

Additional Information for the Commission's Consideration

(Answers in italics)

- (1) The proposed use is essential to the proper functioning of a utility system or is specifically listed as a permitted conditional use in the district in which it is to be located;

Tattoos & Body Piercing Studio is listed as a permitted conditional use in the B-2 district.

- (2) The use is deemed desirable for the public convenience or welfare, and the use is in harmony with the purpose and intent of this chapter and will not be detrimental or injurious to the surrounding area.

The applicant (Heather Stephens) operated a tattoo business in this location previously.

- (3) When granting approval for conditional use, the board may attach conditions and safeguards, in addition to those prescribed in the district regulations, as they determine are necessary for the protection of the surrounding area and to preserve the spirit and intent of the ordinance.

- (4) The application must also meet all of the following criteria, where appropriate:

- (a) Conformance with comprehensive plan.

The site is designated for commercial use by the Comprehensive Plan.

- (b) Harmony with adjacent uses (existing or zoned).

Heather Stephens has previously operated a tattoo studio in this location for over 10 years.

- (c) Facility levels of service maintained.

The use of infrastructure is not expected to increase from this proposed use.

- (d) Use not hazardous to nearby housing, particularly traffic; see (B) above.

The applicant has operated a tattoo studio in this location for several years. Customer parking and entrance will all be on the Prospect Road side of the building (Prospect Plaza West.)

- (e) The architectural and site design are compatible with the character of the surrounding area.

The building will remain unchanged and is of similar height and configuration with adjoining structures.