

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
February 5, 2026**

SUMMARY

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

DISCUSSION

The applicant seeks approval of a Conditional Use Permit (CUP) to allow the operation of a spa within Suite 400 of the University Place Apartments building, which is located at the southwest corner of the existing structure. The subject site is located within the R-MF (Multiple-family Dwelling) zoning district and requires approval of a CUP that meets the Use-Specific Standards outlined in Sec. 29-3.3(ii)(3) and the conditional use standards outlined in Sec. 29-6.4(m)(2) of the Unified Development Code (UDC). The reason for the CUP authorization is due to the fact that the proposed spa location, when combined with other commercial uses within the structure exceed the maximum 500 square feet of commercial use allowed in a structure located in the R-MF district. The site abuts R-MF zoned properties in all directions, and the proposed spa, as illustrated in the attached plot plan, will contain 640 square feet.

Shown below are the evaluation criteria for both the use-specific standards applicable to conditional accessory use requests in the R-MF zoning district and the general CUP criteria that must be analyzed to determine regulatory compliance and appropriateness of this request. The review criteria are bolded, and staff responses/analyses are provided below each criterion.

USE-SPECIFIC STANDARDS EVALUATION

- (1) The use must be accessory and subordinate in floor area to a permitted use, and must be primarily an amenity or service to the occupants and users of the permitted use, subject to the additional provisions contained in this subsection;**

The proposed use is depicted as being 640 square feet and will be accessory and subordinate to the primary use of a multi-family structure. Residents will have the opportunity to utilize the amenity/service.

- (2) The commercial use, alone or in combination with other small-scale commercial uses, shall not exceed the smaller of twenty-five (25) percent of the total floor area of the building or five hundred (500) square feet. Where the proposed location of the conditional accessory use is within a unified development of multiple buildings under single ownership and control, or a single building totaling greater than fifty thousand (50,000) square feet, the board may consider a larger space for the ancillary commercial use provided it complies with the other standards of this subsection;**

The proposed spa, in combination with the existing Campus Barber & Styling Shop in the University Place Apartments building, would exceed the 500 square foot maximum permitted in the R-MF district without a supplemental CUP approval. Pursuant to the above criteria, exceeding the permitted 500 square feet is allowed, provided the conditional accessory use is reviewed and approved by the Planning Commission and Council, given that the additional 640 square feet sought is located within a structure containing greater than 50,000 total square feet.

(3) The commercial use shall not involve the sale of age-restricted products such as alcohol, tobacco and firearms;

The commercial use will not involve the sale of age-restricted products. Facials, therapeutic massages, reflexology, and acrylic nail services will be offered at the spa.

(4) The commercial use shall not generate noise or traffic in excess of the levels expected if the entire premises were used for permitted uses;

The applicant has stated that no heavy machinery will be used and there will be no excessive noise impacting the surrounding neighborhood. The suite within which the spa will be operated is located on the ground floor of a larger multi-family structure, with residents coming and going at all hours. The location of the spa will be adjacent to the Campus Barber & Styling Shop, which has existed since 1980. According to the applicant, the spa will serve a maximum of two people at a time. This intensity of use is not anticipated to be noticeable given the current environment.

(5) Hours of operation shall be limited to not earlier than 6:00 a.m. or later than 10:00 p.m. daily; and

The proposed spa will operate within the hour restrictions as stipulated in the use-specific standards.

(6) There shall be no additional parking required to accommodate the use.

The additional commercial use within the existing structure would require that two parking spaces be provided. As part of the lease for the suite, two parking spaces have been included on-site.

Sec. 29-6.4(m)(2)(i) General CUP Review Criteria:

As noted, given this application requires approval of a conditional use permit (CUP) the following analysis of the provisions found in Sec. 29-6.4(m)(2)(i) of the UDC have been performed. The owner has provided their analysis of these criteria (see attached) and the staff's analysis is provided below. The standard criteria are shown in **bold text** followed by staff's response.

(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;

The proposed use of a spa is permitted in the R-MF zoning district provided it meets the criteria found in Sec. 29-3.3(ii)(3). Staff has determined the use to be compliant with the use-specific standards relating to customary accessory uses in the R-MF zoning district (see above).

(B) The proposed conditional use is consistent with the City's adopted comprehensive plan;

Land Use Principles and Policies – *Livable and Sustainable Communities*, Policy 1, Pg. 120: Aging in place is mentioned as an aspect of inclusive communities. Having commercial services within close proximity to neighborhood residents contributes to the concept of aging in place.

Land Use Principles and Policies – *Livable and Sustainable Communities*, Policy 2, Pg. 121: Citizens have expressed the desire for mixed-use development, which allows the integration of commercial and residential uses beyond the central business district. Permitting a spa within the subject site will contribute to this sentiment by capitalizing on existing infrastructure that is being underutilized.

