



David Kunz <david.kunz@como.gov>

Comments on Case #169-26

Cory McCarter <coryleif@gmail.com>

Thu, May 28, 2026 at 3:50 PM

To: "david.kunz@como.gov" <david.kunz@como.gov>

Hi David,

Hope you've been having a good week.

Here are my comments regarding the request for a STR CUP at 1505 Richardson Street:

1505 Richardson has been operating as an unlicensed short-term rental and has been sent to prosecution at least once for it (Code Case Number: OSTR-050972-2025). It is a nuisance property in the area. Guests often park illegally and block neighbors' driveways and prevent Solid Waste trucks from entering the street to empty roll carts.

At most, there is room for two 8x18' parking spaces in the driveway, which would serve a maximum of four guests. There is not enough on-site parking to accommodate the eight guests requested in the permit.

Many thanks!

Cory McCarter
212 N William St



David Kunz <david.kunz@como.gov>

1505 Richardson short term rental request

Kathy Doisy <knoisy33@gmail.com>
To: David Kunz <david.kunz@como.gov>

Fri, May 22, 2026 at 5:55 PM

Thanks David!

My concern with allowing 3 cars into that driveway to park is that they won't do it because most people resist having their car blocked in. They will look for on street parking.

There have been very few complaints since the city outlined the allowed parking spaces on our street and we went to one-sided parking only on our very narrow block (1400). However, I would say that about half the street spaces on this block are used by students in the four plex across the street. The students in the front-facing apartments clearly don't want to park behind in the allotted area (after seeing several park on the street I have gone to look and confirmed that their parking lot is almost empty). I suspect that even if 1505 is required to build a back parking lot, their guests will likely do exactly the same thing (people resist walking). Can you restrict the number of people allowed in 1505 at one time to 4 people? Allowing 8 sure sounds like a party situation to me--cramming lots of people in to make it a cheap stay! This area is pretty laid back and quiet, and I think I can speak for most of my neighbors when I say that we would hate to see that change.

Kathy Doisy

On Fri, May 22, 2026 at 3:44 PM David Kunz <david.kunz@como.gov> wrote:

Kathy,

You are correct that four on-site parking spaces would be required for eight transient guests for short-term rental usage. I agree with your assessment that they do not have these four spaces at the time. My measurement was three at the most on the driveway west of the property that appears to be shared with the property to the west. I believe the applicant is aware of this per their application, as they noted they would need one additional space to accommodate eight guests. This has happened before with STR CUP requests, and staff recommendation would be that eight guests would only be recommended subject to the paving/provision of an additional off-street parking space.

I appreciate you reaching out, and if you have more questions about this request, or STR regulations in general, I'd be happy to answer to the best of my ability. Thank you!

Sincerely,

David Kunz

Senior Planner | Community Development

City of Columbia

701 E. Broadway

P.O. Box 6015

Columbia, Missouri 65205-6015

(573)817-5006

David.Kunz@CoMo.gov

On Fri, May 22, 2026 at 2:37 PM Kathy Doisy <knoisy33@gmail.com> wrote:

David,

I live at 1404 Richardson street. I have read the request from the current owners of 1505 Richardson regarding their desire to turn it into a short term rental. Maybe I'm confused but for them to allow 8 transients to stay there at one time don't they have to provide 4 on-site parking spaces? Unless they put in a parking lot along the alley in the back I don't think they can accommodate that many cars.

And frankly, even if they do, I suspect most of the guests will still try to park on the street as it is easier access to the front door entry.

Our street became one-sided parking a few years ago (which was needed IMO) but does limit the availability of parking for the owners and long term renters in this area.

Kathy Doisy
1404 Richardson Street
573-881-3330



David Kunz <david.kunz@como.gov>

STR CUP 1505 Richardson St notice

Ken Germond <germond@sbcglobal.net>

Fri, May 22, 2026 at 8:20 PM

To: david.kunz@como.gov

Cc: Kathy Doisy <knoisy33@gmail.com>

Hello David,

I live at 1504 Windsor St and I recently went through and ultimately was approved for use as a short term rental under the condition that I build on site parking for two cars as our max occupancy was 4 guests. Note that we ultimately decided against building the spots and withdrew our property from the rental market.

I see that the STR application for 1505 Richardson is for up to 8 guests. My understanding is they would require 4 on-site parking spaces that meet the city definition of a space for length, width and accessibility. Please confirm this will be treated the same as my application.

I would be extremely concerned about any activity that increased the parking traffic on Richardson which, like Windsor St, only allows parking on one side of the street.

The only way this property should be allowed to host up to 8 guests is if they construct a parking lot in the back.

Please include this feedback in the planning commission review of this request.

Regards,

Ken Germond
1504 Windsor St