

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
April 5, 2018**

SUMMARY

A request by Randall Y. Herring (partner), on behalf of Missouri Property Associates II, LLC (owner), for approval of a conditional use permit (CUP) to authorize establishment of a hair salon at 607 Jackson Street. The subject site is presently zoned M-OF (Mixed-use Office) district and the improved with a non-residential structure. **(Case #18-107)**

DISCUSSION

The applicant is seeking approval of a conditional use to establish a hair salon within the existing structure located upon the property which is zoned M-OF (Mixed-use Office). The existing building was previously the location of Missouri Property Appraisal and licensed as such from September 1996 to July 2017. The building is currently vacant. The proposed hair salon (barber and beauty shop) use is part of the "Personal Services, General" definition of Section 29-1.11 of the UDC. This use is identified in the permitted use table (Table 29-3.1) as being allowed subject to approval of the requested conditional use.

Pursuant to Section 29-6.4(m) of the UDC conditional uses must be reviewed by the Planning and Zoning Commission and approved by the City Council following consideration of the six criteria shown below. Staff's analysis is shown in **bold text**.

1. 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. **The proposed parcel is Lot 8 of the Mikel Terrace Subdivision approved in 1950. The site was initially occupied by a single-family dwelling fronting Jackson Street which was razed and redeveloped with the existing structure sometime between 1980 and 1992. The parcel was rezoned to O-1 (Office) in August 1980.**

Given the structure and its associated parking lot have existed in their present configuration for at least the past 26 years the site improvements are considered legal non-conforming in respect to current zoning standards. The placement of the structure does not comply with the current rear yard setback requirements of the M-OF district and insufficient parking lot and buffer yard landscape treatments have been installed.

Aside from these non-conformities, the site otherwise complies with the provisions of the current M-OF district. Pursuant to Section 29-6.5(b) of the UDC the non-conforming structure can continue to be used. Any expansion of the structure or redevelopment of the site would require compliance with current UDC standards.

The site is currently improved with a parking lot that can accommodate up to 6 parked vehicles. A handicapped access ramp has been previously installed. The proposed use will require a total of 5 parking spaces.

2. The proposed conditional use is consistent with the city's adopted comprehensive plan. **The subject property is located within the Employment District per the City's comprehensive**

plan. The Employment District is for basic employment uses includes offices, corporate headquarters, manufacturing, warehouses, and research parks and includes supporting uses such as multi-family residential, convenience retail, day care facilities, and restaurants.

The subject site was classified as Employment District given its O-1, now M-OF, zoning at the time the comprehensive plan was adopted in 2013. The properties immediately to the north of the subject site are located within a Commercial District. While properties immediately to the south, east and west are located within a Neighborhood District. The Employment District is generally viewed as a transitional district between more intense and less intense districts.

Given this property location, at the intersection of Jackson and Orange Streets and its former use as an office, the parcel has acted as a buffer between the more intense uses to the north and the less intense uses to the south, east and west. The proposed use of the parcel as a hair salon, while not considered convenience retail, is believed to be compatible with the comprehensive plan's Employment District designation. The conversion of the parcel and structure to the proposed use would provide employment opportunities for its operators and would provide services to the adjacent residential and commercial uses.

3. 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. **There are no proposed exterior modifications to the existing single-story structure that occupies the site. Development to the south, east and west generally consists of similar single story structures being used as residential dwellings of comparable size and age. To the north of the site is a mixture of commercial and residential properties. Approval of the proposed use would not alter the character of the area any more than the former office use that occupied the structure up until 2017.**
4. Adequate access is provided and is designed to prevent traffic hazards and minimize traffic congestion. **The site is currently accessed from driveway approaches on Jackson and Orange Streets providing pull-thru access to the existing on-site parking lot. The Traffic Engineer's evaluation of this request did not indicate concern with the location of these approaches or the conversion of the existing structure to the proposed use.**
5. 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. **The site is served by all City utilities. The Utilities Department review of this request did not indicate concerns regarding the sufficiency of the existing infrastructure to support the proposed use.**
6. The proposed variance will not cause significant adverse impacts to surrounding properties. **Given the proposed structure and parking area have existed since the early-1990's, it is staff belief, that permitted a hair salon to occupy the space will have limited impact upon surrounding development. No additions to the structure, parking area, or site improvements have been proposed.**

RECOMMENDATION

Approve the proposed conditional use permit to allow establishment of a hair salon (barber and beauty shop), a “Personal Services, General” use, upon the subject site.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps

HISTORY

Annexation date	1905
Zoning District	M-OF (Mixed-use Office)
Land Use Plan designation	Employment District
Previous Subdivision/Legal Lot Status	Lot 8 Mikel Terrance Subdivision

SITE CHARACTERISTICS

Area (acres)	8,712 sq. ft. (approx.)
Topography	Gently sloping northwest
Vegetation/Landscaping	Turf grass and tree cover
Watershed/Drainage	Bear Creek
Existing structures	Vacant office building

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

ACCESS

Jackson & Orange Streets	
Location	West and north, respectively
Major Roadway Plan	Residential Streets
CIP projects	N/A
Sidewalk	Existing on Jackson. If redeveloped will be required on Orange.

PARKS & RECREATION

Neighborhood Parks	Existing park service area. Closest park Worley Street Park, .29 miles to the south.
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

PUBLIC NOTIFICATION

All property owners within 185 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on May 1, 2018.

Public information meeting recap	Number of attendees: 5 Comments/concerns: General procedural questions
Notified Neighborhood association(s)	Ridgeway
Correspondence received	None in opposition or favor.

Report prepared by Patrick Zenner