

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

August 7, 2023

Honorable Mayor and Councilors
City Manager
City Attorney
Clerk of Council

Subject: (EXCP-05-23-1008) Special Exception Use request to allow for a Tattoo and Body Piercing Shop located at 221 9th Street.

Tattoo and Body Piercing Shop

Kasey McGrath has submitted an application for the Special Exception Use cited above. The property is located in a Uptown (UPT) zoning district. The site for the proposed existing building located at 221 9th Street. The purpose of the Special Exception Use is to allow for the operation of a Tattoo and Body Piercing Shop located within the Uptown (UPT) 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?

9th Street is a three-lane local street. There are no traffic counts or 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 9th street and along 3rd Avenue.

(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 Uptown (UPT) 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 appointment only during the hours of 10 AM to 7 PM.

(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.

Twenty-nine (29) property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received two call and/or emails regarding the rezoning.

Approval: 0 Responses

Opposition: 1 Responses

Council District: District 7 (Cogle)

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

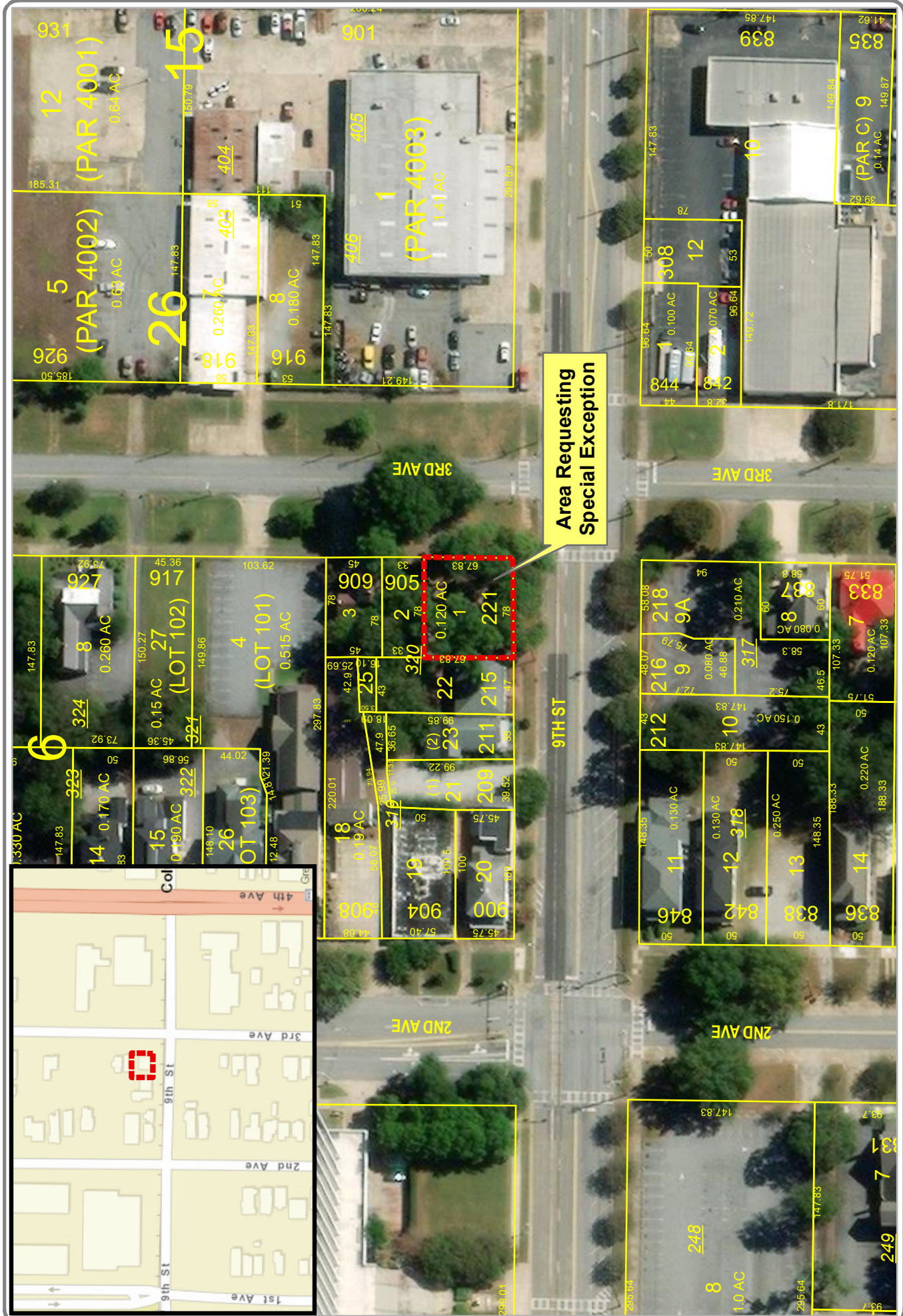
Additional Information: N/A

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 Exception**



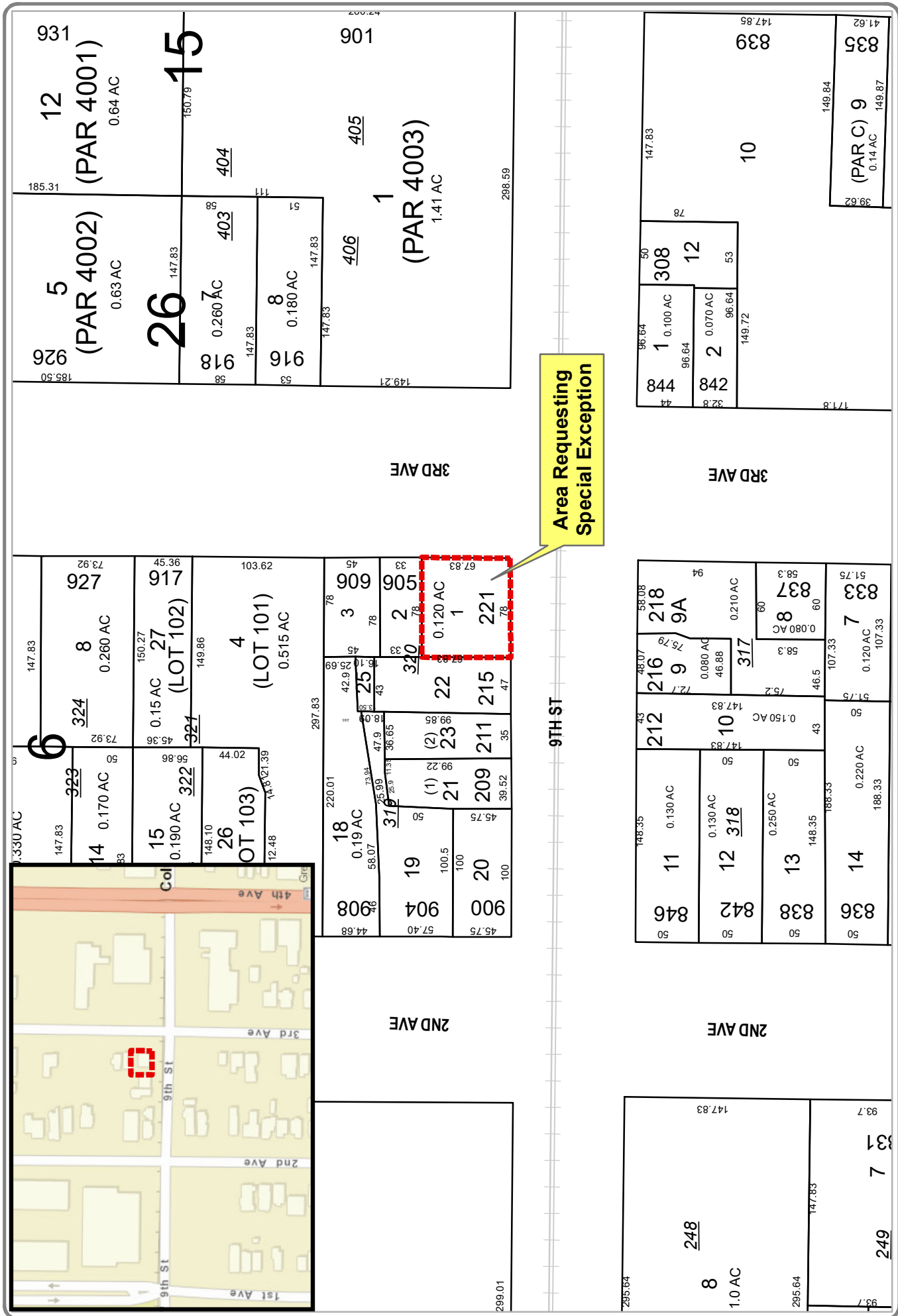
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1 inch = 100 feet
Data Source: IT/GIS
Author: DavidCooper

