

APPLICATION FOR A CONDITIONAL USE PERMIT
DUBLIN SALON
NARRATIVE AND JUSTIFICATION STATEMENT
JULY 29, 2020

DESCRIPTION OF THE CONDITOINAL USE PERMIT REQUEST

Dublin Salon is comprised of 7 independent salon suites. We lease these suites to 7 independent salon/spa owners. Upon purchasing the space, we were informed that we didn't need any additional permits. It has now been determined one is required. This request is to allow the existing salon to remain, in conformance with the applicable zoning regulations.

Dublin Salon tenants lease their salon space from Dublin Salon. Each independently owned salon dictates their own hours. The salons are all owned and operated by the tenant with no additional employees. There is a lobby area in our suite but that is currently not being used per the Covid 19 orders. There is a large demand for salon and spa services with in Dublin. Dublin Salon operates similarly to the two dentist offices already in the building. The dentists see regular clients on a daily basis as do our tenants.

With respect to parking, we are using the original building parking lot. We have not altered any landscaping, signage, access points or sidewalks.

CONDITIONAL USE REVIEW CRITERIA

- 1. The proposed use will be harmonious with and in accordance with the general objectives, or with specific objective or purpose of the Zoning Code and/or Community Plan.**

The proposed use is harmonious and in accordance with the Community Plan.

- 2. The proposed use will comply with all applicable development standards, except as specifically altered in the approved conditional use.**

There are no proposed alterations to the site. No new parking or access points are needed. We utilize the existing entrances to the building so we do not require any exterior alterations.

- 3. The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.**

The proposed use will not alter the site in any way. It will benefit our area as it offers salon and spa services to the community.

- 4. The use will not be hazardous to or have a negative impact on existing or future surrounding areas.**

The surrounding area is built out and encompasses a mixed use of Suburban Office and Institutional. The proposed use of our salon does not have a negative impact on this.

- 5. The area and proposed use(s) will be adequately served by essential public facilities and service such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately such services.**

Dublin Salon is adequately served by the existing public facilities.

- 6. The proposed use will not be detrimental to the economic welfare of the community.**

The proposed use will bring salon and spa services to the community which is beneficial for the economy.

- 7. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operations, including but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise,**

smoke, fumes, glare, odor or other characteristics not comparable to the uses permitted in the base zoning district.

The proposed use will not generate any noise, smoke, fumes, flare or odors. The proposed use will not generate any excessive traffic production.

- 8. Vehicular approaches to the property shall be so designed as to not create interference with traffic on surrounding public and/or private streets or roads.**

There are no changes to the existing streets, entrances or parking lots.

- 9. The proposed use will not be detrimental to property values in the immediate vicinity.**

The proposed use will not alter property values in any way.

- 10. The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The proposed use will not impede any proposed redevelopment.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Dave Clabeaux". The signature is fluid and cursive, with a large initial "D" and a long, sweeping underline.

Dave Clabeaux
Owner Dublin Salon