Land Use Principles and Policies – *Growth Management*, Policy 3, Pg. 129: Infill development is a high priority, and utilizing a vacant suite in this instance would support this goal. The policy further elaborates on the importance of ensuring that the land use is compatible with the existing environment. Staff views the proposed operation of a spa as consistent with the use-specific standards of Sec. 29-3.3(ii)(3) and finds that the additional 640 square feet of commercial activity will not overwhelm the surrounding neighborhood or immediate land use context.

Land Use Principles and Policies – *Economic Development*, Policy 3, Pg. 138: The regulatory procedure for commercial uses in the R-MF zoning district allows for local entrepreneurial venture opportunities within the community, subject to reasonable regulation.

(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;

The property is bordered by R-MF zoned lots in all directions. The lots to the north are improved with single-family residential homes, to the south is the University of Missouri campus, to the east is a multi-family structure, and to the west is a parking garage. The proposed spa will be located within the southwest corner of the University Place Apartments building on the first floor, adjacent to the existing Campus Barber & Styling Shop. The suite in which the requested use will be located currently exists and sits vacant. Approval to operate is required because the total commercial use square footage within the University Place Apartments building would exceed 500. The existing Barber & Styling Shop is a legally nonconforming activity within the same structure, which, according to the applicant, has been in operation since 1980, predating the current regulatory requirements. Staff does not believe that additional landscaping or screening is necessary, as the proposal involves using an existing vacant suite within the building.

(D) Adequate access is provided and is designed to prevent traffic hazards and minimize traffic congestion;

Additional trips generated from a spa of this scale are not anticipated to create adverse traffic impacts upon University Avenue. According to the applicant, the spa can serve two people at a time, and within the lease for the suite, two parking spaces are allocated on-site.

(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

The structure in which the suite is located within is adequately served by all utilities.

(F) The proposed conditional use will not cause significant adverse impacts to surrounding properties.

Adding a spa to the existing University Place Apartments building is unlikely to negatively impact the surrounding properties. The proposed spa will be located in an existing vacant suite and will have the required parking located on-site if patrons drive to the service. The applicant has stated that spa services are inherently quiet and no sound or vibration will be emitted to the neighboring properties. At the time of writing, no correspondence regarding this request has been received.

CONCLUSION

After reviewing the submitted application, plot plan, and criteria outlined above, staff recommends granting a CUP to permit an additional 640 square feet of commercial usage beyond that presently allocated to the Campus Barber & Styling Shop at 1205 University Avenue. Approval would be to allow Suite 400 within the University Place Apartments building to be used for commercial purposes, subject to the use-specific standards enumerated in Sec. 29-3.3(ii)(3) of the UDC. The existing structure presently has commercial activity and infrastructure to support the requested use without negatively impacting neighboring properties. Approval will support policies in the City's comprehensive plan and benefit the neighborhood by introducing a service that residents of 1205 University Avenue and other community members may utilize.

RECOMMENDATION

Approve the CUP to allow 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.

ATTACHMENTS

- Locator maps
- Applicant Correspondence & CUP Responses
- Plot Plan

HISTORY

Annexation date	1906, 1845
Zoning District	R-MF (Multiple-family Dwelling)
Land Use Plan designation	Neighborhood
Previous Subdivision/Legal Lot Status	Matthews

SITE CHARACTERISTICS

Area (acres)	0 acres
Topography	Flat
Vegetation/Landscaping	Trees and other landscaping surrounding the property
Watershed/Drainage	Flat Branch
Existing structures	Multi-family Structure

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia

ACCESS

University Avenue	
Location	Along southern edge of property
Major Roadway Plan	Local, residential
CIP projects	N/A
Sidewalk	Installed both sides

PARKS & RECREATION

Neighborhood Parks	Clyde Wilson Memorial Park, Paquin Park, Lions-Stephens Park, Flat Branch Park, Parks and Recreation General Offices, Orr Street Property Park
Trails Plan	Clyde Wilson Memorial Park Trail, MU Recreational Trail, Lions-Stephens Park Fitness Trail, Rollins Street Connector
Bicycle/Pedestrian Plan	None

PUBLIC NOTIFICATION

316 “public hearing” letters were distributed with respect this matter. 312 letters were mailed to property owners and tenants within 185-feet of the subject property, 3 letters were provided to City-recognized neighborhood associations within 1000-feet of the subject property, and 1 letter was provided to the Council Ward representative. All “public hearing” letters were distributed on January 19, 2026. The public hearing ad for this matter was placed in the Tribune on January 20, 2026.

Public Notification Responses	1 general information call
Notified neighborhood association(s)	East Campus, Tenth Hitt Elm Locust, East Campus Traditional
Correspondence received	None at the time of writing

Report prepared by: Ross Halligan

Report approved by: Patrick Zenner