

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

March 30, 2026

Honorable Mayor and Councilors  
City Manager  
City Attorney  
Clerk of Council

**Subject: (EXCP-02-26-0319) Special Exception Use request to allow for a Tattoo Studio at 1023 Broadway.**

Ernest Smallman IV has submitted an application for the Special Exception Use cited above. The property is located in the Central Riverfront (CRD) zoning district. The site for the proposed Tattoo Studio is located at 1023 Broadway. The purpose of the Special Exception Use is to allow for the operation of a tattoo studio located within the Central Riverfront (CRD) 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 will provide adequate free flow movement. This use will be in an existing building.

**(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 into and out of the property in question will provide for adequate traffic and pedestrian safety and emergency access.

**(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. This is an existing building.

**(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 Central Riverfront (CRD) zoning district. Noise, light, flare and odor should not cause adverse impacts.

**(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 hours of operation for this use will not have an adverse impact on the neighboring properties in the area.

**(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 business will run out of an existing building.

**Council District:** District 7 (Cogle)

**Twenty (20)** property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received no calls and/or emails regarding the rezoning.

**Approval:** 0 Responses

**Opposition:** 0 Responses

**Additional Information:** N/A

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

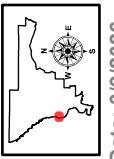
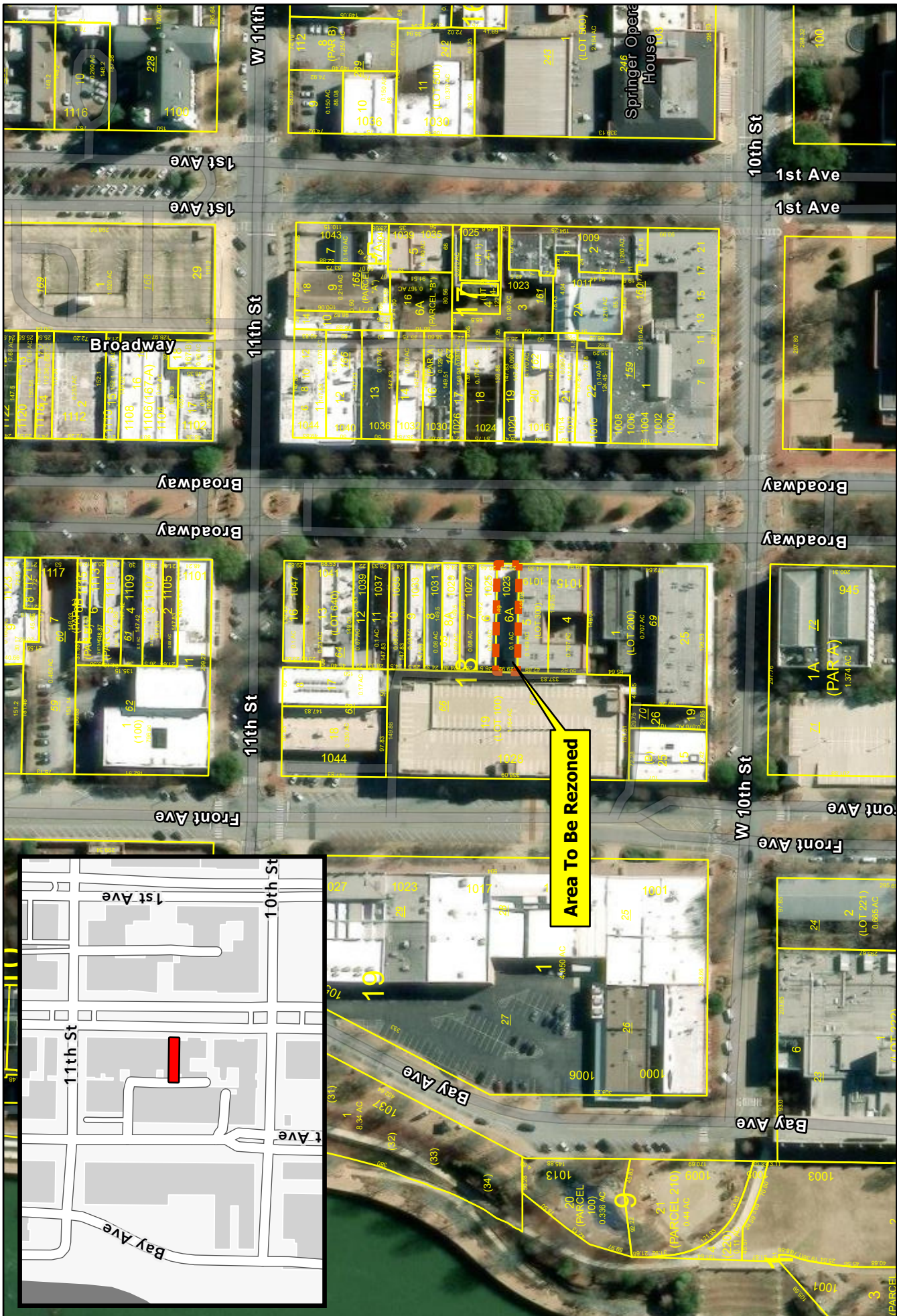
**Additional Information:** N/A