Aerial Map for EXCP 05-23-1008
Map 003 Block 006 Lot 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

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Date: 6/21/2023



**Area Requesting
Special Exception**



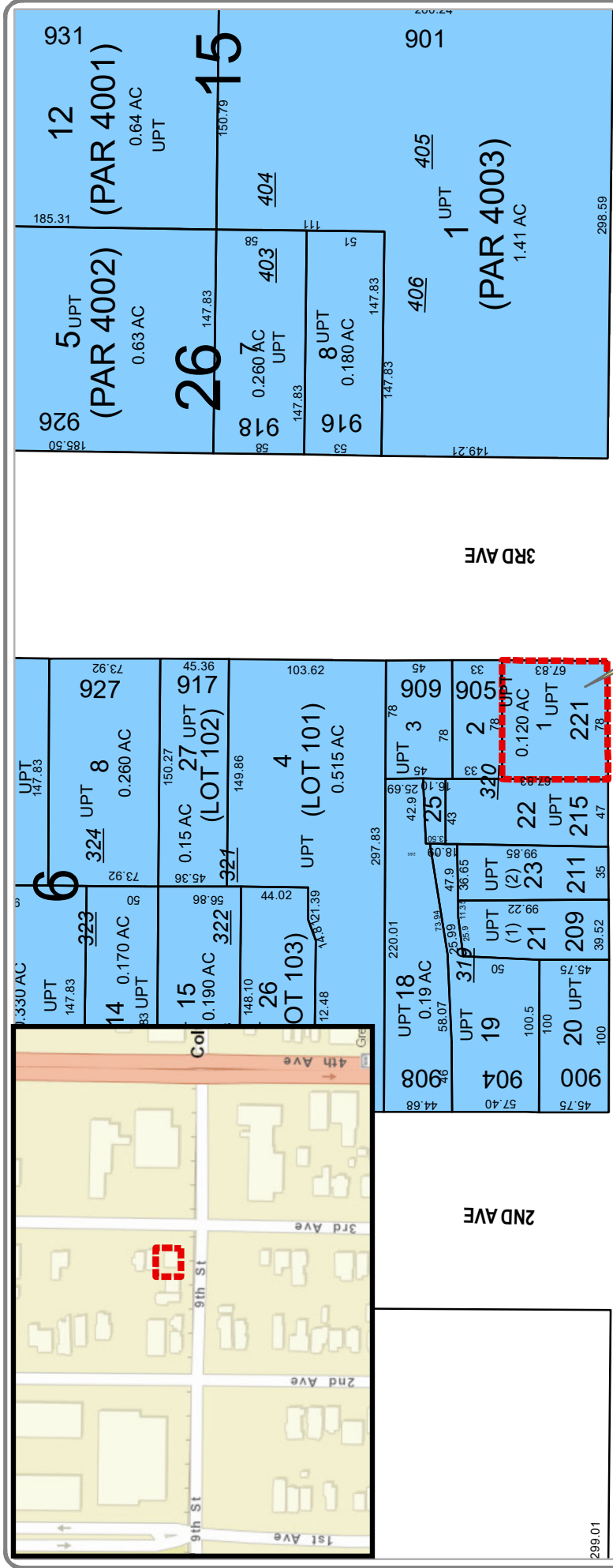
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Data Source: IT/GIS
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Location Map for EXCP 05-23-1008
Map 003 Block 006 Lot 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

