

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
February 5, 2026

Case Number 64-2026

A request by Campus Spa, LLC (agent), on behalf of the BVSHSSF COLUMBIA, LLC (owner), for approval of a Conditional Use Permit (CUP) to allow a spa to be constructed within Suite 400 on property addressed 1205 University Avenue, pursuant to the standards of Section 29-3.3(ii)(3) and Section 29-6.4(m)(2)(i) of the Unified Development Code. This subject site is zoned R-MF (Multiple-family Dwelling) and is located at the northwest corner of University Avenue and South College Avenue intersection.

MS. GEUEA JONES: May we please have a staff report?

Staff report was given by Mr. Ross Halligan of the Planning and Development Department. Staff recommends approval of the CUP to allow a Suite 400 of the University Place Apartments building, addressed as 1205 University Avenue, to be used for commercial purposes in addition to the existing suite occupied by the Campus Barber & Styling Shop.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had contact with parties to this case outside of the public hearing, please disclose so now. Seeing none. Questions for staff? Seeing none. We will go to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: If any member of the public wishes to speak on this case, please come forward. State your name and address for the record. Six minutes for the applicant or a representative of a group, or three minutes for an individual.

MS. NICHOLS: Cari Nichols, Campus Spa, 1205 University Avenue. Good evening, Madam Chair, members of the Commission. Again, my name is Cari Nichols. My husband, Travis, and I are the owners of Campus Barber Shop and Campus Spa. Thank you to Ross and Pat and the rest of the P & Z staff for your presentation and the work you do to keep our town growing responsibly. I'm here tonight not just as a business owner, but a lifelong resident of Mid-Missouri, an MU Alum, a graduate of the Chamber of Commerce's Leadership Columbia Program, a long-time employee of one of the few businesses in Columbia older than our own barber shop, Boone Central Title, and a mother to three future potential business leaders. My 20-plus years in real estate has allowed me to work really closely with the County Collector, Recorder, and Assessor to ensure that our work is accurate, but the last six months have really shown me what very little I know about City Hall. So, quite frankly, it's the crash course I didn't know that I needed, but here I am, and like any good parent, I'm forcing my boys tonight to participate in this education I'm receiving. So at least the big brothers are here, and I know that you don't believe it after being here, but you'll thank me for this one day, and in a very, very long time from now. So Campus

Barber Shop was established in 1935. We just celebrated our 90th year in Columbia. We're extremely proud to be a part of its legacy, and we're fully committed to securing its future. The barber shop is called The University Place Apartments home since July 1st, 1980. We're requesting a Conditional Use Permit tonight to expand our footprint and evolve our business. To put it simply, we want to take a very small piece of dead space adjacent to the barber shop which is a unit that sat vacant now for many years, and use it to provide wellness services to our clients. So unbeknownst to us, the building was rezoned in 2017. It's in its entirety to residential multi-family -- excuse me -- which I feel is a bit of a misrepresentation of the property's configuration. The entire lower level of this structure is dedicated exclusively to commercial use, and it is not intended for residential conversion, which has obviously posed a problem for us, but it will continue to be hurdles for future business tenants of University Place. So UP, as we call it, is a massive building. It's over 167,000 square foot. This expansion will take us from utilizing 0.3 percent to 0.6 percent, still well under one percent of the building's total footprint. So in our opinion, there are three simple reasons why we're hoping this is an easy yes for you tonight. One, we've taken a complete dead space that's trapped between our barber shop and the neighboring International Church Office, and by making rent ready repairs only, have created a beautiful Zen-like area that is ready to open. Our service providers are also here tonight, two talented young women, educated, licensed, insured, and eager to work. Two, we are a family-owned locally operated business. Travis and I have both spent our entire adult lives working in Columbia, and we've proven our ability to run a very successful business in that very spot. Children who once sat in Travis' chair are now grown and returning with their own little ones for haircuts. We are committed to ensuring our home-town shop thrives for the next generation. Three, we are a textbook example of a high value-low impact tenant in a mixed use development, and this is precisely what Columbia's Strategic Plan aims for. We don't create noise. Spas are quiet. We don't increase traffic congestion, and our lease provides more than enough parking for our needs. The plan outlines this exact division of a walkable city. We are simply asking for the opportunity to continue to serve and benefit Columbia in a space that is currently doing nothing for the City's economy. I want to be really respectful of your time tonight, but I'd be remiss not to share just a little bit of barber trade history with you. This isn't just about growth for us, this is about evolution of a business while we pay homage to its history. Barbering is one of the oldest professions dating back over 6,000 years to the Bronze Age. In ancient Egypt, barbers were highly respected, often acting as priests and healers. During the middle ages, barbers expanded their roles to include bloodletting, dentistry and minor surgery, providing a central medical and restorative care alongside grooming. By re-incorporating wellness services, our barber shop is not diverging from its path, but rather reclaiming its traditional role as a holistic space for the physical and social well-being of the community. I'm asking for your approval tonight so that we can get to work. I respectfully ask the Commission to approve our CUP and, if possible, to help us expedite the final steps. Thank you tonight for your time and for your consideration of the heart and the history behind our application. I'm happy to answer any questions you have.

MS. GEUEA JONES: Thank you. Are there any questions for this speaker? Commissioner

Wilson?

MS. WILSON: Thank you. I don't have a question, I do have a comment. I think it's brilliant that you brought your children. Start learning the process now. This is your future community. This is how things work, so that's a great idea.

MS. NICHOLS: Oh, thank you so much.

MS. GEUEA JONES: Thank you. Any other comments or questions for this speaker? Seeing none. Thank you for being here tonight. The next person to speak on this case, please come forward. Anyone? Going once, going twice. Okay. We will close public comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Is there any Commissioner comment on this case? Commissioner Stanton?

MR. STANTON: I'm winning this one.

MS. GEUEA JONES: Yeah. You won the last one.

MR. STANTON: I love this space, I love the idea, I love the history. I plan to support it. And if anybody doesn't have anything else to say, I would like to entertain a motion.

MS. GEUEA JONES: Go right ahead.

MR. STANTON: As it relates to Case 64-2026, 1205 University Avenue, Conditional Use Permit, I move to approve the CUP to operate a 640 square foot spa within Suite 400 of property addressed as 1205 University Avenue.

DR. GRAY: Second.

MS. GEUEA JONES: Motion made by Commissioner Stanton, seconded by Commissioner Gray. Is there 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: Mr. Brodsky, Mr. Darr, Ms. Geuea Jones, Dr. Gray, Ms. Ortiz, Mr. Stanton, Ms. Stockton, Mr. Walters, Ms. Wilson. Motion carries 9-0.

MR. BRODSKY: Motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. That concludes our cases for the evening. We will now go to public comment.