Respectfully,

Will Johnson  
Director, Planning Department

**Attachments:**

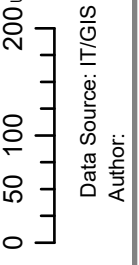
Aerial Land Use Map  
Location Map  
Zoning Map  
Existing Land Use Map  
Future Land Use Map  
Flood Map

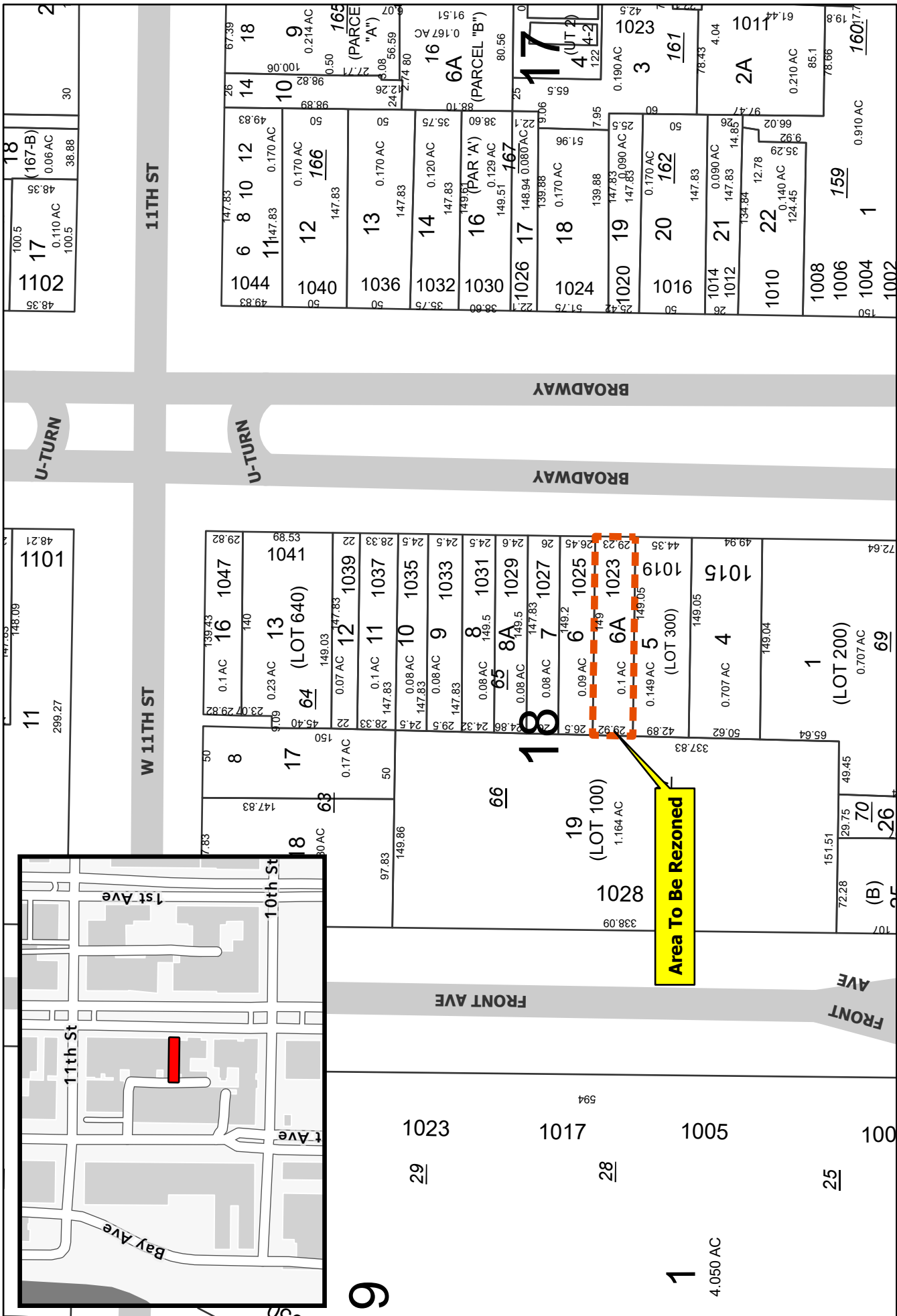


Date: 3/9/2026

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.