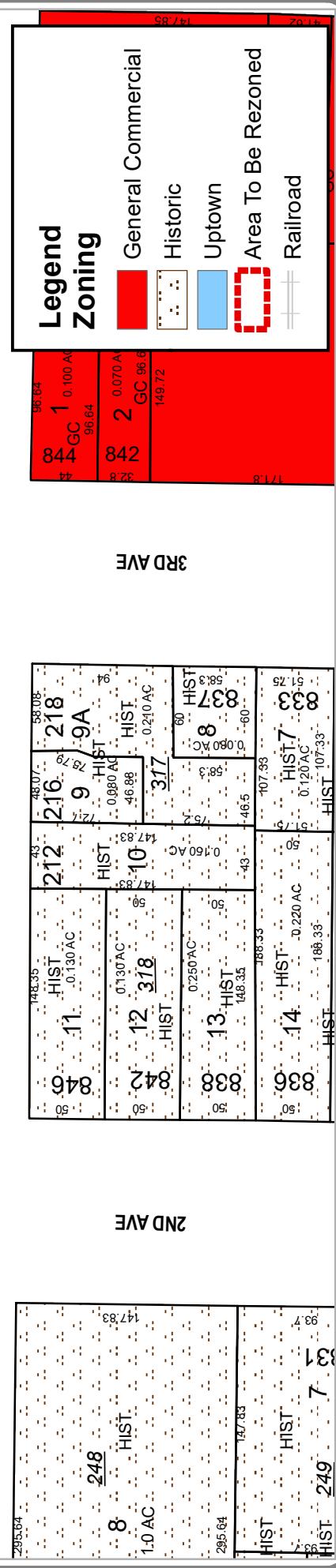
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**Area Requesting
Special Exception**



**Legend
Zoning**

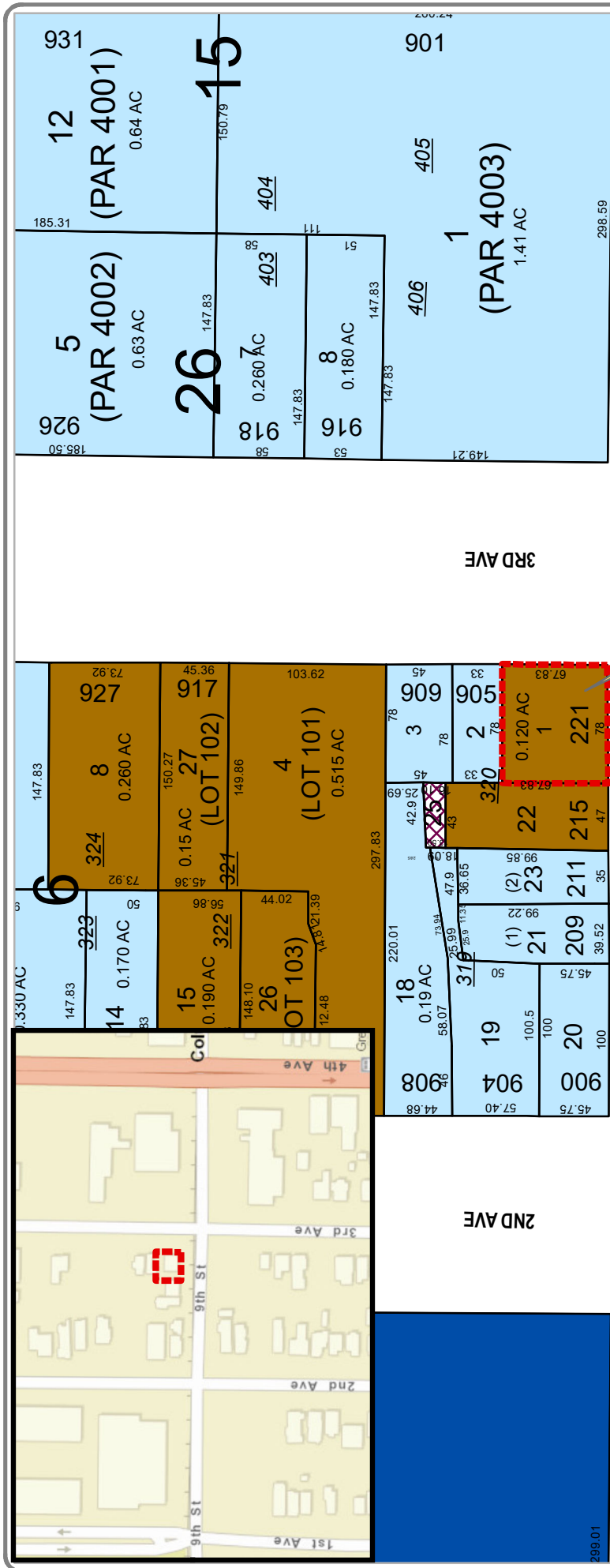
- General Commercial
- Historic
- Uptown
- Area To Be Rezoned
- Railroad

