

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, the use of 502 S West Blvd. in Columbia, complies with the R-1 zone district.
- (B) The proposed conditional use is consistent with the city's adopted comprehensive plan;
We have one home which is rented for STR for less than 210 nights a year. I feel this is in line with the city's comprehensive plan.
- (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;
Our home was used as Airbnb for 5 years before we became the owners in 2018, so I don't feel it has been an issue in the adjacent area or zoning district.
- (D) Adequate access is provided and is designed to prevent traffic hazards and minimize traffic congestion;
The home does not prevent any traffic hazards any more than surrounding neighbors who park work vehicles around their property.
- (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
Since owning the property, we have had sewer work, drainage work, electric work, and the heating system to make it more efficient.
- (F) The proposed conditional use will not cause significant adverse impacts to surrounding properties.
The conditional use of the property as a STR will not cause adverse impact on the surrounding properties.

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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?

We do use the STR as owners, for short times throughout the year. We are usually there for about 1-2 months total. We often celebrate Thanksgiving and Christmas in Columbia.

- (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".

I do not think there are STRs within 300 feet of our home in any direction.

- (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.

We have not previously operated an STR before this home. It was previously an STR on Airbnb, for many years prior to our purchasing the house. That is how we found out about it.

- (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.

We are friendly with the neighbors and they contacted us the one time they had a concern. The renters are usually families visiting children or grandchildren at MU.

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

Our immediate neighbors, both on each side and behind us, are supportive of our use of our property as an Airbnb. Some have even made friends with those staying for longer visits.