

Planning Commission Resolution 04-2018

A resolution approving Kestrel Studios Conditional
Use Permit

Planning Commission Public Hearing: April 9, 2018

Carol Kuhn, Planning Manager



Requested Commission Action

- Proposing a Tattoo Parlor at 1449 W. Littleton Blvd.

Process

➤ Quasi-Judicial Decision

Sketch Plan

(administrative review)

Site Location



Criteria and Staff Analysis

§10-8-1(A) of the City's Zoning Code Conditional Use section requires that:

The proposed use, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood and/or the community

Criteria and Staff Analysis

- All business activity will be conducted indoors
- 1-2 clients per day expected
- Hours of operation 11 am – 6 pm

Complies with code

Criteria and Staff Analysis

§10-8-1(B) of the City's Zoning Code Conditional Use section requires that:

The use proposed will not be detrimental to the health, safety, general welfare of persons residing or working in the vicinity, or to property, improvements or potential development in the vicinity. This determination shall be based on:

Criteria and Staff Analysis

- Nature of proposed site
- Pedestrian and vehicular traffic
- Landscaping, screening, unobstructed open space, service areas, lighting and signage

Complies with code - No exterior modifications are proposed; parking is sufficient

Criteria and Staff Analysis

§10-8-1(C) of the City's Zoning Code Conditional Use section requires that:

The proposed use will comply with the applicable provisions of this title and of this code; any design guidelines adopted by the planning commission, and will not adversely affect the comprehensive plan

Criteria and Staff Analysis

- Comp Plan Policy 1.1 to live, shop and play where they work and to work, shop, and play where they live
- Comp Plan Policy 1.5(c) in that it is a service-oriented business that serves a larger market.

Complies with code

Criteria and Staff Analysis

§10-8-2(R) of the City's Zoning Code Conditional Use section requires that:

- No closer than 1,000' from another tattoo parlor or body arts studio within the city.
- The planning commission may apply conditions to reduce impact of the use may include hours of operation, parking, outdoor lighting and security measures.

Criteria and Staff Analysis

- Applicant is more than 3,300 feet away from the business on Main Street.
- Complies with the code

Staff Recommendation

Staff finds that the application meets the criteria for approval,
Staff, therefore, recommends of PC Resolution 04-2018

Applicant/Business Owner: Melanie Steinway

APPLICANT PRESENTATION

Approval Standards

- §10-8-1(A) of the City's Zoning Code Conditional Use section requires that: it's compatible
- §10-8-1(B) of the City's Zoning Code Conditional Use section requires that: it's not detrimental
- §10-8-1(C) of the City's Zoning Code Conditional Use section requires that: complies with Comp Code
- §10-8-2(R) of the City's Zoning Code Conditional Use section requires that: at least 1000' buffer

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