



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: October 9, 2018

Reference: Consider approval of an Ordinance for PD-217R3-C, (Planned Development-217 Revision Three-Commercial), to amend and expand the Detail Site Plan to convert the existing Doggie's Wonderland building on Lot 4R into a kennel (rescue) and self-serve pet wash; to allow the construction of an approximate 4,590 square foot building for a new Doggie's Wonderland facility (daycare, boarding and grooming) on Lot 5; and to establish a Concept Plan for the future development of Lot 6; and authorizing the Mayor to Sign.

2030: Business Prosperity

Executive Summary:

The request is to allow the construction of an approximately 4,590 square foot building, for Doggie's Wonderland to relocate their business. The current Doggie's Wonderland building will be converted to a kennel (rescue) facility and pet wash.

Introduction:

In February of this year City Council approved a Detail Site Plan for a new building for a kennel (rescue), pet wash and bakery. The current request is to allow a 4,590-square foot, one story building on Lot 5, for Doggie's Wonderland boarding, daycare and grooming operations. The proposed kennel (rescue) and pet wash business, will move into the current Doggie's Wonderland existing building. The bakery component of the previous request has been eliminated. Both properties are under the same ownership and staff from Doggie's Wonderland would operate the pet wash facility. Due to the irregular lot configuration, some of the landscaping has been adjusted on the site to accommodate parking and access. Overall, the amount of landscaping on site exceeds what is required.

Analysis:

On August 16, 2018 the City Council unanimously approved this request, subject to the P&Z conditions which have been incorporated into the ordinance.

On September 11, 2018, the Planning and Zoning Commission recommended approval of PD-217R3-C Doggie's Wonderland, with the following conditions:

1. Hours of operation for the pet wash not exceed those for Doggie Wonderland.
2. A shared parking agreement be in place for Lots 4R and 5.
3. A shared dumpster agreement be in place for Lots 4R, 5 and 6.
4. A Detailed Site Plan be required at the time of redevelopment of Lot 6.

Legal Review:

The City Attorney reviewed this ordinance.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval.

Attachments:

1. Ordinance
2. Exhibit "A" - Legal Description
3. Exhibit "B" - Site Plan
4. Exhibit "C" - Landscape Plan and Tree Survey
5. Exhibit "D" - Elevations/Rendering/Signage
6. Exhibit "E" - Floor Plan