


AGENDA MEMO – COMMUNITY DEVELOPMENT
PLANNING COMMISSION MEETING DATE: OCTOBER 10, 2023
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: CREATIVE MINDS TATTOO - OWNER: NEDA PROPERTIES, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0416-SUP1	Staff recommends APPROVAL.	

**** NOTIFICATION ****
NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 464

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

23-0416-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 Department of Building and Safety.
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

This is a request for a Special Use Permit for a proposed Tattoo Parlor/Body Piercing Studio use at 3882 West Sahara Avenue.

ISSUES

- A Tattoo Parlor/Body Piercing Studio use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

ANALYSIS

The proposed 900-square-foot Tattoo Parlor/Body Piercing Studio use will be located within a shopping Center that is zoned C-1 (Limited Commercial). The proposed 900-square-foot tenant space contains four tattoo chair stations. Per title 19.12.070, 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 Tattoo Parlor/Body Piercing Studio use is within the Charleston planning area as defined by the City of Las Vegas 2050 Master Plan. The proposed Tattoo Parlor/Body Piercing Studio use, if approved, would fulfill Master Plan key implementation strategies for the Charleston planning area by increasing services, more arts and culture, and employment opportunities.

There are no minimum Special Use Permit requirements associated with the Tattoo Parlor/Body Piercing Studio use. The proposed use meets the definition of a Tattoo

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Parlor/Body Piercing Studio, as the use is consistent with uses generally associated in the C-1 (Limited Commercial) zoning district and can be conducted in a compatible and harmonious manner with the surrounding area. Therefore, staff recommends approval of this request. If denied, the Tattoo Parlor/Body Piercing Studio use will not be allowed to operate at the proposed location.

FINDINGS (23-0416-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 Tattoo Parlor/Body Piercing Studio will be placed within an existing shopping center surrounded by other commercial uses. The proposed use can be conducted in a manner that is harmonious with the existing and future land uses as projected by the General Plan and current zoning designations.

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

The subject site is suitable for a variety of commercial uses. The proposed Tattoo Parlor/Body Piercing Studio is an appropriate use for the site.

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 can be accessed from Sahara Avenue, a 100-foot Primary Arterial as designated by the Master Plan of Streets and Highways, which is adequate in size to service the needs of the proposed use.

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 land use will be subject to regular inspections by multiple governmental agencies to ensure the public health, safety and welfare are not compromised.

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

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

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
09/13/82	The Planning Commission approved a Plot Plan Review (Z-0044-59) to allow an Off-Premise Sign (Billboard) on property located at 4000 W Sahara Avenue.
12/18/91	The City Council approved the request for reclassification of property (Z-0101-91) located at 3830 West Sahara Avenue, from C-C (Neighborhood Commercial Center) to C-1 (Limited Commercial). The Planning Commission and staff recommended approval of this request.
10/14/93	The Planning Commission approved a Plot Plan Review [Z-0101-91(1)] regarding the proposed reconfiguration of a portion of an existing retail shopping center on property located on the northwest corner of Sahara Avenue and Valley View Boulevard. Staff recommended approval of this request.
10/20/10	The City Council approved a Special Use Permit (SUP-38137) for a Financial Institution, Specified with waivers to allow a 60-foot distance separation from a residential use where 200 feet is required; an 820-foot distance separation from a financial institution, specified where 1,000 feet is required and to allow 900 square feet of floor area where 1,500 square feet is required at 3882 West Sahara Avenue. Staff recommends denial.
04/18/12	The City Council approved the a request for a General Plan Amendment (GPA-43991) to establish Redevelopment Area 2 and change the future land use designation on various parcels within the redevelopment area to Commercial or Mixed Use.
06/02/21	The City Council approved General Plan Amendment (21-0029-GPA1) request to adopt the City of Las Vegas 2050 Master Plan and amend the city of Las Vegas General Plan from: various categories to: TOD-1 (Transit Oriented Development-1), TOD-2 (Transit Oriented Development-2), TOC-1 (Transit Oriented Corridor-1), TOC-2 (Transit Oriented Corridor-2), or NMXU (Neighborhood Center Mixed Use) within the city of Las Vegas.

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<i>Most Recent Change of Ownership</i>	
12/29/14	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
07/02/92	A building permit (#92151376) was issued for a new shell building at 3876 West Sahara Avenue. The project was completed on 04/20/93.
04/15/05	A business license (W10-00076) was issued for a Wire Service at 3882 West Sahara Avenue. This license has moved to this location on 08/25/06.
10/19/06	A building permit (#06006547) was issued for a Non-Work Certificate of Occupancy at 3882 West Sahara Avenue. The project was completed on 11/06/06.
12/06/16	A General License (G64-07261) was issued for Wire Services at 3882 West Sahara Avenue. The license was expired in 05/06/20.
08/03/23	A General License (G71-05018) was issued for Permanent Make Up at 3868 West Sahara Avenue. The business license will be expired on 09/01/24.

<i>Pre-Application Meeting</i>	
08/08/23	A pre-application meeting was held with the applicants where the submittal requirements for a Special Use Permit for a Tattoo Parlor/Body Piercing Studio use were discussed.

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<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

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<i>Field Check</i>	
08/01/23	Staff conducted a field check and noted nothing of concern.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.32

<i>Site Area</i>	
Net Acres	1.32

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Shopping Center	NMX-U (Neighborhood Mixed Use Center)	C-1 (Limited Commercial)
North	Residential, Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	General Retail Store, Other Than Listed	NMX-U (Neighborhood Mixed Use Center)	C-1 (Limited Commercial)
	Restaurant		
	Office, Medical or Dental		
East	Shopping Center	NMX-U (Neighborhood Mixed Use Center)	C-1 (Limited Commercial)
West	General Retail Store, Other Than Listed	TOC-2 (Transit Oriented Corridor – Low)	C-1 (Limited Commercial)
	Residential, Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Charleston	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District (200 Feet)	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 2	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

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DEVELOPMENT STANDARDS

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parkin g Ratio	Parking		Parking		
			Regular	Handi - capp ed	Regula r	Handi - capp ed	
Shopping Center	32,114 SF	1/250	129		480		Y
TOTAL SPACES REQUIRED			129		480		
TOTAL (With Handicapped)			129	5	480	10	

Street Name	Functional Classification of Street(s)	Governing Document	Street Width (Feet)	Compliance with Street Section
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways	100	Y