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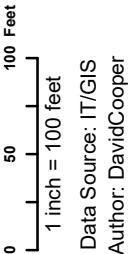
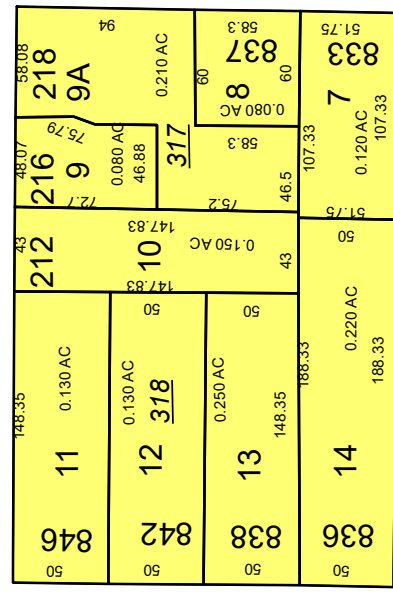
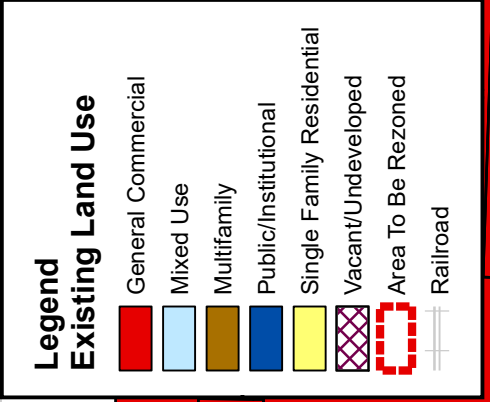
Date: 6/22/2023

Zoning Map for EXCP 05-23-1008
Map 003 Block 006 Lot 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

