



LUXE COSMETIC STUDIOS

Planning Commission July 10, 2024
Staff Report by Case Planner: Logan Hubble



Quick Facts

Applicant

Zachary Taylor

Property Owner

Jorge and Dunnia Palacios Family Trust

Developer

Luxe Cosmetic Studios

Address / Location

3230 E Woodmen Rd

TSN(s)

6310101079

Zoning and Overlays

MX-N & AF-O: Mixed-Use
Neighborhood Scale and United States Air Force Academy Overlay

Site Area

0.06 acres

Proposed Land Use

Personal or Business Service, Small

Applicable Code

UDC

Project Summary

The applicant is proposing a Personal or Business Service, Small use at this location which will consist of a beauty salon.

File Number

CUDP-24-0007

Application Type

Conditional Use

Decision Type

Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Briargate Addition #1	January 9, 1979
Subdivision	Woodmen Taos Office Park	December 11, 2003
Master Plan	Briargate Master Plan	1978
Prior Enforcement Action	N/A	N/A

Site History

The property was initially platted in 1989 and as a single lot, then replatted in 2003 as four lots, before being converted into condominiums in 2006. The Woodmen Views Office Condominiums development plan was approved in 2002 and amended in 2004. This use type (personal or business service) would not require a development plan modification to allow the change of use. The previous use in this suite was a doctor's office.

Applicable Code

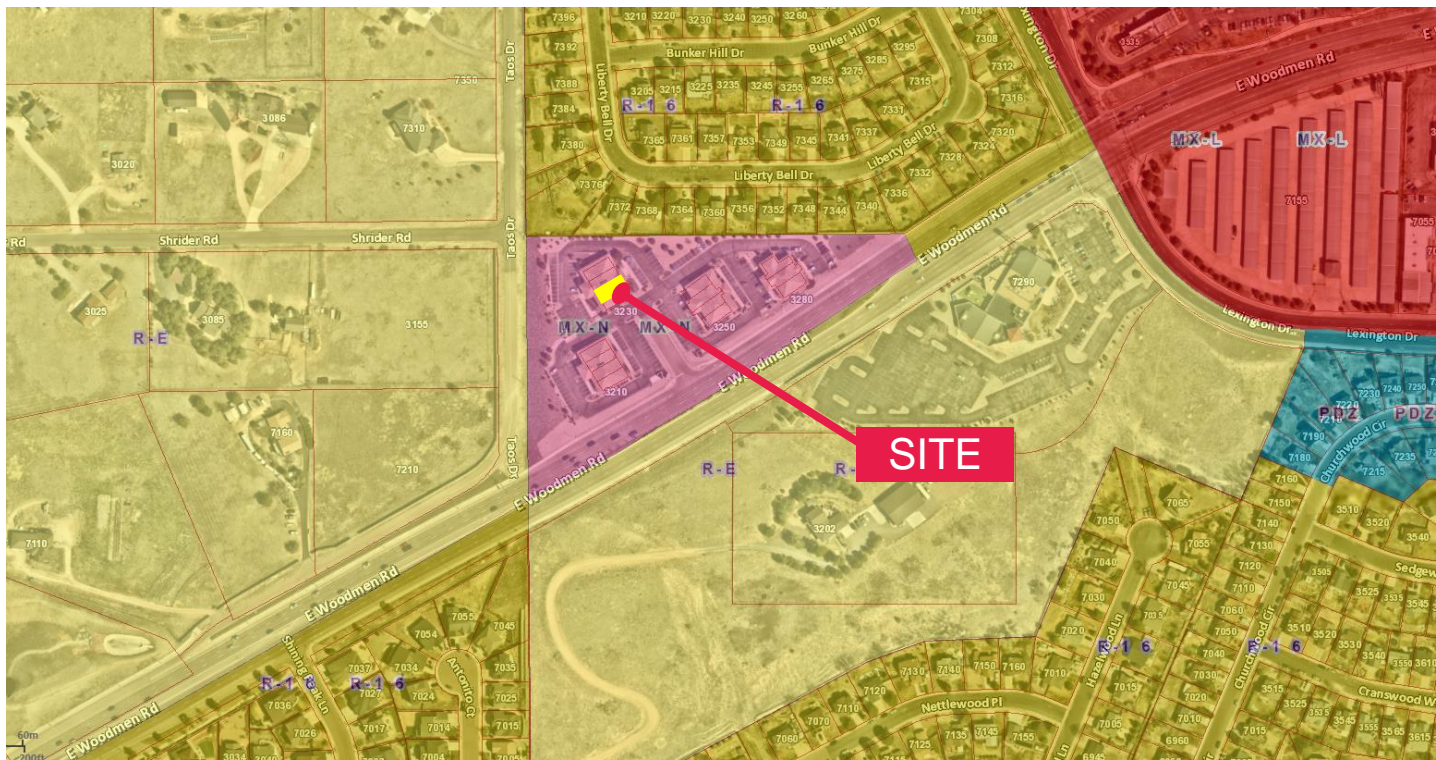
The subject application(s) were submitted after the implementation date (06/05/2023) of the ReTool project. The subject application(s) must be reviewed under the Unified Development Code. All subsequent references within this report that are made to "the Code" and related sections are references to the Unified Development Code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	R1-6: Single-Family – Medium	Single Family Residential	None
West	R-E: Single-Family – Estate	Single Family Residential	None
South	R-E: Single-Family – Estate	Single Family Residential	None
East	R-E: Single-Family – Estate	Single Family Residential	None

