

STR DOCUMENT LIBRARY-

CONDITIONAL ACCESSORY/CONDITIONAL USE

SUPPLEMENTAL QUESTIONS FORM

All applications seeking a Tier 2 STR with 210 nights of rental use in the A, R-1, R-2, and R-MF zoning districts or a Tier 3 STR within the M-OF zoning district shall complete these supplemental questions. Failure to fully complete these questions will result in processing delays of the submitted STR application.

General Conditional Use Permit Review Criteria.

- (A) The proposed conditional use complies with all standards and provisions in this chapter applicable to the base and overlay zone district where the property is located;
Yes

- (B) The proposed conditional use is consistent with the city's adopted comprehensive plan;
Yes

- (C) The proposed conditional use will be in conformance with the character of the adjacent area, within the same zoning district, in which it is located. In making such a determination, consideration may be given to the location, type and height of buildings or structures and the type and extent of landscaping and screening on the site;
Yes

- (D) Adequate access is provided and is designed to prevent traffic hazards and minimize traffic congestion;
Yes

- (E) Sufficient infrastructure and services exist to support the proposed use, including, but not limited to, adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided; and
Yes

- (F) The proposed conditional use will not cause significant adverse impacts to surrounding properties.
No

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Specific Short-term Rental Conditional Use Permit Review Criteria. (A)

Whether the proposed STR is used for any part of the year by the registrant as a residence. If so, for how long?

Yes. The dwelling unit is currently held as an investment property with the long-term goal of serving as the registrant's principal residence upon retirement (estimated 5-10 years). In the interim, the property is used by the registrant for approximately 50 to 85 days per calendar year. These stays are predominantly for the necessary operation, maintenance, and capital improvements of the property as a business asset. The primary motivation for the STR operation is to keep the property well-maintained, cover operating expenses, and prevent long-term vacancy until the registrant is able to fully occupy the home.

- (B) Whether or not there are established STRs within 300 feet of the proposed STR measured in all directions from property lines "as the crow flies".

No. Based on a review of the area, there are no established Short-Term Rentals (STRs) within 300 feet of the proposed STR property lines.

- (C) Whether the proposed registrant has previously operated an STR and if such operation has resulted in a history of complaints, a denied STR certificate of compliance, or revocation of an issued STR certificate of compliance.

No. The proposed registrant has not previously operated an STR. Therefore, there is no history of complaints, denied certificates of compliance, or revocations associated with the registrant.

- (D) Whether the proposed STR will increase the intensity of the use of the property and cause increased traffic or noise coming from the property.

No. The STR is not expected to cause increased traffic or noise and will maintain a residential intensity of use. Management: The owner's required presence for maintenance and upkeep ensures a well-managed property and swift response to operational needs. Traffic/Parking: The property provides [2] dedicated off-street parking spaces: garage and off-street driveway, which is sufficient to accommodate all guests, thereby preventing impact on street parking. Noise: The rental agreement will strictly enforce the City of Columbia's noise ordinances and quiet hours. A local, designated agent/co-host will be available 24/7 to ensure immediate complaint resolution and minimal disruption to the neighborhood.

- (E) Whether there is support for the establishment of the proposed STR from neighboring property owners.

Yes. The registrant is proactively engaging with immediate neighbors regarding the STR application and operating procedures. The adjacent property occupant to the south, who is currently renting, has expressed support for the proposed STR and has been provided with the registrant's direct contact information for immediate complaint resolution. We are committed to maintaining a positive, transparent relationship with surrounding property owners and neighbors.