

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

November 1, 2024

Honorable Mayor and Councilors
City Manager
City Attorney
Clerk of Council

Subject: (EXCP-08-24-1827) Special Exception Use request to allow for a Tattoo and Body Piercing Shop to be located at 1234 Broadway Street.

Tattoo and Body Piercing Shop

Mary Moore has submitted an application for the Special Exception Use cited above. The property is located in the Central Riverfront District (CRD) zoning district. The site for the proposed Tattoo and Body Piercing Shop is located at 1234 Broadway Street. The purpose of the Special Exception Use is to allow for the operation of a Tattoo and Body Piercing Shop within the Central Riverfront District (CRD) zoning district zoning district:

(1) Access: Is or will the type of street providing access to the use be adequate to serve the proposed special exception use?

Broadway is a local street. The Average Annual Daily Traffic is 5,240. There is no trip generator details available.

(2) Traffic and Pedestrian Safety: Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of the traffic flow, and access by emergency vehicles?

Access is adequate, parking is available on both sides of Broadway.

(3) Adequacy of Public Facilities: Are or will public facilities such as school, water, or sewer utilities and police and fire protection be adequate to serve the special exception use?

Services such as water, utilities, police, and fire protection are adequate.

(4) Protection from Adverse Affects: Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?

The property is surrounded by the Central Riverfront District (CRD) zoning district. Noise, light, glare and odor should be limited due to the nature of the business.

(5) Hours of Operation: Will the hours and manner of operation of the special exception use have no adverse effects on other properties in the area?

The business is open 12:00 to 8:00 P.M., Tuesday through Saturday.

(6) Compatibility: Will the height, size, or location of the buildings or other structures

on the property be compatible with the height, size, character, or location of buildings or other structures on neighboring properties?

The tattoo studio will operate out of the existing building.

Council District: District 7 (Cogle)

Twenty-five (25) property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received one call and/or emails regarding the rezoning.

Approval: 0 Responses

Opposition: 0 Responses

The Planning Advisory Commission recommended ***approval*** and the Planning Department recommended ***approval***.

