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To: City Council

From: City Manager & Staff

Council Meeting Date: June 18, 2018

Re: 607 Jackson Street - Conditional Use Permit for Hair Salon (Case # 18-107)

## Executive Summary

Approval of this request will result in the authorization to issue a conditional use permit (CUP) for the establishment of a hair salon (barber/beauty shop) at 607 Jackson Street which is currently zoned M-OF (Mixed-use Office).

## Discussion

The applicant is seeking approval of a conditional use permit (CUP) to establish a hair salon at 607 Jackson Street. Table 29-3.1 (Permitted Uses) of the UDC classifies this use as "Personal Services, General." Due to the more commercialized nature of the proposed use authorization to establish it within the M-OF (Mixed-use Office) district is subject to the issuance of a conditional use permit. Following the adoption of the UDC certain conditional uses require the review and approval of both the Planning and Zoning Commission and City Council – not the Board of Adjustment.

Establishment of a conditional use occurs in a manner more similar to a rezoning request. A request to establish a conditional use is evaluated against the six review criteria outlined in Section 29-6.4(m) of the UDC. The six review criteria and staff analysis of this request's compliance are provided in the attached Planning and Zoning Commission staff report and have been shown in "**bold**" text.

If the request is found compliant with the review criteria, authorization to grant the conditional use may be given. The CUP is limited to the use requested and would run with the property. Unlike a rezoning action, the underlying zoning of the subject property would not change with the authorization of the conditional use – resulting in generally no greater impact to surrounding parcels.

The subject site was rezoned to O-1 (Office) in 1980 and was subsequently recoded in 2017 to M-OF (Mixed-use Office). The parcel is improved with an office building built between 1980 and 1992 and has most recently been used as an office building for an appraisal company. There are no proposed exterior alternations to the site and adequate parking exists on the property to support the proposed use. The existing structure is comparable in size and character to the surrounding development to the south and east. Commercially zoned and used properties are located to the north and west. The intensity of the proposed use is not believed to be out of character with its surroundings.

The current zoning of the property affords a transitional buffer between the commercial and the residential land uses. Conversion of the former office building to a hair salon would be



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

consistent with the Comprehensive Plan's Employment District designation affording opportunities for jobs and services to nearby residential and commercially zoned properties.

At its May 24, 2018 meeting, the Planning and Zoning Commission considered this request. Following the staff's report, the applicant provided an overview of the request and indicated that a total of 3 hair stylists were proposed to occupy the building. The applicant noted that the structure had a total of 5 separate offices. No other members of the public addressed the Commission regarding this matter.

The Commission asked if the Ridgeway Neighborhood Association provided any comments on the proposed request. Staff responded that they had not. Following additional limited discussion, the Commission voted 7-0 to support the proposed conditional use for **only** the establishment of the hair salon (barber/beauty shop) in the M-OF district.

A copy of the Planning and Zoning Commission staff report, locator maps, and meeting excerpts are attached for review.

## Fiscal Impact

Short-Term Impact: None. No expansion of infrastructure is required with this request.

Long-Term Impact: None. The site's use under the conditional use permit will be no more intense upon public services than the prior office use.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Economy, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Economic Development, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
8/18/80	Approved Rezoning R-2 to O-1 (Ord. 8791)

## Suggested Council Action

Approve authorization to issue a conditional use permit (CUP) to allow only a hair salon (barber/beauty shop) upon the subject site, as recommended by the Planning and Zoning Commission.