



Planning Commission Agenda Item

Date: May 12, 2021

Item No: 7.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Amy Michaels

SUBJECT: SUP-18-2021 INK THERAPY TATTOO CO. (Public Hearing). Applicant: Miles D. Purdy. Request: A special use permit in a C-2 (General Commercial District) to allow a personal services establishment. Location: 775 West Craig Road, #162. (Ward 2)

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN #139-03-314-009)

The applicant is requesting a special use permit to allow a tattoo and piercing shop located at 755 West Craig Road, Suite 162. The hours of operation for the shop will be 10:00 a.m. to 10:00 p.m. Monday thru Saturday and 10:00 a.m. to 6:00 p.m. on Sunday. The site is zoned C-2, General Commercial with a land use designation of Mixed-Use Commercial.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Commercial	C-2, General Commercial District	Commercial Center
North	Mixed-Use Commercial	C-2, General Commercial District	Commercial Center
South	Mixed-Use Commercial	C-2, General Commercial District	Mini Storage Facility
East	Mixed-Use Commercial	C-2, General Commercial District	Commercial Center
West	Mixed-Use Commercial	C-2, General Commercial District	Commercial Center

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Department of Aviation:	No Comment.

ANALYSIS

The applicant is requesting approval of a special use permit to allow a personal services establishment (tattoo and piercing shop) at 775 West Craig Road, Suite 162. The applicant's letter of intent states that the hours of operation for the tattoo shop will be 10:00 a.m. to 10:00 p.m. Monday thru Saturday and 10:00 a.m. to 6:00 p.m. on Sunday. The site is zoned C-2, General Commercial with a land use designation of Mixed-Use Commercial.

According to the applicant, they will be using an existing suite that is approximately 1,625 square feet in size. The suite will contain a restroom, office area, work room, storage area and tattoo and piercing area for clients. Currently, the applicant does not have a piercing person but will have one in the future.

The parking requirement for a tattoo establishment is one (1) space per 250 square feet of GFA. The building is 1,625 square feet in size and requires six (6) parking spaces. The proposed tattoo shop is located within a large commercial development. The overall commercial development's site plan contains 454 parking spaces. The parking is in compliance with code requirements.

The commercial building consists of commercial retail uses, restaurants, and personal services establishments. The commercial center was built in 2005 and appears to be in compliance with the commercial design standards. The applicant is not proposing any modifications to the exterior of the building.

The perimeter landscaping along Revere Street is existing with a five (5) foot sidewalk located within the landscaping area. The perimeter landscaping appears to be in compliance with code requirements.

Staff has no objections to the proposed use. The proposed use is consistent with the C-2, General Commercial District zoning designation and the Mixed-Use Commercial Comprehensive Master Plan land use designation, and is compatible with the existing uses of the commercial areas and surrounding neighborhood.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and

5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

ATTACHMENTS:

Letter of Intent

Site Plan

Building Elevation

Clark County Assessor's Map

Location and Zoning Map