

Statement for Conditional Use Application for Nail Salon

Section D:

Proposed Use and Need

This application seeks approval for a conditional use to operate a nail salon with one employee in the location specified below. The salon is designed to serve the local community by providing a range of nail care services in a peaceful and professional setting. Given the popularity of personal care services in the area, a nearby nail salon fulfills a community need and enhances the local business environment by promoting self-care and wellness.

Location and Compatibility with Surrounding Properties

The proposed nail salon will be situated at 515 South Main Street, Franklin, Ohio 45005 and has been carefully selected to harmonize with the surrounding neighborhood. The property is primarily surrounded by small businesses and residential properties, and the salon will operate during standard business hours to align with the general rhythm of the community. Our business aims to bring a tranquil, low-impact environment that complements the existing landscape and character of the area, making minimal, if any, impact on neighbors or adjacent businesses.

Plan for Mitigating Potential Negative Effects

To address and mitigate any potential negative effects associated with the proposed use, we have developed the following plan:

1. **Traffic and Parking:** The salon has an on-site parking area exclusively for client use, which will prevent any spillover onto public roads or neighboring properties. Additionally, with only one employee and a client-based appointment system, traffic flow will remain light and consistent with the surrounding area.
2. **Noise Control:** Our salon services will be conducted indoors, within the salon premises, thus eliminating noise concerns for adjacent properties. All procedures and equipment used are quiet in nature, ensuring the continued tranquility of the area.
3. **Light Intrusion:** The nail salon will use standard interior lighting, and with an additional outdoor lighting to highlight the business sign that turns off in the evening. This approach ensures that there will be no light intrusion affecting nearby residences or businesses during evening hours.
4. **Solid Waste Storage and Removal:** The salon will follow local ordinances for waste storage and removal. All solid waste will be securely stored in designated bins and removed regularly by the local waste management service. By adhering to local waste removal schedules and using appropriate disposal methods, we ensure that there will be no adverse impact on the surrounding area.

This proposed nail salon has been planned with careful attention to the needs of the local community and neighboring properties. We appreciate the consideration of this application and look forward to the opportunity to contribute positively to the neighborhood.

Proposed Conditional Use: Nail Salon (Serenity Nail Room)

City of Franklin, Ohio

Section E:

In accordance with the requirements for conditional use approval, this statement outlines how the proposed nail salon in an existing building meets the general standards of approval set forth by the City of Franklin.

1. **Zoning Compliance**

The proposed use, a nail salon with one employee, is a conditional use in the zoning district for which it is proposed within the City of Franklin, Ohio. As such, the salon's operation aligns with the intended and allowable uses of the zoning code, bringing a beneficial service to the area.

2. **Alignment with Comprehensive Development Plan**

The nail salon supports the objectives of Franklin's comprehensive development plan by contributing to the local economy, enhancing community access to personal care services, and fostering local business growth. This use complements the city's vision for a vibrant business environment that serves the needs of its residents.

3. **Compatibility with Neighborhood Character**

The nail salon is designed, constructed, operated, and maintained to be harmonious with the neighborhood's character. The business will operate in an existing building and integrate seamlessly with the surrounding commercial and residential properties. Its appearance and function are in alignment with the visual and community standards expected within this district.

4. **Neighborhood Safety and Comfort**

The nail salon does not pose any hazard or unreasonable disturbance to current or future neighborhood uses. The salon provides personal care services in a peaceful, professional environment, ensuring minimal disruption to the surrounding community.

5. **Access to Essential Public Services**

The proposed use is adequately served by essential public facilities and services, including streets, police and fire protection, drainage, water, and sewer services. Additionally, the business owner is prepared to meet any service needs that arise, ensuring continuous compliance with city requirements.

6. **No Excessive Public Cost or Detriment to Economic Welfare**

The nail salon will not place excessive demands on public facilities or services, nor will it impose any additional costs on the city. Instead, it contributes positively to the city's economic welfare by providing a desirable service to the community, promoting local spending, and enhancing the commercial district.

7. **Minimized Environmental and Operational Impact**

The nail salon will not generate excessive traffic, noise, smoke, fumes, glare, or odors that could impact the well-being of the community. All salon operations will be conducted indoors within a controlled environment. Additionally, to address the use of liquid monomers and other materials for nail services, an appropriate exhaust system and portable ventilation system will be used. This system will ensure that any potential odors or fumes are safe, maintaining air quality and preventing any impact on neighboring

properties. This attention to indoor air quality further aligns the business with community health and safety standards.