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Two (2) occurrences, internal review and prior to City Planning Commission hearing (poster and postcards); affidavits of posting provided to staff
Postcard Mailing Radius	1,000'
Number of Postcards Mailed	132
Number of Comments Received	None

Public Engagement

- No neighborhood meeting was held for this entitlement request.
- No public comments were received.

Timeline of Review

Initial Submittal Date	May 21, 2024
Number of Review Cycles	Two (2)
Item(s) Ready for Agenda	One (1) item, placed on agenda June 17, 2024

Agency Review

Traffic Engineering

The proposed development will generate similar peak hour trips compared to the previous use (dental office). Therefore, a Traffic Impact Study (TIS) is not required for this site. All existing access points meet the City Traffic Criteria Manual guidelines.

Conditional Use with a Land Use Statement

Summary of Application

A beauty salon is classified in the UDC as a “Personal or Business Service, Small” use type. This use type is a conditional use in the MX-N (Mixed-Use Neighborhood Scale) zone district. Prior to the June 5, 2023, adoption of the UDC and the city-wide rezone, the subject property was zoned OC (Office Complex). Under Chapter 7, a beauty salon was classified under the “Personal Consumer Services” use type which was a permitted use in the OC (Office Complex) zone district. With the adoption of the UDC and city-wide zone change, the proposed beauty salon use went from being a permitted use to a conditional use at this site.

The subject property is within an office park. The beauty salon will be located in a suite in the building furthest from Woodmen Road. This suite will contain multiple rooms for various beauty treatments. There is adequate parking to allow a change of use from a doctor's office to a beauty salon in accordance with prior approval. (See Attachment 1 - Project Statement and Attachment 2 - Land Use Statement)

Application Review Criteria

UDC Code Section 7.5.601.C.2: Conditional Use

In accordance with UDC Section 7.5.601.A, *the purpose of a conditional use application is to evaluate a conditionally permitted land use in a zone district to consider its unique operating and/or physical characteristics and allow careful consideration of their impact upon the neighborhood and public facilities.* The UDC allows for a conditional use to be reviewed with a land use statement or with a development plan. This is a new entitlement process option for conditional use application requests with the UDC.

The project team chose to submit a conditional use request with a land use statement. A development plan modification will not be required for this change of use, as the previous use and the proposed use are within the same use category, Commercial and Industrial. The existing development plan has a general note that indicates that business operations in this development cannot take place between 11 P.M. and 6 A.M. The beauty salon would be required to comply with this.

