



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 19, 2025

Re: 1010 West Broadway – STR Conditional Use Permit (Case #161-2025)

Executive Summary

Approval of this request would grant a conditional use permit (CUP) for the operation of a 210-night short-term rental (STR) with a maximum of eight transient guests. The dwelling unit is not the applicant's principal residence and has been used as a short-term rental since 2023. In 2024, the dwelling was used a total of 180 nights. The subject property is zoned R-1 (One-family Dwelling) and is addressed 1010 West Broadway.

Discussion

Stealth Rental Properties LLC (owner), seeks approval of a Conditional Use Permit (CUP) to allow 1010 West Broadway to be used as a short-term rental for a maximum of eight transient guests up to 210 nights annually subject to the conditional use standards of Sec. 29-6.4(m)(2) of the Unified Development Code (UDC). The subject property contains approximately 0.26-acres, is zoned R-1 (One-family Dwelling), is located directly south of the intersection of West Broadway and Clinton Drive, and is addressed 1010 West Broadway. The desired rental nights and guest occupancy are consistent with the limitations established by the STR regulations.

The subject dwelling is a 5-bedroom, 1-bathroom single-family home with a detached 2-car garage, is not the owner's principal residence, has been used as an STR since 2023, and was rented for 180 nights in 2024. The stated bedroom square footages appear to conform to with the minimum areas necessary to support the desired level of occupancy when evaluated against the adopted International Property Maintenance Code (IPMC). Final compliance with these provisions will be verified prior to issuance of the STR Certificate of Compliance. The approved occupancy and authorized rental nights will be shown on the issued STR Certificate of Compliance and must appear on any website listing upon which the dwelling is offered for rental.

The applicant indicates that a property manager will act as the owner's "designated agent" to address regulatory issues when the dwelling is used as an STR. The agent is a local Boone County resident which meets the requirements of Sec. 29-3.3(vv) of the UDC. Approval of the CUP would constitute the property owner's "one and only" STR license within the City's municipal limits.

Evaluation of typical listing platforms such as Airbnb, VRBO, Booking.com, and Furnishedfinder.com did not identify additional unregistered STR properties within a 300-foot radius of the subject property. There are 45 unique addresses and parcels within 185 feet of the site, and seven neighborhood association within 1,000 feet. Of the 45 properties, eight appear to be owner-occupied and 37 appear to be a rental properties. The adjacent



City of Columbia

701 East Broadway, Columbia, Missouri 65201

properties south of Broadway are located in the R-1 zoning district, and properties north of Broadway near this site are zoned R-2 and PD. The R-1 zoning designation permits a maximum "long-term" rental occupancy of 3-unrelated individuals.

The subject dwelling is consistent in size, style, and bedroom mix as those adjoining it. The property that has a driveway with sufficient on-site/off-street capacity to support seven UDC-compliant parking spaces outside of the public right of way. The dwelling is access from West Broadway, a major arterial that has sidewalk along the northern edge of the street, but only for portions along the southern edge and does not permit parking on either side of the street. The design of the site's access is consistent with other residential development within the surrounding neighborhood and is believed sufficient to support future traffic generation without compromising public safety. No active code violations were associated with the subject property.

Given the lack of code violation history, no presence of additional STRs within 300-feet, and the dwelling's general conformity to its surrounding, approval of the CUP is not believed incompatible with the adjoining development. The enacted STR regulations provide the City with options to address potential negative impacts including nightly usage restrictions and other means for which violations can be reported and acted upon which include fines, up to and including, revocation of the 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. 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, the owner and the dwelling will be required to obtain full regulatory compliance with the provisions of Chapter 22, Article 5 (Rental Unit Conservation Law), and Chapter 13 (Business Licensing) of the City Code. As part of the required Business License, 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 April 24, 2025 meeting. Staff provided a report and described their findings related to what was shown on the STR application. The neighbor to the rear of the property owner spoke concerning the request, noting issues of noise and privacy brought about by the amenities in the rear yard (hot tub, fire pits, dining table, and chairs). The neighbor requested that a form of buffering be required as a condition of approval. The applicant spoke on the purpose of the request and was amenable to the neighbor's request of increasing buffering/privacy at the rear lot line. The Commissioners considered this request and appended a buffering requirement in their motion for approval.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Following the closure of the public hearing, a motion to approve the requested CUP to permit 1010 W Broadway to be operated as a 210-night STR with a maximum of eight transient guests, provided the applicant provides a level 2 buffer, including a 4-foot wide landscape buffer and a 6-foot tall screening device, at the rear (southern) lot line of the subject site, which was approved by a vote of (8-0).

A copy of the Planning and Zoning Commission staff report, locator maps, STR application and Supplemental "Conditional Accessory/Conditional Use Questions", 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 the issuance of a conditional use permit to allow 1010 West Broadway to be operated as a 210-night short-term rental for a maximum of 8 transient for STR purposes, provided the applicant installs a 4-foot wide vegetative buffer and a 6-foot tall screening device along the subject property's southern property line between their lot and the neighbor to the south.