

CU-2022-04 Ashley Skipper, 2317 Bemiss Road, 0112C 246, Conditional Use Permit (CUP)
- Personal Service Shop and Aesthetics Academy, Office Professional (O-P) zoning

Ms. Ashley Skipper is requesting a Conditional Use Permit (CUP) for a Personal Service Shop and Aesthetics Academy in an Office Professional (O-P) zoning district. The subject property consists of 0.45 acres located at 2317 Bemiss Road, which is at the SE corner of Bemiss Road and Randolph Street. This is the same property that was recently rezoned to O-P at the request of the same applicant (file #VA-2022-01), in preparation for submitting this CUP request. The property contains an existing professional office building (2,023-sf) and both front and rear parking lots with a total of 9 parking spaces. There are no proposed changes to the building or the site, except for some minor interior remodeling.

The subject property is located within a Neighborhood Activity Center (NAC) Character Area on the Future Development Map of the Comprehensive Plan.

The subject property is part of the "low intensity" stretch of the Bemiss Road corridor between the more intensive commercial nodes of the Castle Park shopping center and the Northside Drive intersection areas. This portion of the corridor is non-commercial and characterized by mostly professional offices and multi-family development. This is reflected on the maps by the NAC Character Area. Most all of the properties in the portion of the corridor are zoned R-P, which allows both professional offices and high-density residential uses. The subject property was recently rezoned to O-P which allows a limited few more uses than R-P - such as banks, which R-P does not. O-P zoning also adds a few uses with a CUP approval, such as a commercial-sized daycare center, pharmacy, and the more intensive kind of Personal Services Shops (which the applicant is proposing). Although the land use pattern along this portion of Bemiss Road is non-commercial, it should be remembered that this is still a 5-lane State highway that functions as an Arterial roadway with high traffic volumes. In this regard, slightly more intensive uses (such as that being proposed by the applicant) should certainly be considered compatible along this portion of the corridor, with the proper conditions in place.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommend approval to the City Council, subject to the following conditions:

- (1) Approval shall be granted for a Personal Services Shop in O-P zoning in the form of cosmetic/medical tattoo, esthetician and other spa-related services. Approval shall also be granted for an "aesthetics training academy" with no more than 5 students at a time, as an accessory use to the property.
- (2) The existing building may be expanded or reconstructed, but shall not exceed 3,000 square feet GFA.