Aerial Map for EXCP 002 - 026 - 0319  
 Map 004 Block 018 006A  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

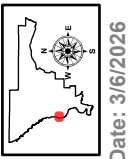




0 25 50 100 US Feet  
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 Author:

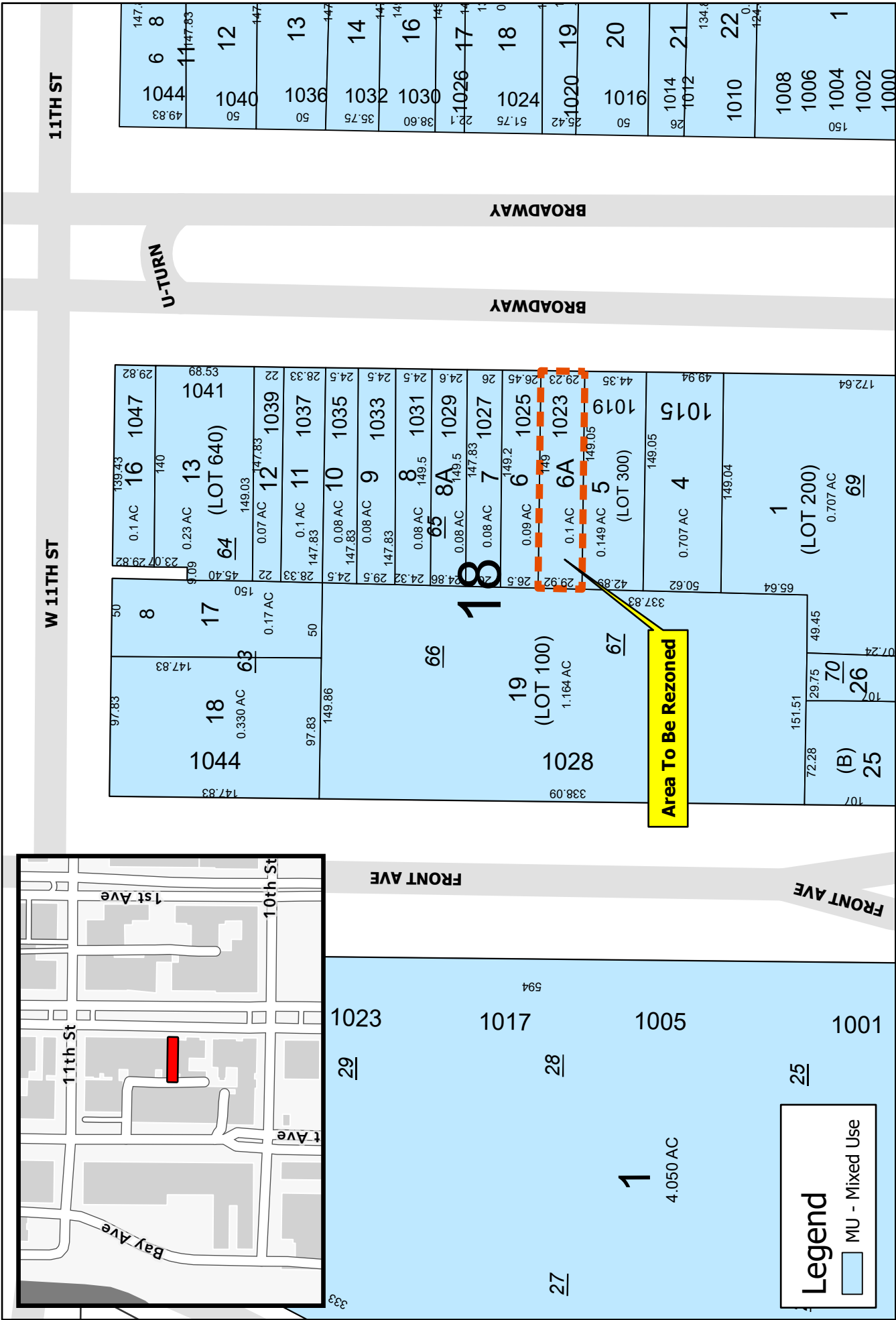
Location Map for EXCP 002 - 026 - 0319  
 Map 004 Block 018 006A  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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Date: 3/6/2026