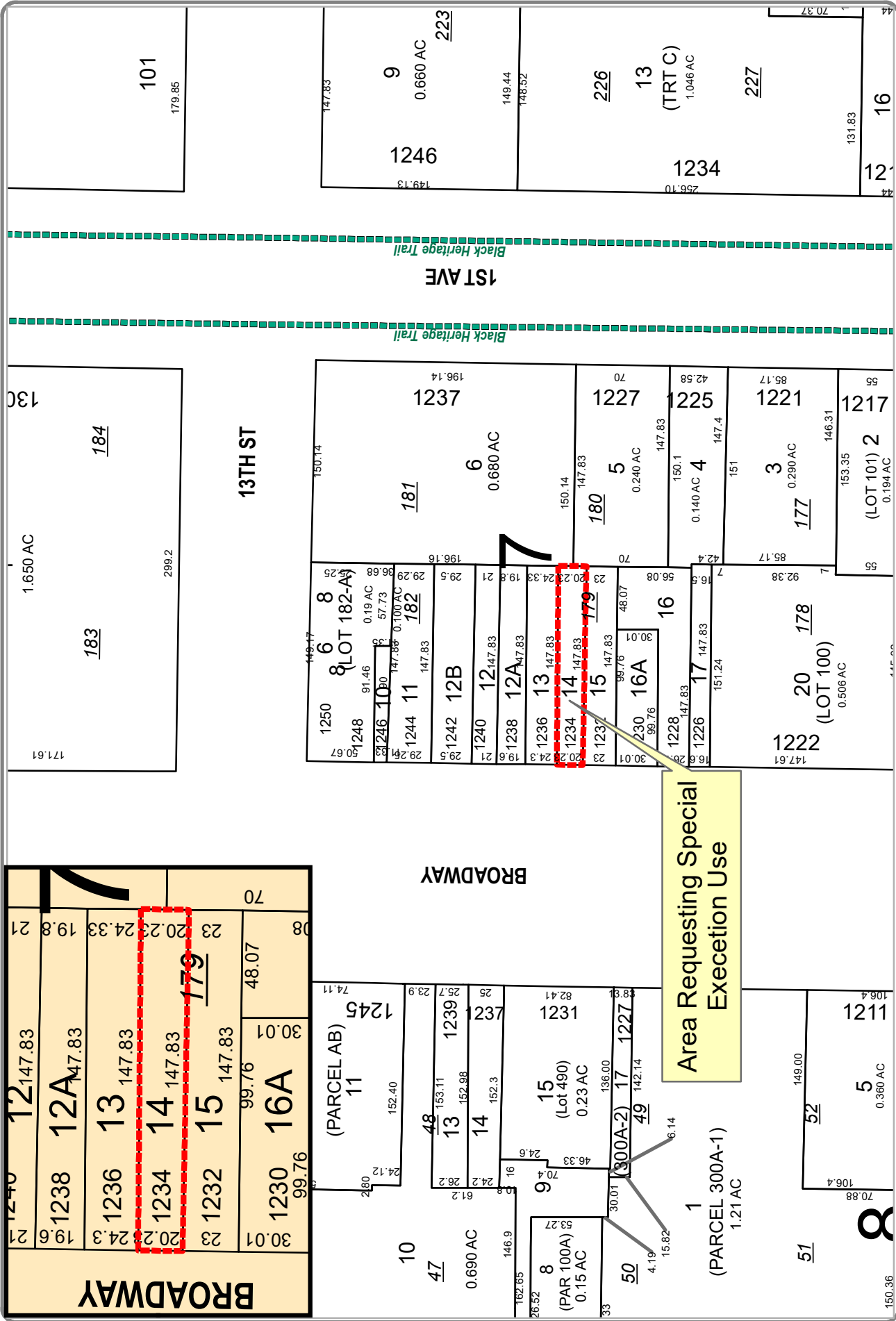
Additional Information: N/A

Respectfully,

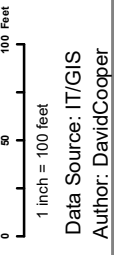
Will Johnson
Director, Planning Department