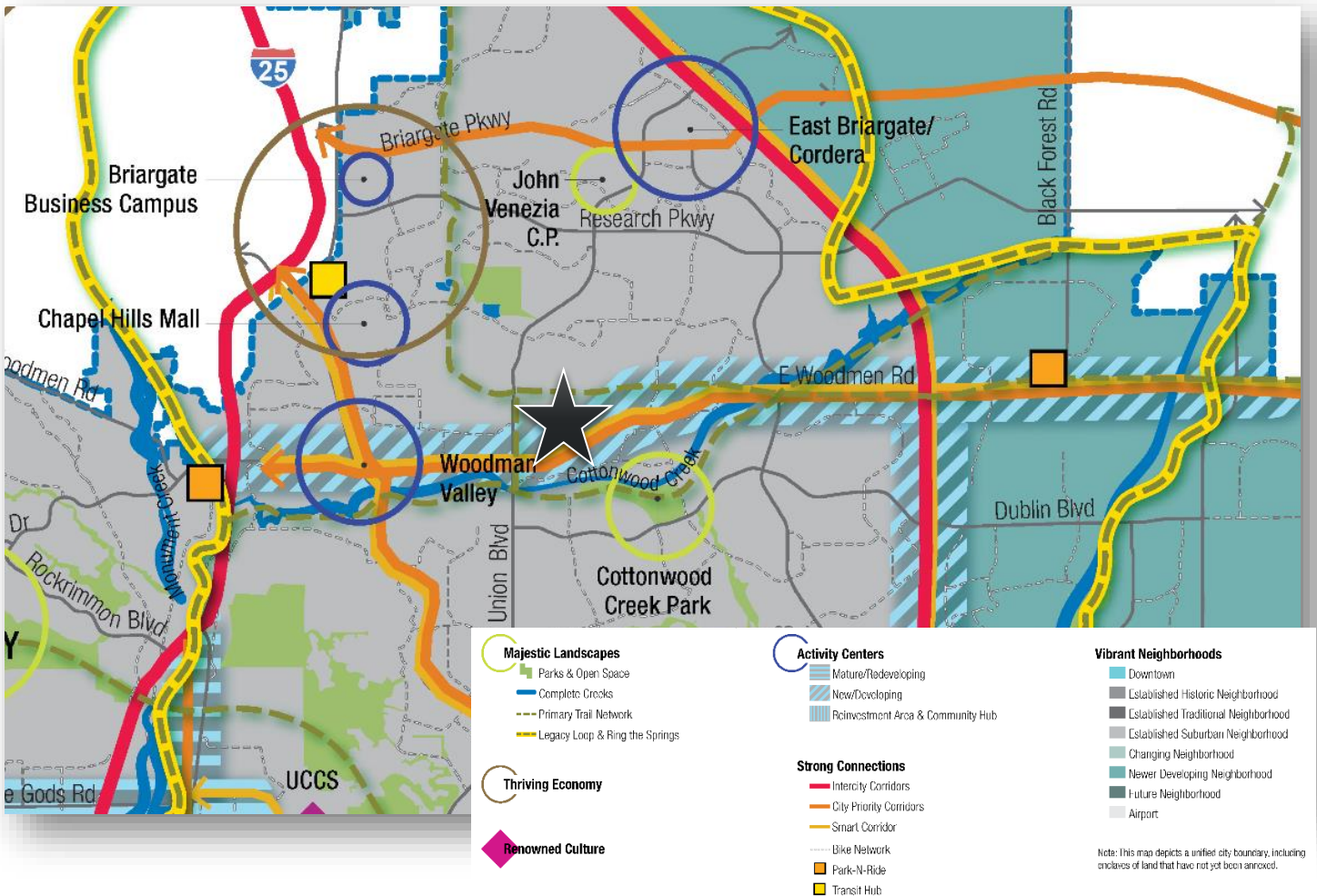
A conditional use is considered based on the following review Criteria for Approval

- a. *The application complies with any use-specific standards for the use in Part 7.3.3 (Use Specific Standards),*
- b. *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; and*
- c. *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.*

There are no use specific standards for a Personal or Business Service. Staff finds that the proposed conditional use has met the review criteria listed above.

