

## PC EXHIBIT A

Application for parking reduction for a quick service taco shop at Village Westpark.

We would like to open a quick serve taco shop in 2310 Pleasant Grove Blvd., suite 130. It will be approximately 1250 sf, have a 56 sf bathroom, 150 sf office, 600 sf kitchen and 450 sf customer space with a few tall tables for people to wait at and eat at if they do not wish to take it to go. Hours of operation would be 11 am – 9 pm Sunday – Thursday and 11am – 10 pm Friday/Saturday with 3 to 4 employees at any given time.

We currently operate kitchen747 and MoJoe's in the center (hours of operation are 11am to 9pm) and have seen after 6-9 months of operation how parking is used along with the office open and F45. F45 uses maybe 10-15 spaces for their full classes at 5am and 6 am. F45 has classes currently at 5am, 6am, and 9:15am on weekdays and 8am and 9:15am on weekends only. They offer a 5:30pm class on weekdays which uses maybe 8-10 parking spaces. They currently are allotted **29** parking spaces. There is no way they will ever use 29 spaces at one time, maybe over their entire day but never at one time.

Our parking is minimal at MoJoe's as 30%-40% of our customers ride bikes or walk and at our busiest hour at kitchen747, there are still more than 15-20 spots available in the parking lot.

We anticipate the same clientele at the taco shop that frequents kitchen747 but even more so local which equates to more walkers and bikers. It is truly a unique shopping center and is at its busiest right now since there are no other options in town. Once other retail buildings open up and more restaurants open, we anticipate our numbers to normalize and plateau along with the other businesses in the center.

Other businesses in the center yet to open are a nail salon, a veterinarian and an orthodontist, all with signed leases. A liquor store and a barber shop are two we are currently talking with, but nothing is signed yet. I truly do not want to allow a liquor store in the center, but with these parking limitations, it seems a good business to have for our parking lot. I'm not sure it's the best for the neighborhood and community, but the parking limits my options for businesses. Hours of operation for the vet and orthodontist I imagine are 9-4/9-5 and nail salon 9-6 so doesn't really impact parking for dinner hours where the taco shop would be busiest.

We currently have a 15 space parking reduction, which is a 9% parking variance and we are seeking a 17% parking variance to accommodate the taco shop, barber and liquor store to get us to the 157 spaces we currently have.

I'm including a spreadsheet on parking over two weeks along with some pictures of the parking lot at various times. If you have ever been to kitchen747, you may drive around the parking lot for a few minutes if you come at our busiest time, but you will see lots of bikes as well, especially now that the weather is getting nicer.

Thank you for your consideration.

Juli

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