



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: 1306 St Michael Drive – STR Conditional Use Permit (Case #296-2025)

Impacted Ward: Ward 4

Executive Summary

Approval of this request would grant a conditional use permit (CUP) to allow 1306 St Michael Drive to be used as a 210-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 R-1 (One-family Dwelling) site contains approximately 0.23-acres, is located on the south side of St. Michael Drive approximately 510-feet west of the intersection of Crestland Avenue and S. Christopher Street.

Discussion

A request by Kevin Dickherber (applicant), on behalf of Par Five Properties, LLC (owners), seeks approval to allow 1306 St Michael Drive to be used as a 210-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 (UDC). The 0.23-acre subject site is zoned R-1 (One-family Dwelling), is located on the south side of St. Michael Drive approximately 510-feet west of the intersection of Crestland Avenue and S. Christopher Street, is not the applicant's principal residence, and has been previously operated as a STR since July 2022. The desired rental nights and guest occupancy are consistent with the limitations established by the STR regulations.

The subject dwelling is a 4-bedroom, 2 bath single-family home. The stated bedroom square footages appear to conform with the minimum areas necessary to support the desired 8 transient guests 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. It should be noted that based on currently available on-site/off-street parking the maximum guest occupancy is limited to 4. A condition of approval to increase this occupancy to the requested 8 guest is subject to the addition of 2 more parking spaces on-site/off-street.

The applicant indicates that the owners will act as the "designated agent" to address regulatory issues when the dwelling is used as an STR. Given the property is under joint ownership of an LLC, approval of the CUP would constitute the LLC and its member's "one and only" STR license within the City's municipal limits.

Evaluation of typical listing platforms such as Airbnb, Vrbo, Booking.com, and Furnished Finder did not identify additional STR dwellings within a 300-foot radius of the subject property. Within the 185-foot notification radius there are 16 parcels of which 10 appear to be used for rental purposes. The immediately adjacent properties are located in the R-1 zoning district which permits a maximum "long-term" rental occupancy of 3-unrelated individuals.

Nine total code violations were found related to this property during the time of operation as an STR. Eight cases were related to solid waste and are resolved at this time. One active code violation case relating to the site's illegal use as an STR will be closed upon completing of the STR licensing procedures. Additionally, the Columbia Police Department has confirmed that police were called to the property two times during the time of STR operation, once related to parking complaints and another to a suspicious incident. The suspicious incident was in reference to guests of the STR mistakenly attempting entry into a neighbor's home in July 2024. No report was written and no charges were filed.

The subject dwelling is consistent in size, style, and bedroom mix as those adjoining it. To support the requested number of guests, the applicant will need to provide add to additional UDC-compliant parking spaces on-site/off-street. Until such time, the property, if the CUP is approved, would only lawfully be capable of being licensed for 4 guests. Access to the dwelling is from St Michael Drive, a local residential street, that permits on-street parking on the south side of the street. There are no sidewalks installed along St Michael Drive. The design of the site's access is consistent with other surrounding residential development and is sufficient to support future traffic generation without compromising public safety.

Notwithstanding the code violation history, the lack of additional STRs within 300-feet, the dwelling's general conformity to its surroundings, and the current STR regulatory structure, staff believes approval of the CUP would afford an opportunity for the dwelling to be operated as an STR that is compatible with the adjoining neighborhood. The majority of the violations associated with the property are relating to solid waste management which can occur in any residential environment regardless of property usage. Should issues continue to be present following approval of the requested CUP, the enacted regulations provide means by which to address 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 will be required prior to issuance of a STR Certificate of Compliance and/or Business License. As part of the required Business License procedure, the owners 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 gave its report and described their findings related to what was shown within the STR application and the violations history. Several members of the public spoke in opposition to this request, citing concerns over property management, parking, safety, and neighborhood appropriateness. The applicant then spoke on the purpose of the request and was available to answer Commissioner questions.

Following the closure of the public hearing and limited Commission discussion, a motion to approve the requested CUP to permit 1306 St Michael Drive to be operated as a 210-night STR with a maximum of 8 transient guests subject to the addition of two on-site/off-street parking spaces to support the desired occupant load was denied unanimously by vote (0-9).

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

Deny a conditional use permit to allow 1306 St Michael Drive to be operated as a 210-night, maximum 8 guest STR, subject to installation of two (2) UDC-compliant on-site/off-street parking spaces as recommended by the Planning and Zoning Commission.