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Flood Map



Area Requesting Special Execution Use



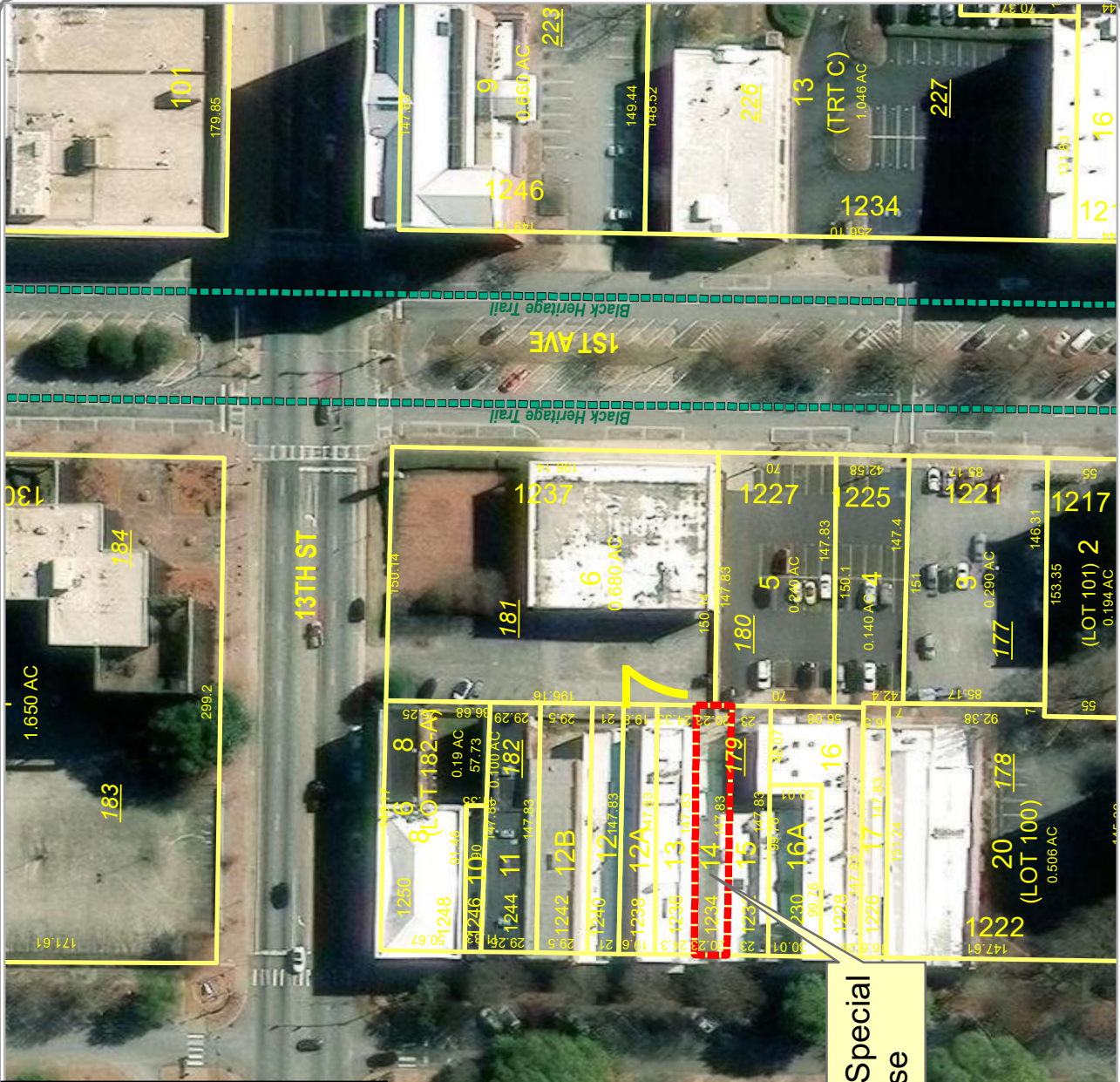
Location Map for EXCP 08-24-1827
 Map 004 Block 007 Lot 014
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

Date: 9/9/2024



1270	12	147.83	21
1238	12A	147.83	19.8
1236	13	147.83	24.33
1234	14	147.83	20.23
1232	15	147.83	23
1230	16A	99.76	30.01
			48.07
			70