Compliance with PlanCOS

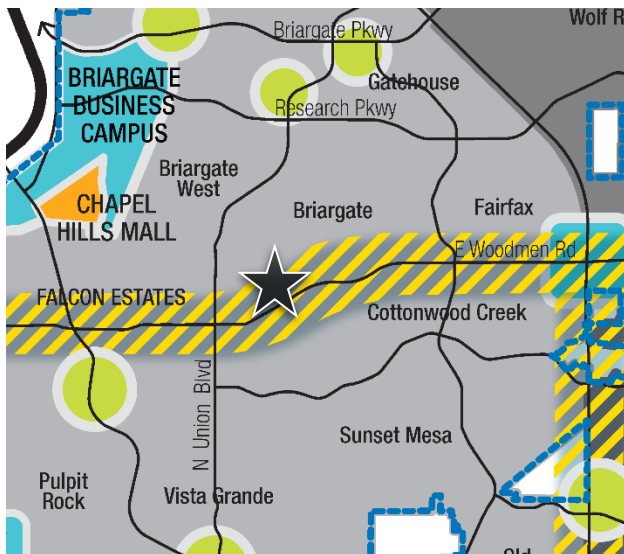
PlanCOS Vision



Staff evaluated the proposed application for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. According to PlanCOS, the project site is identified as being within a "New/Developing Corridor".

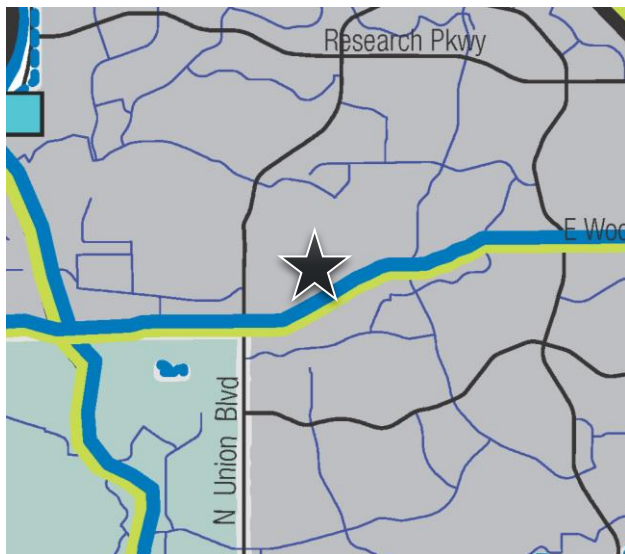
The goal of the "New/Developing Corridor" is to *"take advantage of the capacity and potential of these corridors to create unified, vital, connected, and more transit supportive urban places, each with its unique character, identity, and design."*

Staff finds the proposed conditional use for a beauty salon to be substantially in compliance with the goals, policies, and strategies of PlanCOS.



Unique Places

This project is on a “New/Developing Corridors” of the Unique Places Framework map. Beauty salons are a common “third place,” spaces beyond the home and the workplace where people can interact. This proposed beauty salon would work towards creating a unique place along the Woodmen corridor. The project helps meet Goal UP-4 in Plan COS: *“Strengthen our overall community identity and better serve the needs of residents and businesses within our large metropolitan area by developing active, unique, and connected centers and corridors.”*



Strong Connections

This project is next to or lies within the “Smart and Multimodal Corridors” on the Strong Connections Framework-Transportation map. It is important to have amenities, such as a beauty salon, along corridors that will continue growing and receiving investment in the future.

Statement of Compliance

CUDP-24-0007

After evaluation of the Luxe Cosmetic Studios Conditional Use, the application meets the review criteria.