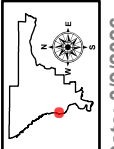




**Area To Be Rezoned**

**Legend**

- MU - Mixed Use

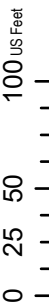


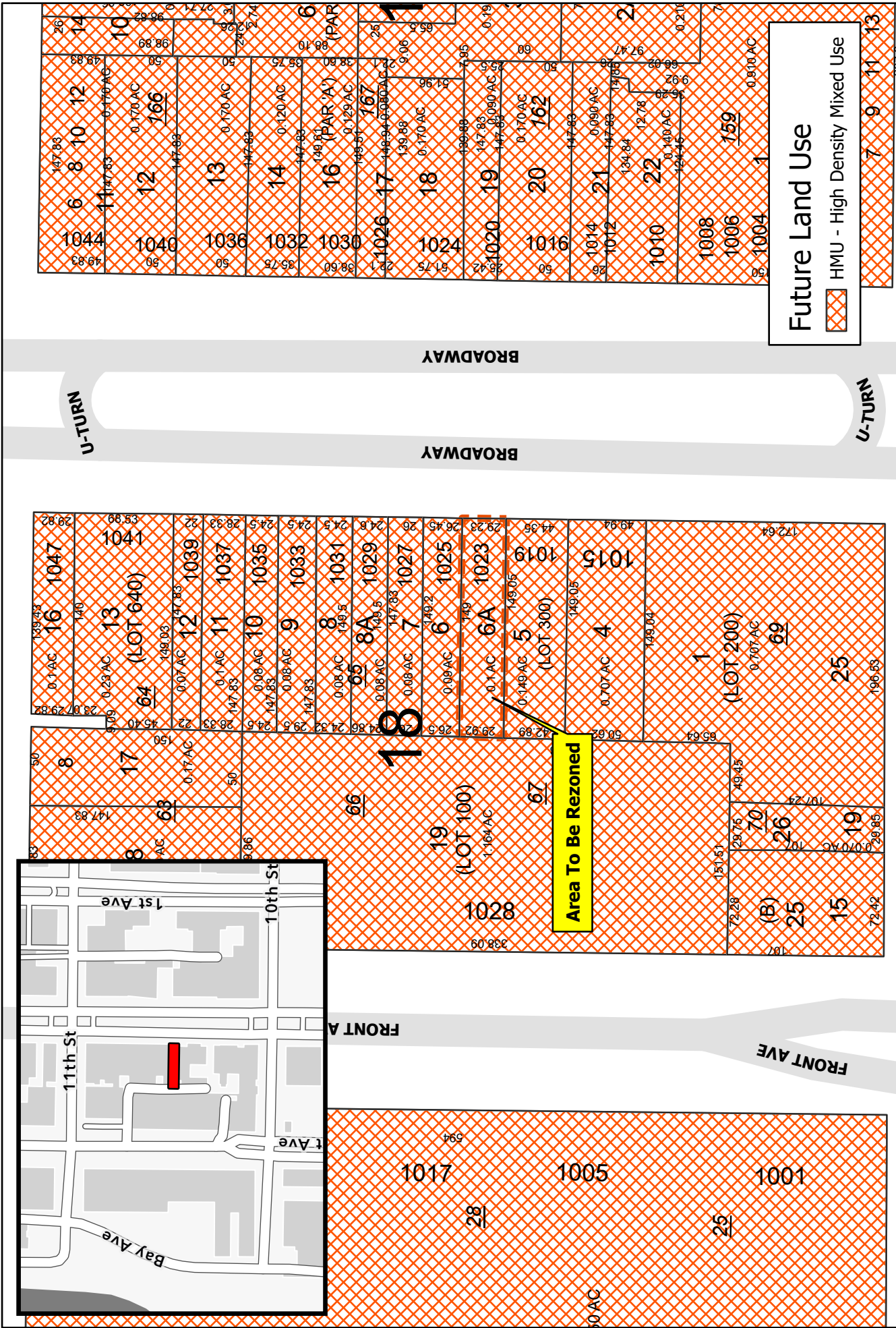
Date: 3/9/2026

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Existing Land Use Map for EXCP 002 - 026 - 0319  
 Map 004 Block 018 006A  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