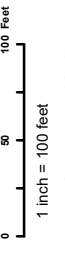
Area Requesting Special Execution Use

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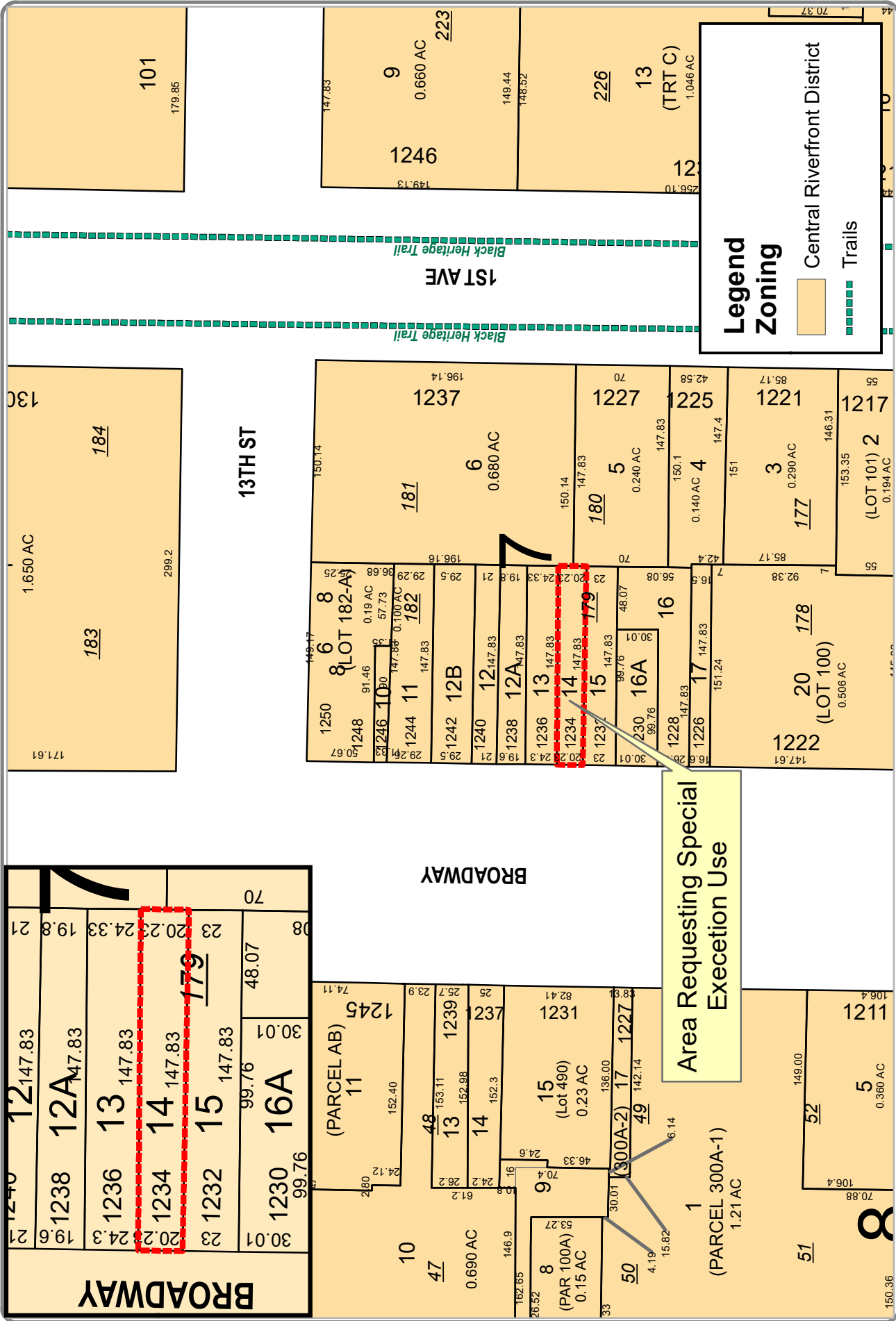
Date: 9/9/2024

Aerial Map for EXCP 08-24-1827
Map 004 Block 007 Lot 014
 Planning Department-Planning Division
 Prepared By Planning GIS Tech



