

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
October 23, 2025

Case Number 312-2025

A request by Chelsea Petree (owner) to allow 318 Anderson Avenue to be used as a short-term rental for a maximum of four transient guests and 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 three bedroom, one bath home has a carport and driveway with sufficient capacity to support two UDC-compliant on-site/off-street parking spaces. The 0.19-acre subject site is located on the east side of Anderson Avenue approximately 90 feet south of Again Street and 186 feet north of Broadhead 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 318 Anderson Avenue to be operated as an STR subject to:

1. The maximum occupancy of four transient guests;
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 Ortiz?

MS. ORTIZ: I -- I saw on the application there's like -- so it says R-1. They indicated it was R-1. You all have R-2, and then on the map, it looks like it's R-1 around, but maybe that property is R-2?

MR. ORENDORFF: Yes. That property is R-2.

MS. ORTIZ: Okay.

MR. ORENDORFF: It's a part of that West Ash neighborhood that's a little bit checker-boarded, if you will --

MS. ORTIZ: Okay.

MR. ORENDORFF: -- between R-1 and R-2, but the property itself is R-2.

MS. ORTIZ: Okay. Thank you.

MS. GEUEA JONES: Any other questions for staff? Seeing none. We will open the floor to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: If any members of the public are here to speak on this case tonight, please come forward. We do three minutes for individuals, six minutes for the applicant or groups. We will need your name and address for the record. Just come -- come on. You're good.

MS. PETREE: Okay.

MS. GEUEA JONES: We don't have a list, you just have to pop up.

MS. PETREE: My name is Chelsea Petree; I am the owner of this property. This was my very first home that I ever bought.

MS. GEUEA JONES: And what is your address for the record?

MS. PETREE: The address that I live at now is 3705 Bethel Street.

MS. GEUEA JONES: Thank you.

MS. PETREE: Yeah. Yeah. So I bought this house as my very first homeowners purchase, and, at that time, I was doing travel nursing. And so it was always, like, my dream to buy that -- buy a house to be able to rent whenever I was gone on assignment and then be able to live in whenever I came back instead of paying rental prices to someone else, and I fulfilled that dream and it's been amazing. And then my husband and I got married, and instead of having to figure out whose stuff was getting kept and whose was going, I just thought, oh, I'll just continue renting it, and it's been a really enjoyable experience. I not only get to personally interact with all the guests that apply or that request to book, because I don't just have it on instant booking. They have to tell me, like, who they're coming with, why they're staying, all that kind of stuff. And, yeah, it's been a great way to introduce them to other places in the community. I give a little gift card for a local business so that they can go and get -- enjoy something to eat or drink at a local spot. And I have nothing but amazing reviews and brought lots of them to share in case anyone is interested. A couple -- actually there were a couple that I do want to share. So this one was February 16th, 2023. I've had the privilege of traveling a lot, and I've stayed in lots of different Airbnbs. Your home, definitely the best vibe of them all. I'm grateful for your hospitality and I hope you become a super host. P.S., the plants around the tubs are a great touch. Another one that stood out was, Thank you for sharing such a peaceful home for us to reach our Jen. It was wonderful to come back to after such -- to such a homey place that fit our style after a long day of taking the bar exam. You truly made a positive impact on us and have inspired us to go see the String Cheese Incident live sometime and do some more propagating. All of the notes and small touches really made a difference. For Chelsea: "I grew up in Columbia. Your home is just a stone's throw from my childhood home on Glenwood Avenue. I have many wonderful memories of my childhood and your home reminds me of special places like Peace Park, Aardvarks, The Shack, Ninth Street Deli, the Blue Note, and Booches. I believe the Apothecary is a perfect name for a lovely and imaginative home. My family of four, plus my 90-year-old mother, whose birthday we were celebrating pronounced it's perfect, delightful, and so very mystical in the best sense of the word. Thank you for a lovely stay weekend in November. We were cheered by the plants, soothed by the tub, curious about string cheese, and warmed by the special touches. Thank you for loving the earth and its future so much." And then, "Grateful. I can't even express how much I appreciate the sweet home and our time here. My daughter and I arrived exhausted from a rough flight, and a long trip from Washington, but we felt rested and happy here. I love the decor and the vibes are so good. Love the tub. Thank you from Anna and Autumn. Hope to be back soon." So, those are just some of the comments,

and they're -- I just really feel like the -- as someone that's traveled a lot, and has been able to stay in Airbnbs, that they really offer guests and outsiders the opportunity to see, like, a little touch of town, and yeah -- encouraging people to come back through and not be just a flyover state.

