



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-36891 APPLICANT: MARI GONZALES - OWNER: MAIN STREET LAS VEGAS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Tattoo Parlor/Body Piercing Studio use.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-36891 - Staff Report Page One
January 14, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Tattoo Parlor/Body Piercing Studio within a 22,165 square-foot commercial building at 1223 South Main Street. The Tattoo Parlor/Body Piercing Studio will comprise 1,680 square feet of the commercial building. The use is located within the Downtown Centennial Plan – 18b Las Vegas Arts District. The use is appropriate for the area and can be conducted in a manner that will be compatible with the surrounding land uses; therefore staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
There are no related city actions that pertain to this site.	
<i>Related Building Permits/Business Licenses</i>	
C.1950	The existing building was constructed.
<i>Pre-Application Meeting</i>	
12/07/09	A pre-application meeting was held to discuss the requirements of submitting a Special Use Permit for a Tattoo Parlor/Body Piercing Studio.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required nor was one held.	
<i>Field Check</i>	
12/22/09	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.80

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Retail, Office Space	C (Commercial)	C-M (Commercial Industrial)
North	Retail, Office Space	C (Commercial)	C-M (Commercial Industrial)
South	Auto Sales, Used	C (Commercial)	C-M (Commercial Industrial)
East	Storage, Office Space	MXU (Mixed Use Development)	C-1 (Limited Commercial)
West	Retail, Office Space	C (Commercial)	C-M (Commercial Industrial)

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SUP-36891 - Staff Report Page Two
January 14, 2010 - Planning Commission Meeting

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Live/Work Overlay District	X		Y
Trails – Tortoise Trail	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

<i>Parking Requirement - Downtown</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Base Parking Requirement</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Tattoo Parlor/Body Piercing Studio	1,240 SF	1/250	4	1	0	0	
TOTAL			5		0		Y

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of standard parking requirements.

ANALYSIS

The proposed Tattoo Parlor/Body Piercing Establishment will be located within an existing 22,165 square-foot commercial building. The use will not significantly change the physical appearance or characteristics of the subject site and is compatible with the surrounding uses in the area. This use is located within the C-M (Commercial Industrial) zone, and is a permitted use. However, the site is also located within the 18b Las Vegas Arts District which only allows a Tattoo/Body Piercing Establishment with the approval of a Special Use Permit. Sites located within the Arts District are not subject to the automatic application of parking requirements. The use is appropriate for the area and can be conducted in a manner that will be compatible with the surrounding land uses; therefore staff recommends approval.

SUP-36891 - Staff Report Page Three
January 14, 2010 - Planning Commission Meeting

FINDINGS

The following findings must be made for a Special Use Permit:

1. **“The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.”**

The proposed Tattoo Parlor/Body Piercing Studio is located within a 22,165 square-foot commercial building, and can be conducted in a manner that is harmonious with the existing and future land uses as projected by the General Plan.

2. **“The subject site is physically suitable for the type and intensity of land use proposed.”**

The subject site is suitable for a variety of service, retail and restaurant uses. The subject Tattoo Parlor/Body Piercing Studio is appropriate for the site as proposed.

3. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.”**

The subject site has access via Main Street, a 90-foot Primary Arterial as categorized by the city’s Master Plan of Streets and Highways, and will provide adequate access to the site.

4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

The proposal conforms to the goals and objectives of the General Plan designation in which it is located. As such, it will not endanger the public health, safety, or welfare of the populace or be inconsistent with the objectives of the General Plan.

5. **The use meets all of the applicable conditions per Title 19.04.**

The site meets all applicable conditions per Title 19.04 for a Tattoo Parlor/Body Piercing Studio. The use conforms to Title 19 as conditioned.

SUP-36891 - Staff Report Page Four
January 14, 2010 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 145

APPROVALS 3

PROTESTS 2