Data Source: IT/GIS
 Author: DavidCooper





Area Requesting Special Execution Use

Legend
Zoning

- Central Riverfront District
- Trails

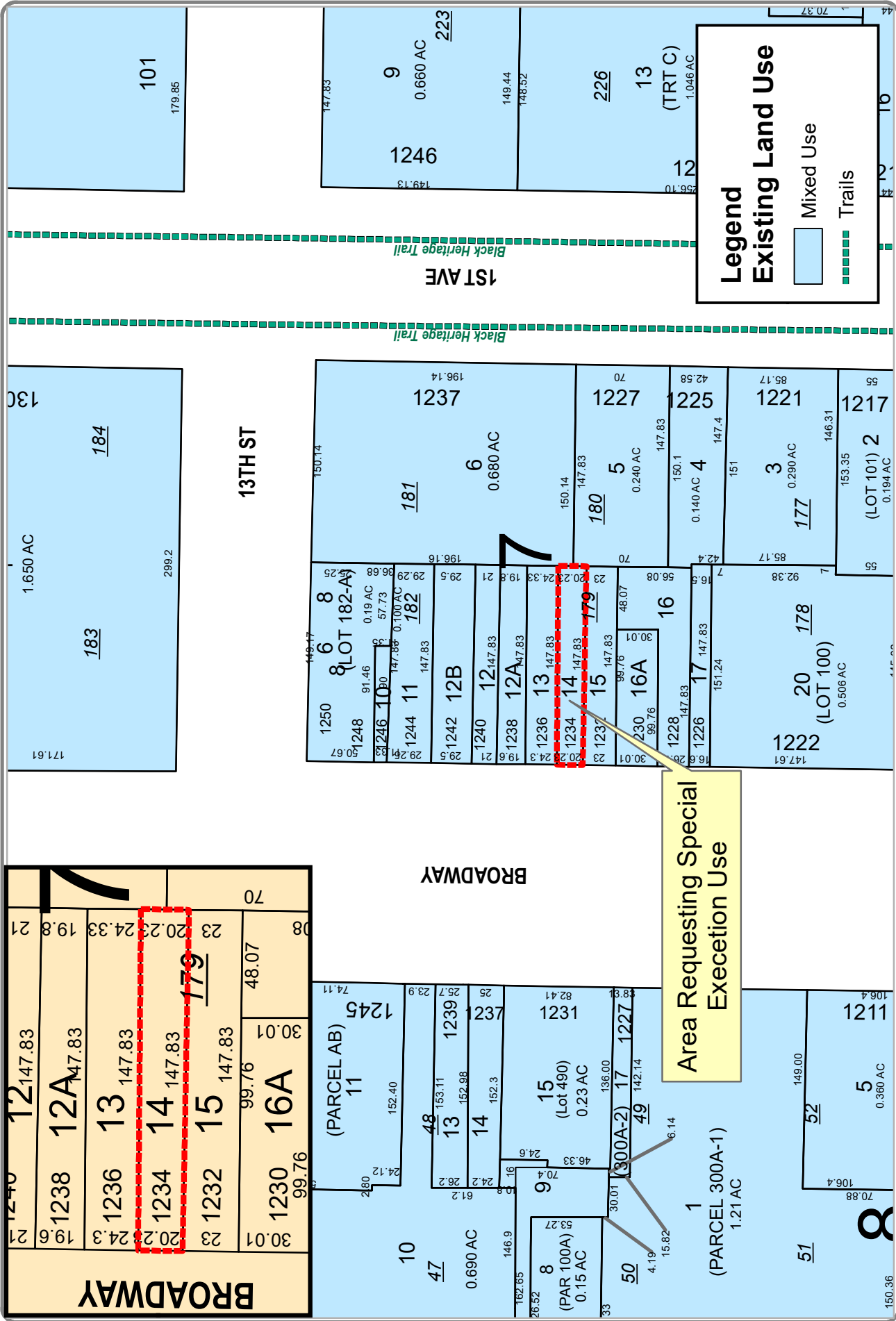
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Zoning Map for EXCP 08-24-1827
Map 004 Block 007 Lot 014
Planning Department-Planning Division
Prepared By Planning GIS Tech

