

SPECIAL USE PERMIT

Case Coordinator: Emily Offer

GENERAL PROJECT INFORMATION

SITE ZONING: PD-045 for the (LR-2) Local Retail District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	PD-045 for the (LR-2) Local Retail District	Multi-Tenant Restaurant/ Retail
SOUTH	PD-018 for the (HC) Heavy Commercial District	Restaurant/ Retail
EAST	(MF-18) Multifamily Residential	Multifamily Residential
WEST	PD-005 for the (FWY) Freeway District	Restaurant/ Retail

REQUEST: Establish a Special Use Permit (SUP) to allow a tattoo parlor for microblading

PROPOSED USE: Tattoo parlor (microblading) and personal care services (eyelash extensions and waxing)

ACRES/LOTS: Approximately 0.9579-acres / 1 lot

LOCATION: 1016 West Trinity Mills Road, Suite 128

HISTORY: The property was developed in 2009.
PD-045 was established in 1982 and amended in 1982 and 1998.

COMPREHENSIVE PLAN: Commercial – Medium Intensity

TRANSPORTATION PLAN: Trinity Mills Road is the access road for PGBT, PGBT is classified as a (CAH) Controlled Access Highway.

OWNER: Jae Hoon Park

REPRESENTED BY: Esder Lim

STAFF ANALYSIS

PROPOSAL/BACKGROUND

The applicant is requesting a SUP to allow a tattoo parlor for microblading at 1016 West Trinity Mills Road, Suite 128.

ORDINANCE REQUIREMENTS

1. The Comprehensive Zoning Ordinance (CZO) requires a tattoo parlor to obtain a SUP in a (LR-2) Local Retail District.

ELEMENTS TO CONSIDER

1. The purpose of the Special Use Permit is to authorize and regulate uses which may be beneficial in a specific instance to the general welfare of the community, yet ensure that such uses are not detrimental to surrounding properties and are consistent with the stated purpose of the zoning district in which such uses are located regarding conditions of operation, location, arrangement and construction.
2. The tattoo parlor SUP would be used for microblading.
3. The suite's floorspace associated with the proposed tattoo parlor (microblading) use is approximately 308 square feet.
4. Suite 128 currently houses a grocery store, and the store will continue to operate. The tattoo parlor use will be separated by a wall with a door within suite 128.

PURPOSE OF THE SPECIAL USE PERMIT

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CONCLUSION

Staff believes the tattoo parlor for microblading should not adversely affect surrounding tenants or properties with staff's recommended stipulations.