



701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 2, 2026

Re: 1205 University Avenue, Suite 400 – Conditional Use Permit (Case #64-2026)

Impacted Ward: Ward 1

Executive Summary

Approval of this request would authorize issuance of a Conditional Use Permit (CUP) allowing the expansion of commercial uses (i.e. a spa) within Suite 400, an existing vacant suite, located in the University Place Apartments building, addressed as 1205 University Avenue. The property is zoned R-MF (Multiple-family Dwelling). Small-scale commercial uses are permitted as accessory uses within the R-MF district; however, the proposed 640-square-foot spa, when combined with an existing barbershop, exceeds the maximum 500 square foot limitation established in the Unified Development Code (UDC) and requires approval of the requested CUP.

Discussion

Campus Spa LLC (agent), on behalf of BVSHSSF COLUMBIA, LLC (owner), is seeking approval to allow operation of a spa within Suite 400 of the University Place Apartments building, located at the northwest corner of the structure and addressed as 1205 University Avenue. The subject property is zoned R-MF (Multiple-family Dwelling). The requested CUP is required because the proposed spa, totaling 640 square feet, when combined with the existing Campus Barber & Styling Shop, exceeds the maximum 500 square feet of commercial use permitted within a multi-family structure.

The surrounding area is zoned R-MF in all directions. Adjacent land uses include multi-family residential development, a parking garage, and the University of Missouri campus. The proposed spa will occupy an existing vacant suite on the ground floor and will provide services such as facials, therapeutic massage, reflexology, and nail services.

The Unified Development Code (UDC) allows small-scale commercial uses within the R-MF district as accessory uses, subject to compliance with the "use-specific standards" of Sec. 29-3.3(ii)(3). Staff finds the proposal meets these standards in that the spa is an accessory and subordinate use to the primary residential use of the building and is intended to function as an amenity and service for residents, while also being available to the general public. While the total commercial square footage exceeds the standard 500-square-foot limit, the UDC allows consideration of a larger space when the use is located within a building exceeding 50,000 square feet. The University Place Apartment building exceeds this threshold; therefore, is deemed eligible for additional commercial square footage subject to conditional use permit approval by the Planning Commission and City Council.

The proposed use does not involve the sale of age-restricted products and is not expected to generate noise or traffic unable to be accommodated by the existing building's usage or that of surrounding infrastructure. The applicant indicates that no heavy equipment will be used and that the spa will serve no more than two clients at a time. The proposed hours of operation will comply with the UDC-required limits of 6:00 a.m. to 10:00 p.m. Two on-site parking spaces have been allocated to the suite satisfying the UDC parking standards for the new use.

In addition to evaluating the request for compliance with Sec. 29-3.3(ii)(3) standards, staff has also evaluated it against the general CUP criteria of Sec. 29-6.4(m)(2) of the UDC. The proposed use complies with all applicable standards of the R-MF zoning district and is consistent with the City's comprehensive plan. The proposal supports policies related to livable and sustainable communities by providing services within close proximity to residents, encouraging infill development through reuse of an existing vacant suite, and supporting small-scale entrepreneurial activity.

The spa is compatible with the character of the surrounding area, which consists of multi-family residential development and existing commercial activity within the same building. The Campus Barber & Styling Shop, which has operated on site since approximately 1980, demonstrates a long-standing precedent for limited commercial use within the structure. No additional landscaping or screening is necessary, as no exterior changes are proposed.

The Planning and Zoning Commission considered this request at their February 5, 2026, meeting. Staff presented their report and the applicant gave an overview of the request. There were no Commission questions for the staff or applicant and no public comment on the matter was made.

Following limited additional Commission discussion, a motion was made to approve the CUP allowing Suite 400 of the University Place Apartments building to be used for commercial purposes in addition to the existing suite occupied by the Campus Barber & Styling Shop. The motion passed unanimously with a vote of (9-0).

The Planning and Zoning Commission staff report, locator maps, applicant correspondence and CUP responses, plot plan, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated.

Long-Term Impact: Potential costs may include increased public safety and trash collection services. These increased costs may or may not be off-set by user fees or increased tax collection.

Strategic & Comprehensive Plan ImpactStrategic Plan Impacts:

Primary Impact: Inclusive and Equitable Community, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Economic Development

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the requested 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 as recommended by the Planning and Zoning Commission.