100 Feet
1 inch = 100 feet
Data Source: IT/GIS
Author: DavidCooper



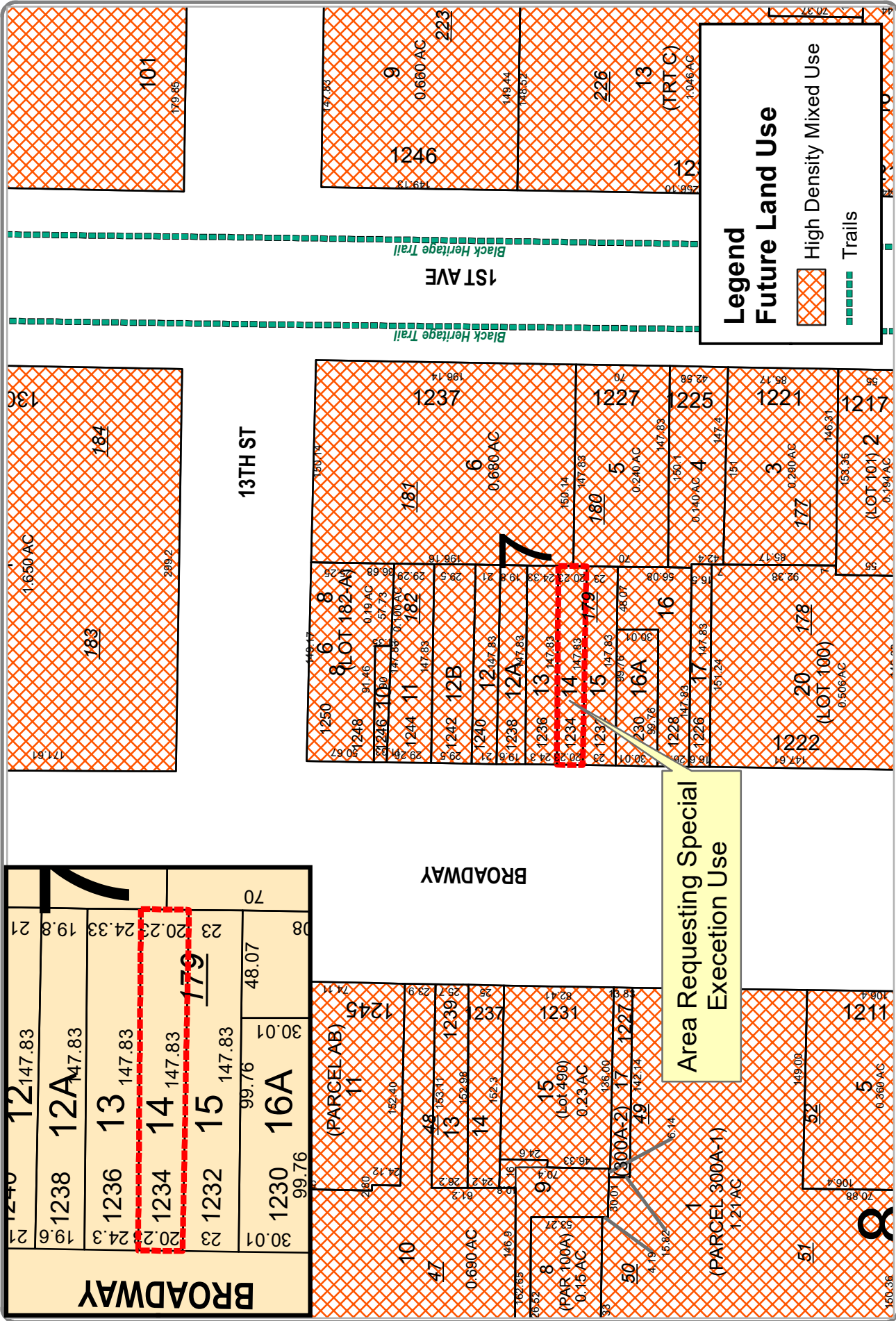


100 Feet
 1 inch = 100 feet
 Data Source: IT/GIS
 Author: David Cooper

Existing Land Use Map for EXCP 08-24-1827
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 Planning Department-Planning Division
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Area Requesting Special Execution Use