Data Source: IT/GIS
Author: DavidCooper



**Area Requesting
Special Exception**

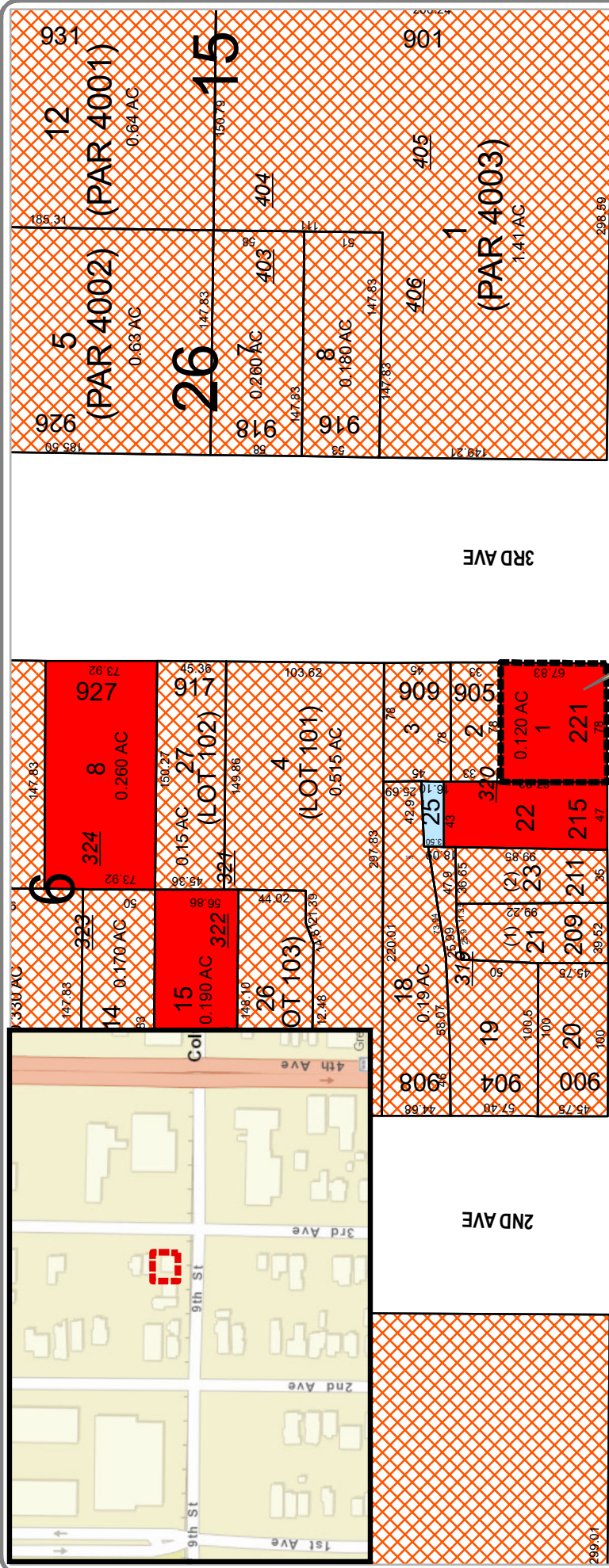


Existing Land Use Map for EXCP 05-23-1008
Map 003 Block 006 Lot 001
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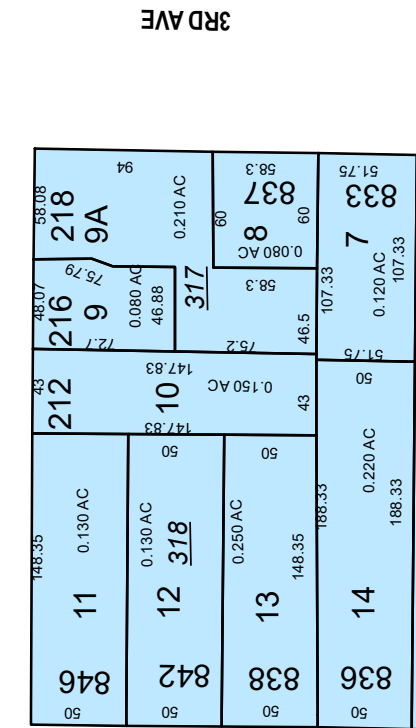
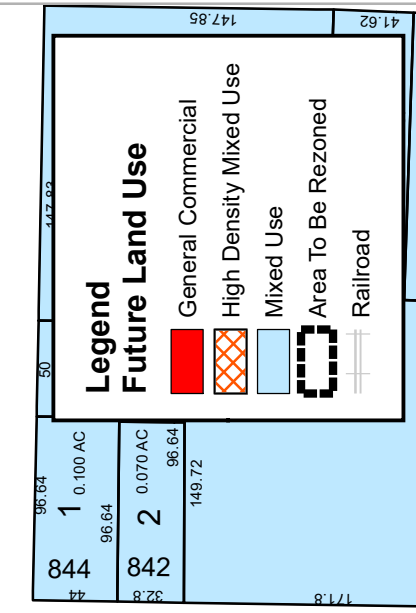
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Area Requesting Special Exception

