

Introduced by Buffaloe

First Reading 3-2-26

Second Reading 3-16-26

Ordinance No. 026254

Council Bill No. B 55-26

AN ORDINANCE

granting the issuance of a conditional use permit to BVSHSSF COLUMBIA, LLC to allow the of establishment of a spa facility on property located on the northwest corner of University Avenue and S. College Avenue (1205 University Avenue) in an R-MF (Multiple-family Dwelling) zoning district; and fixing the time when this ordinance shall become effective.

WHEREAS, pursuant to Section 29-6.4(m)(1) of the City Code, the Planning and Zoning Commission (hereinafter "Commission") held a public hearing and submitted a written recommendation to the City Council related to issuance of a conditional use permit for operation of a spa facility on property located at 1205 University Avenue and legally described as set forth in "Exhibit A" attached hereto and incorporated by reference; and

WHEREAS, the City Council has considered the recommendation of the Commission along with the criteria set forth in Section 29-6.4(m)(2)(i) of the City Code.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council finds and determines that the criteria established in Section 29-6.4(m)(2)(i) of the City Code has been met and hereby grants the issuance of a conditional use permit to BVSHSSF COLUMBIA, LLC to allow the operation of a spa facility on property located at 1205 University Avenue in an R-MF (Multiple-family Dwelling) zoning district, subject to the following conditions:

- a. The conditional use permit is granted to the property owner and shall be valid for the duration of the use or revocation of the permit. Any discontinuance of the use of the property as a spa facility for a period of twelve (12) months or more or any change in the character of the use shall render the permit null and void.
- b. The spa facility shall be established in substantial conformance with the site plan as set forth in "Exhibit B" attached hereto and incorporated by reference.
- c. The conditional use permit shall apply only to the portion of property shown on the plot plan of the spa facility and non-transferrable to another location.

- d. The property owner shall comply with the requirements of District R-MF and all other applicable regulations unless the property owner is granted a variance pursuant to the City Code.
- e. The allowed use, per this conditional use permit, shall not create negative impacts on neighboring properties and rights-of-way, including but not limited to:
 - 1. Lighting and glare beyond the property lines;
 - 2. Excessive noise; or
 - 3. Storm water impacts.
- f. If any of the conditions of this conditional use permit are not complied with, the City Council, upon recommendation of the Commission following written notice and a noticed public hearing by the Commission, may in addition to revoking the permit, amend, alter, delete or add conditions to the permit.

SECTION 2. The provisions of this ordinance are severable and if any provision is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

SECTION 3. This ordinance shall be in full force and effect from and after its passage.

PASSED this 11th day of March, 2026.

ATTEST:

Deputy *Dorey Alexander*
City Clerk

Barbara Buffalo
Mayor and Presiding Officer

APPROVED AS TO FORM:

[Signature]
City Counselor