Legend

Future Land Use

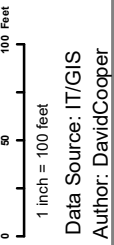
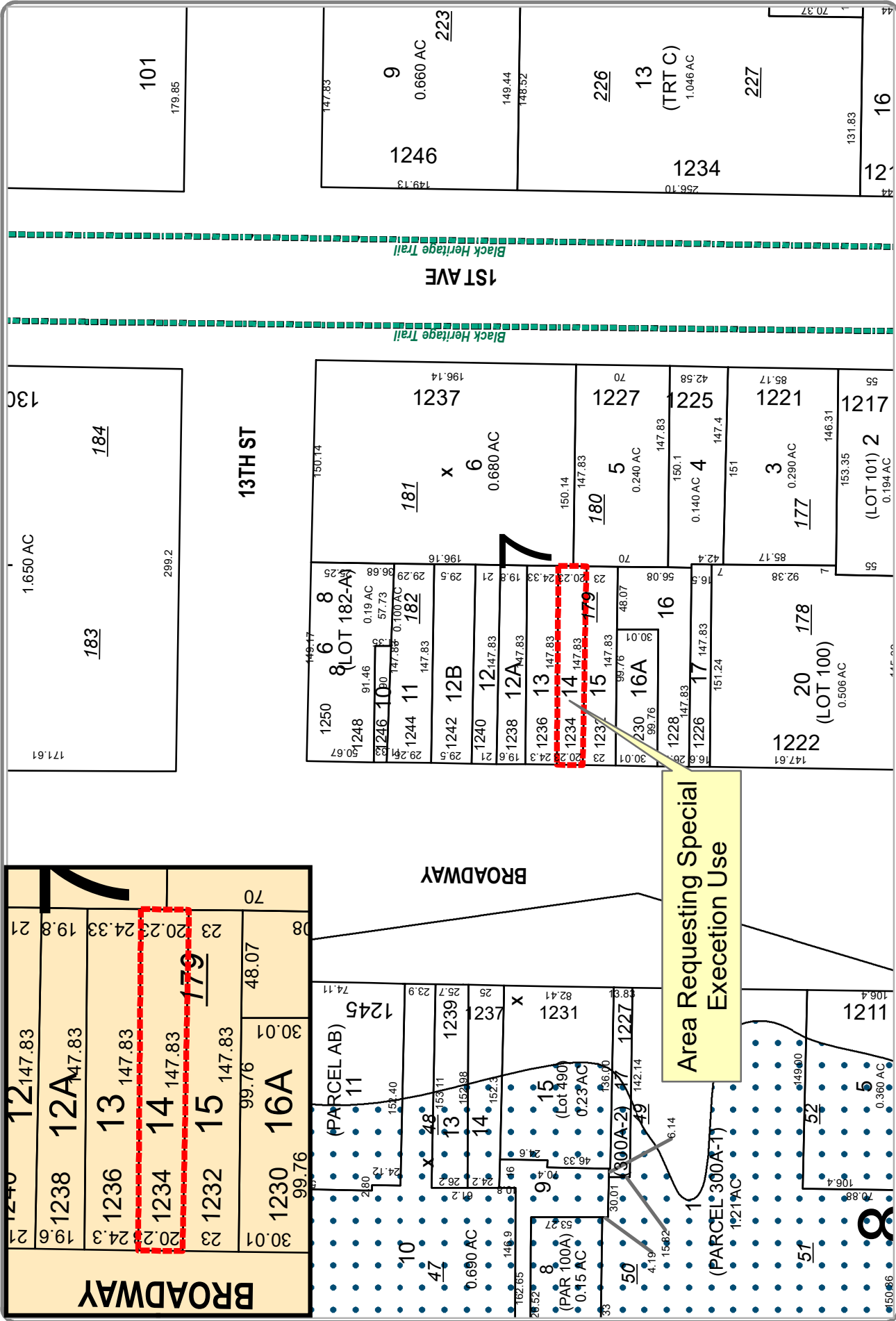
- High Density Mixed Use
- Trails



100 Feet
1 inch = 100 feet
Data Source: IT/GIS
Author: David Cooper

Future Land Use Map for EXCP 08-24-1827
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Flood Hazard Map for EXCP 08-24-1827
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