended by the Planning and Zoning Commission.