

TAYLOR ARCHITECTURE & DESIGN, LLC

LAND USE STATEMENT

20 June 2024

RE: Luxe Cosmetic Studios – Conditional Use request

Description

This existing parcel has four office buildings with shared parking. Each office building has been condominiumized to allow for private ownership of the different office suites. There are a total of 15 suites on the parcel (3-4 per building).

The existing condos house a number of different businesses, from doctor's offices and orthodontics to insurance agencies and attorney offices. There is even a driving school in one of the units.

Luxe Cosmetic Studios is seeking a Conditional Use to do an interior remodel of one of the units. No exterior work is planned.

Refer to our Project Statement for more information regarding the Conditional Use request.

Items specific to this Land Use Statement:

1. **Proposed land uses, housing densities (as applicable), and development intensity;**
Proposed use is for a Beauty Salon, classified as a Personal or Business Service, Small as listed under Retail Sales and Services within the current code.
2. **Compatibility with adjacent development patterns; and**
Compatible – The previous use of this office condo was a doctor's office. That office had a similar number of patient rooms, therefore we anticipate no appreciable increase in use density/frequency nor traffic patterns.
3. **Impact to adjacent developments including but not limited to light, noise, and traffic.**
We do not anticipate any impact to adjacent developments. The proposed use will generate no more light, noise, nor traffic than the previous doctors office.

Overall (interior) area of the proposed cosmetic studio is: 2,609 sq.ft. (office suite).