

TAYLOR ARCHITECTURE & DESIGN, LLC

PROJECT STATEMENT

20 May 2024

RE: Luxe Cosmetic Studios – Conditional Use request

Description

The ownership of Luxe Cosmetic Studios has purchased an office condo at 3230 E. Woodmen Road, Suite 100 with the intent of converting the existing doctor's office into a beauty salon with multiple rooms for various beauty treatments (hair, nails, make-up, etc.).

Prior to the City Code adoption of the Unified Development Code (UDC) last year, this property was zoned Office Complex (OC). Previously, "Personal services: barber and beauty shops..." were a Permitted Use within that zoning designation. The current zoning under the UDC is Mixed-Use Neighborhood Scale (MX-N). The current UDC does not have a specific use type for Beauty Salon other than that they are classified under "Retail Sales and Services" as a "Personal or Business Service, Small". This use is listed as a Conditional Use in the MX-N zone.

Therefore, we are seeking approval of a Conditional Use to operate a beauty salon within the MX-N zone. As this was a previously approved use under the previous code, and we foresee no issues with the current Conditional Use review criteria (see below) we feel this is a justifiable request.

Justification

1. The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards)
Not Applicable (N/A) – The only use-specific standard for Retail Sales and Services under Part 7.3.3 [G] applies to Adult Retail establishments. We are not proposing an Adult Retail use, so this criteria does not apply.
2. The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible;
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 or traffic impacts.
3. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.
Adequate Capacity exists – The existing office condo complex has ample parking to serve this unit, the other three units within the building and the three other office condo buildings in the complex.

Pre-Application Issues

None