8. Appropriate Vehicular Access

The salon has a dedicated parking area with convenient access, ensuring that clients and staff do not disrupt surrounding public thoroughfares. This parking setup maintains traffic flow and pedestrian safety in the area.

9. Protection of Natural, Scenic, and Historical Features

The proposed nail salon will operate within an existing building and will not cause any destruction, loss, or damage to natural, scenic, or historical features of importance to the City of Franklin.

Conclusion

The proposed nail salon has been thoughtfully planned to meet all required conditions and standards for conditional use approval. We appreciate the consideration of this application and are committed to maintaining a business that enhances Franklin's community, economy, and quality of life.

Respectfully,

A handwritten signature in black ink that reads "Tasha Walton". The signature is fluid and cursive, with a large loop at the end of the last name.

Tasha Walton

Narrative Statement for Conditional Use Approval – Nail Salon (Serenity Nail Room)

Proposed Conditional Use: Nail Salon

City of Franklin, Ohio

Section H:

This statement addresses how the proposed nail salon complies with the specific standards of approval for a conditional use as set by the City of Franklin.

1. Personal Services Definition and Purpose Compliance

The proposed nail salon aligns with the city's definition and purpose for "Personal Services." This establishment will provide professional nail care services to the community, enhancing the local economy and fulfilling community needs within the personal care sector.

2. Traffic Volume and Parking Requirements

The proposed use will not generate unreasonable increases in traffic volume and does not require but has optional on-street parking to meet its parking needs. The salon operates by appointment only, which helps regulate traffic flow and minimize impact.

3. Adequate Lot Area for Off-Street Parking

The lot is adequately sized to meet all off-street parking requirements, and no variances are needed. The existing parking area comfortably accommodates the salon's traffic volume, with sufficient spaces for clients and employees.

4. Minimized Lighting Impact

To ensure minimal impact on surrounding properties, the parking area will utilize cut-off type lighting fixtures, preventing any light spillage onto adjacent residential properties. This lighting plan will uphold community standards for both safety and comfort.

5. Building Line Compliance

All structures, ancillary equipment, and appurtenances associated with the nail salon are located within the established building line, ensuring compliance with city requirements for building placement and maintaining the aesthetic of the area.

6. Setback for Service Areas

No outdoor display areas or service-related structures are planned within 50 feet of any adjacent residential property or district. The nail salon is designed to operate entirely within the building, ensuring minimal impact on nearby residences.

7. Height Setback Compliance

No structural changes are planned that would affect this compliance.

8. Screening and Privacy Fencing

A solid privacy fence already exists along the property line adjacent to any residential areas, providing a consistent buffer that complies with requirements and preserves the privacy and comfort of neighboring properties.

9. Nuisance Prevention

The proposed use will not create excessive noise, dust, odors, or other nuisances, particularly as it is located within a business district adjacent to a residence. A specialized exhaust system will be installed to manage any odors associated with liquid monomer use, ensuring air quality standards are maintained.

10. Business Hours Compatibility

The salon will operate during normal business hours, which aligns with the activity levels of surrounding businesses and is unlikely to disrupt neighboring residential properties.

Any adjustments to operating hours will be coordinated with the Planning Commission to ensure community compatibility.

11. Driveway Distance Compliance

*M, T, TH 11am-6pm, F 11-7, Sat. 12-5
Closed W + Sunday.*

The property features off-street parking that meets required distances from intersections, schools, places of worship, cemeteries, and daycare centers. The salon's location and parking area are designed to prevent any safety or traffic concerns in proximity to these facilities.

12. Access from Arterial or Collector Street

Parking access is available from the main street and an adjacent alleyway. This configuration ensures the business has direct access without impacting residential streets, providing a smooth traffic flow. All access drives will comply with city engineering standards for safety and efficiency.

13. Smooth Circulation Flow

The salon's parking and circulation areas are designed to provide smooth and efficient vehicle and pedestrian movement, with no anticipated conflicts. The layout prevents disruptions, with clear pathways for both vehicles and pedestrians, creating a safe and seamless site experience.

14. Adequate Access and Maneuvering Areas

All parking and loading spaces are designed with sufficient access and maneuvering room on the same lot. This setup ensures clients and employees can move easily within the designated areas without congestion or overlap in maneuvering space.

15. Balanced Site Integration

The nail salon is positioned to facilitate efficient site usage, avoiding congestion and minimizing conflict points between vehicles and pedestrians. The design reduces curb cuts and prevents any strip development, promoting a cohesive site layout that integrates with neighboring properties.

Conclusion

The proposed nail salon meets all specific standards for conditional use approval. We appreciate your consideration of this application and are committed to operating in a manner that enhances the Franklin community.