MS. GEUEA JONES: Great. Before I ask for further questions, who owns the house on Glenwood?

MS. PETREE: Our friend, Jason Jones.

MS. GEUEA JONES: Okay. Has he applied for a license yet?

MS. PETREE: We have the application, but he lives in Maryland, and so he has to get it notarized, I guess, is what we were told is that he has to get it notarized there and then send it back to us before we can finish submitting all the stuff.

MS. GEUEA JONES: Yeah. Okay. So you're in that process?

MS. PETREE: Uh-huh.

MS. GEUEA JONES: Okay. Any other questions? Commissioner Stanton?

MR. STANTON: How well do you know your neighbors at this current -- at this location?

MS. PETREE: Pretty well. Like, the ones that are right next door to us really well, and then the house on the other side, pretty well. They're -- it's, like, two renters. The next house, I don't know, and then a house right across the street is the owner of the two rentals that are back to back, and we know them pretty well, yeah.

MR. STANTON: We had -- there's some opposition --

MS. GEUEA JONES: Support --

MR. STANTON: Okay. For this to work, you have to be good neighbors. Like, get to know them so that --

MS. PETREE: Oh, 100 percent. Yeah. I think the one that was in opposition, she was like -- it sounds to me that she's opposed to Airbnbs in general because she thinks that it's causing a problem with the housing -- affordable housing.

MR. STANTON: That's it. Thank you.

MS. GEUEA JONES: Any other questions? Commissioner Brodsky?

MR. BRODSKY: Not so much a question, but, you know, we are past the July time to -- to get these registered. Previous applicants that have come up to us after the deadline mysteriously missed their first letter and did not supply their applications in a timely manner. You, however, did, so this is more of a thank you for -- I have a lot of sympathy that a standard member of the public might not have known that short-term rentals needed to be registered, but you got the letter and you acted, so thank you.

MS. GEUEA JONES: Anyone else? Seeing none. Thank you very much for being here.

MS. PETREE: All right. Thanks.

MS. GEUEA JONES: Any other members of the public to speak this case, please come forward.

MS. DOKKEN: Dee Dokken, 804 Again. I guess I'm within 200 feet of this. I had no idea it was a short-term rental. I've never met her. I live next door to a -- I'm five feet away -- my window, from a

mid-term rental where health workers come and stay for a month or two, and go. So anyway, I'm not opposed to the STR. I'm sure she's doing a great job. Just in general, and I know this isn't under your purview, but I would rather see it be a starter home for another person than an STR. I'm glad she got her start there, but it seems like a good house for people to buy. And I love the huge sign that was in the yard. That's the first time I ever knew it was an STR, and I hope that -- I think it's useful for a neighborhood to have the big sign so everyone knows what's going on. I had no idea. I mean, the postcards are good, too, but it's good for the whole neighborhood to know and be able to speak out if there is a problem. But it seems like there has been no problems with this, so, thank you.

MS. GEUEA JONES: Thank you, Ms. Dokken. Any questions? Seeing none. Any other member of the public who wishes to speak on this case, please come forward. Seeing none. We will close public comment and go to Commissioner comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Any Commissioner comments on this case? Commissioner Stanton?

MR. STANTON: Madam Chair, I'd like to entertain a motion.

MS. GEUEA JONES: Please.

MR. STANTON: As it relates to Case 312-2025, 318 Anderson Avenue, STR conditional use permit, I move to approve the requested STR-CUP subject to the following: Maximum occupancy of four transient guests; and a maximum of 210 nights of annual rental usage.

MS. ORTIZ: Second.

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

MR. BRODSKY: Motion carries.

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