



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MAY 14, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: INK MARKS THE SPOT, LLC - OWNER:
AMBLESIDE PROPERTIES, LLLP

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0179-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 105

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0179-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Tattoo Parlor/Body Piercing Studio use.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit for a 3,036 square-foot Tattoo Parlor/Body Piercing Studio at 316 East Bridger Avenue, Suite #201.

ISSUES

- A Tattoo Parlor/Body Piercing Studio use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

ANALYSIS

The subject site is zoned C-2 (General Commercial) and is subject to Title 19 requirements. The subject site is within the Downtown Las Vegas Overlay (Area 1), and is subject to Title 19 Appendix F Interim Downtown Las Vegas Development Standards.

The Tattoo Parlor/Body Piercing Studio use is defined as “An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of one or more of the following: (1) The placing of designs, letters, figures, symbols or other marks upon or under the skin of any person, using ink or other substances which result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin; (2) The creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration. This use does not include a permanent makeup establishment.” The proposed use meets the definition by providing tattoo art. A Tattoo Parlor/Body Piercing Studio use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

The Tattoo Parlor/Body Piercing Studio use has a minimum parking requirement of one parking stall per 250 square feet. The subject site is entirely built out and has no parking area. As a result, zero parking stalls are provided where 63 would be the minimum required in another location within the city. Projects located within the Downtown Las Vegas Overlay (Area 1) are not subject to the automatic application of parking requirements, and therefore a Waiver is not required. The subject site is in within a walkable area of downtown where on-street parking and parking garages can provide car parking and other modes of transportation including the bus and public micro-transit are readily available, including a bike sharing station located 250 feet south of the subject site along South 4th Street.

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The proposed Tattoo Parlor/Body Piercing Studio use can be conducted in a manner that is harmonious and compatible with the surrounding existing land uses, which include retail, food and beverage, and financial services. Therefore, staff recommends approval subject to conditions.

FINDINGS (24-0179-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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 land use can be conducted in a manner that is harmonious and compatible with the surrounding existing land uses, which include retail, food and beverage, and financial services.

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

The subject site is physically suitable for the type and intensity of land use proposed within a downtown area. In other parts of the city, the subject site would not provide sufficient on-site vehicle parking, but within the Downtown Las Vegas Overlay (Area 1) parking requirements are not automatically applied to reflect the variety of transportation modes available in the walkable core of downtown.

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 is bound to the south by Bridger Avenue, an 80-foot wide Local Street, to the east by a standard rear alley, and to the west by 4th Street, an 80-foot wide one-way Major Collector. The existing building is built out to each property line, and does not have a driveway.

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 proposed use will be subject to business licensing requirements to protect the public health and welfare.

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5. The use meets all of the applicable conditions per Title 19.12.

There are no minimum Special Use Permit requirements associated with the Tattoo Parlor/Body Piercing Studio use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.

No relevant actions by Planning.

Most Recent Change of Ownership

07/08/21	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

10/06/15	A business license (G63-07537) was issued for a restaurant at 316 East Bridger Suite #102 and expired on 07/24/17.
07/28/17	A business license (G65-05628) was issued for a coffee Shop at 316 East Bridger Suite #102 and remains active.
07/07/21	A Tenant Improvement permit (C21-02852) was processed in for the AmeriBrunch Café at 316 East Bridger Suite #102. This permit was finalized 04/21/22.
07/19/22	A business license (L70-00074) for Alcohol, On-Premise Beer/Wine was issued at 316 East Bridger Suite #102 and remains active.

Pre-Application Meeting

A pre-application meeting was not required, nor was one held.

Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.

Field Check

04/02/24	During a routine site visit staff observed a well maintained commercial building.
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Details of Application Request	
Site Area	
Gross Acres	0.15

	Land Use per Title 19.12	General Plan	Zoning District
Subject Property	General Retail, Office, and Restaurant	C (Commercial)	C-2 (General Commercial)
North	Bail Bonds Service	C (Commercial)	C-2 (General Commercial)
South	Financial Institution, General	C (Commercial)	C-2 (General Commercial)
East	General Retail	C (Commercial)	C-2 (General Commercial)
West	Banquet Facility	C (Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	Compliance
Master Plan 2050 Area: Downtown Las Vegas	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District - 200 Feet	Y
DTLV-O (Downtown Las Vegas Overlay) District - Area 1 (Resort & Casino District)	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan (Area 1)	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Bridger Avenue	Local Street	Title 13	80	Y
4 th Street	Major Collector	Master Plan of Streets and Highways	80	Y

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Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Tattoo Parlor/Body Piercing Studio (Ste. 201)	3,036 SF	1 per 250 SF	13				
Restaurant (Ste. 102)	1,360 SF FOH	1 per 50 SF FOH	32				
	725 SF BOH	1 per 200 SF BOH					
Office (Suites 101 and 202)	5,312 SF	1 per 300 SF	18				
TOTAL SPACES REQUIRED			63			Y*	
Regular and Handicap Spaces Required			60	3	0	0	Y*
Downtown Form Based Code Parking Standards - Title 19.09.100.G							
Parking Standards Low Load - Zone 1		Between 30% and 60%		Between 19 and 38		Y*	

**Projects located within the Downtown Las Vegas Overlay District may be evaluated based on a weighted parking requirement as detailed in Title 19.09.100. This table compares the Title 19.12 parking requirements for this project with the weighted requirement in Title 19.09, but is not determinative of code conformance. Projects located within the Downtown Las Vegas Overlay (Area 1) are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.*