Respectfully,



Tasha Walton

SECTION I.

Signs and Graphics Plan for Serenity Nail Room

1. Proposed Sign Location

The primary sign for Serenity Nail Room will be installed directly on the salon door and window.

2. Existing Signs on Premises

The premises currently feature a black metal pole approximately 15 feet in height, previously installed and permitted. No additional signage will be placed on this existing pole.

3. Sign Specifications and Design

The new door sign will feature a perforated design with less than 25% or under for coverage to maintain visibility and aesthetics. Additionally, a solid window wrap will be at 25% or under to cover a portion of the window, aligning with Serenity Nail Room's branding. There will be no additions to the existing pole structure.

4. Sign Illumination and Display of Additional Information

The signs will not include internal illumination.

5. Elevation Drawings

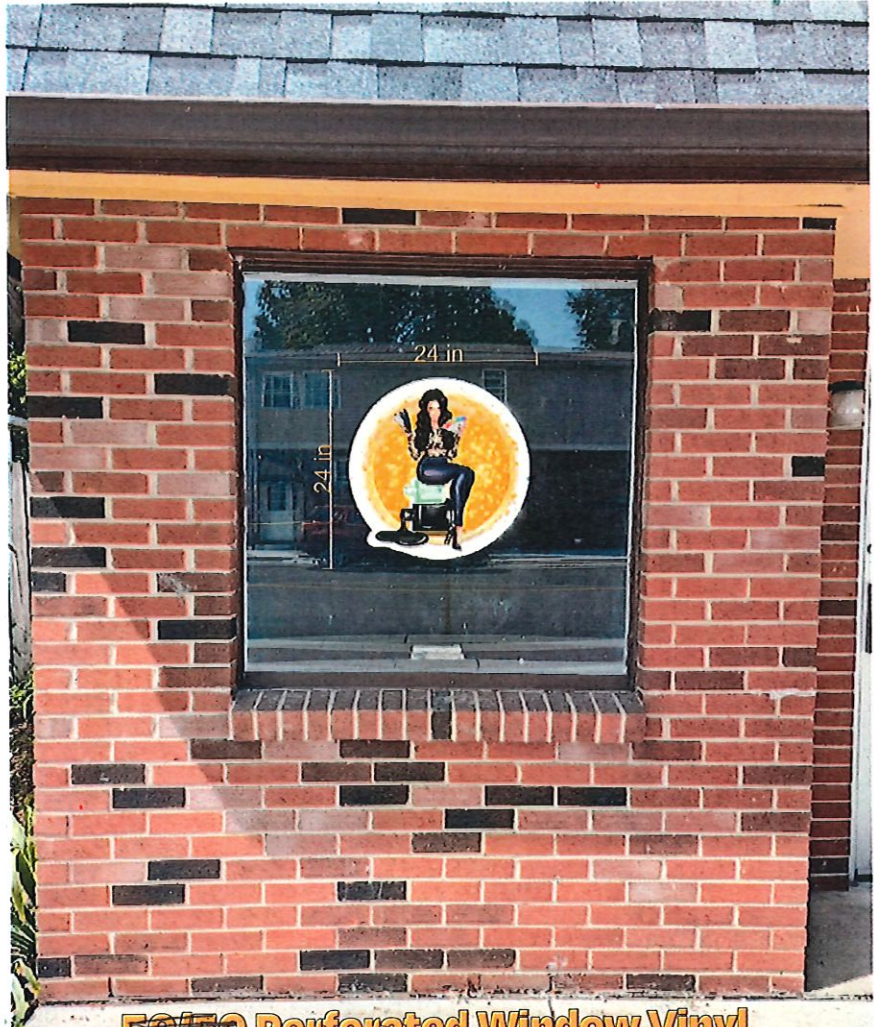
The signage plan complies with all setback requirements and maintains a safe distance from pedestrian pathways to ensure it does not obstruct the sidewalk or pedestrian traffic.

This plan emphasizes clear visibility, adherence to existing guidelines, and compatibility with the premises.



50/50 Perforated Window Vinyl

25%



50/50 Perforated Window Vinyl

25%

**or
Solid White Vinyl Printed**

Landscaping Plan for Nail Salon (Serenity Nail Room)

Section J:

In compliance with Section 1111.06, this landscaping plan confirms that there will be no changes or modifications to the current landscaping on the property. The existing landscape design meets all necessary requirements, and no additional landscaping is planned at this time. This approach ensures consistency with the property's established aesthetic and maintains alignment with community standards.

Any future updates or modifications to landscaping will adhere to Section 1111.06 standards and be submitted for review as required.