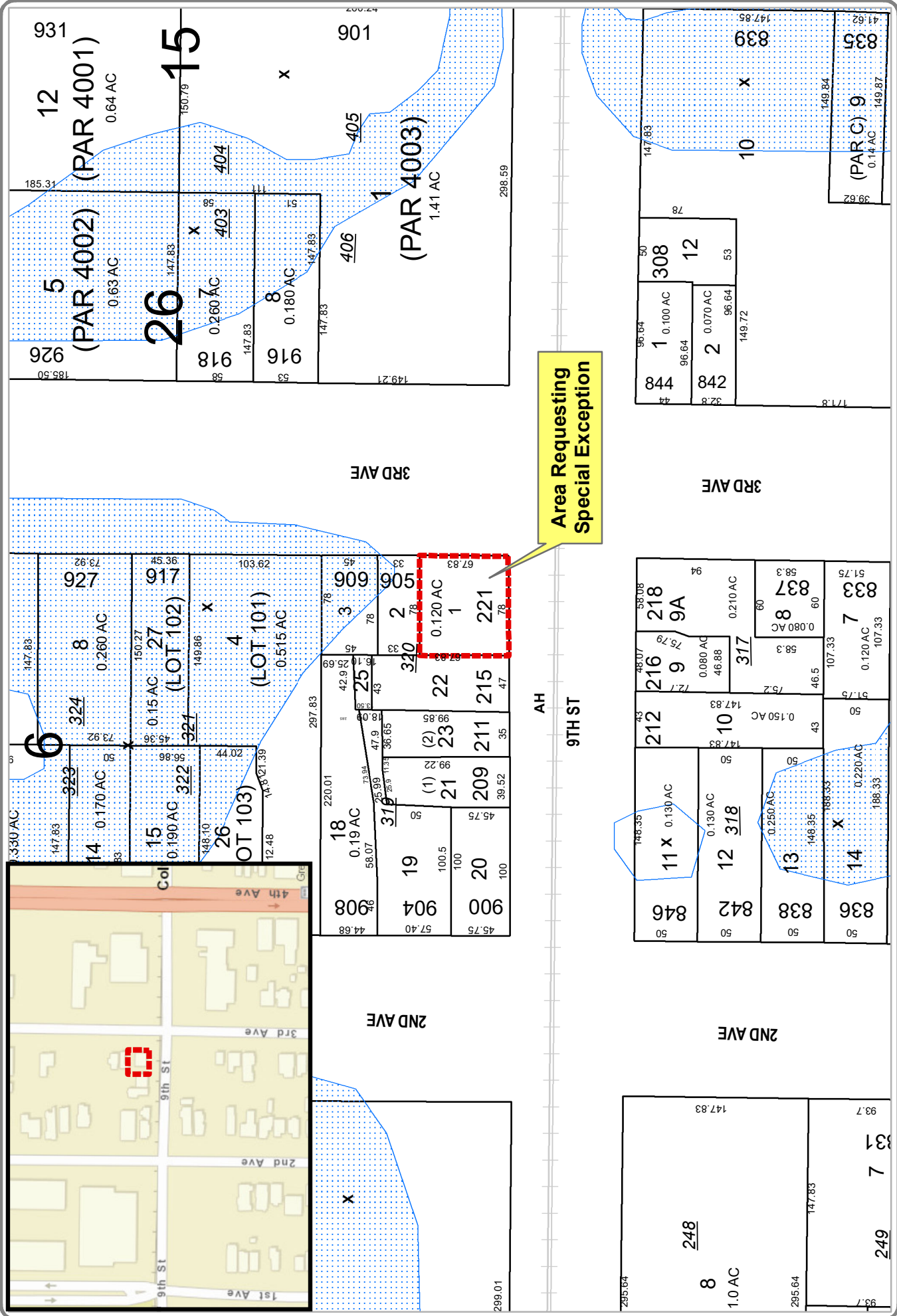


1 inch = 100 feet
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Future Land Use Map for EXCP 05-23-1008
Map 003 Block 006 Lot 001
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Flood Hazard Map for EXCP 05-23-1008
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