Data Source: IT/GIS  
 Author:



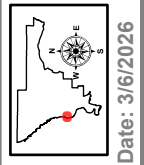


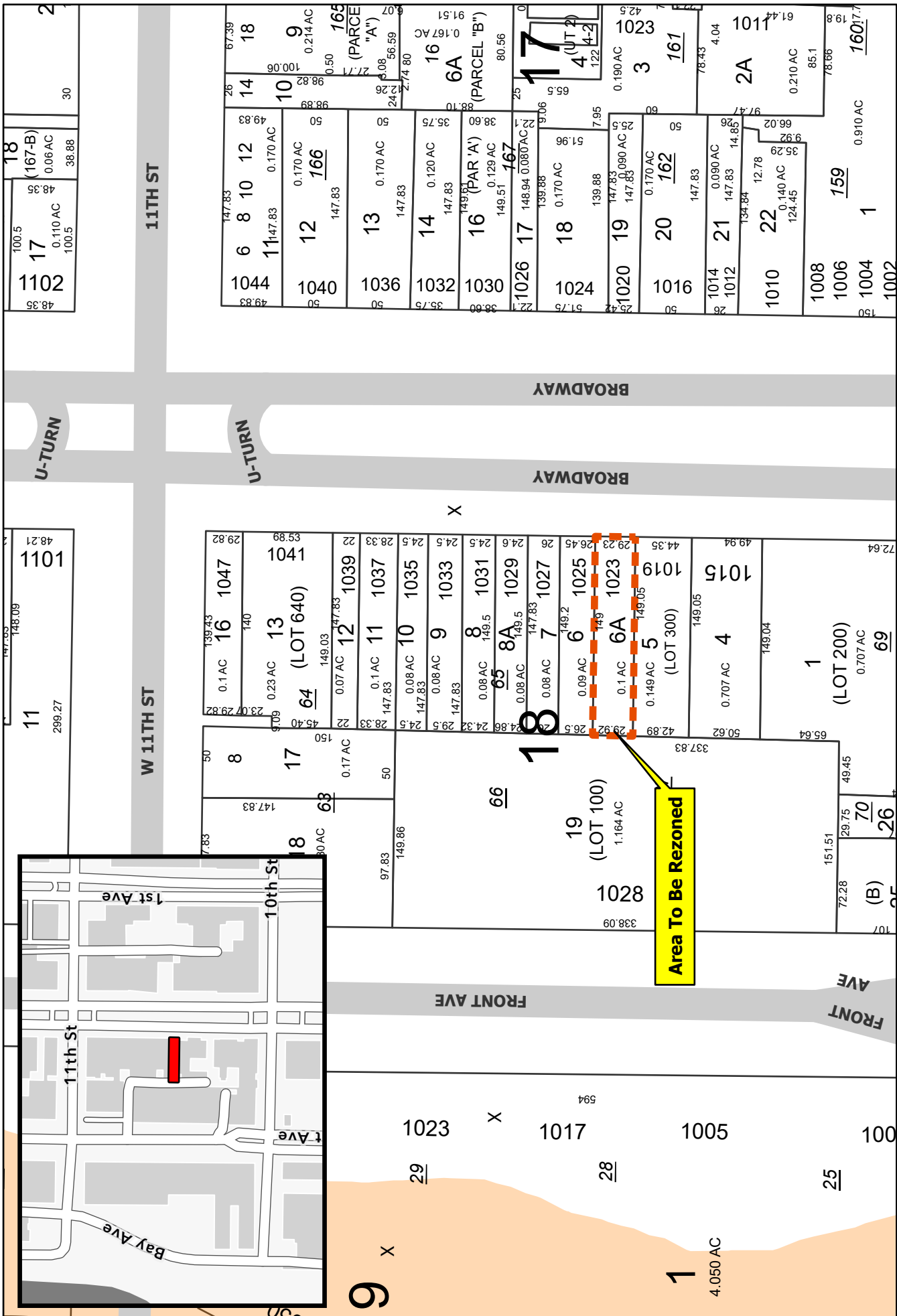
0 25 50 100 US Feet

Data Source: IT/GIS  
Author:

Future Land Use Map for EXCP 002 - 026 - 0319  
Map 004 Block 018 006A  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

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0 25 50 100 US Feet

Data Source: IT/GIS  
Author:

Flood Hazard Map for EXCP 002 - 026 - 0319  
Map 004 Block 018 006A  
Planning Department-Planning Division  
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