



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** June 6, 2019

SUBJECT: SUP 2019-04 Public hearing and consideration of a request from Heather Rogers for a Special Use Permit for pet lodging at 5417 Davis Boulevard, being 0.21 acres described as Lot 3, Block 33, Nor' East Addition.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Patrick Ehmann, Heather Rogers with Pup Hub Boarding is requesting a special use permit for a pet lodging business on 0.21 acres located at 5417 Davis Boulevard.

GENERAL DESCRIPTION:

The property is located on the west side of Davis Boulevard just south of the intersection with Noreast Drive. The building on the site was constructed in 1985 and is the former location of a child care center. The applicant proposes to renovate and remodel the building for a pet lodging business called [Pup Hub Boarding](#).

Site plan exhibits for the proposed development are attached. Planned improvements to the 3,252-square foot building include the remodel and finish out of the interior space and renovations to the exterior building facade. Proposed site improvements include landscaping adjacent to the building and street, new fencing on the west and north property lines, and a sidewalk adjacent to Davis Boulevard. The site has eight existing parking spaces and driveway access from Davis Boulevard.

Land use

The proposed pet lodging use is defined as "an indoor facility in which household animals are sheltered overnight and basic needs such as grooming, exercising (outdoor temporary exercise areas are permitted), obedience training takes place, and does not include veterinary services, breeding or outdoor runs." The use requires approval of a special use permit in the LR Local Retail, C-1 Commercial, C-2 Commercial, and OC Outdoor Commercial zoning districts. The property under consideration is zoned LR Local Retail.

Landscaping and buffer yards

The building was constructed in 1985, and the site satisfied the landscaping standards in effect at that time. The zoning ordinance required that 10% of the site be maintained as



a landscaped open area. The site exceeds that standard, but is legally nonconforming to current standards.

There were not any adopted buffer yard regulations in effect in 1985, and the site does not include a landscaped buffer yard on the west side of the property adjacent to the existing residential lots. The applicant proposes to use the rear yard area of the site as an outdoor area for dogs being boarded or kept at the facility.

The applicant is requesting that the landscaping shown on the attached site plan be approved as part of the special use permit.

Screening wall and fencing

Section 118-871 of the zoning ordinance establishes requirements for masonry screening walls. This section requires that a six-foot tall masonry screening wall be constructed on the common property line between this site and the residential lots to the west.

At the time the building was constructed, the zoning ordinance required either a masonry screening wall or a wood stockade fence be constructed as a screening device. The owner is requesting that the fence be constructed of a synthetic product called [Ecostone®](#), which is a polyethylene plastic material manufactured by CertainTeed®. While this material could be permitted as a residential privacy fence, the DRC recommends that a masonry screening wall be constructed as it provides a more substantial and permanent fence for use between commercial and residential properties.

The owner proposes to replace the existing chain link fence on the north property line with a six-foot tall cedar board-on-board fence. Since the adjacent property to the north is zoned Local Retail, this fence is considered a privacy fence and not a screening wall.

Special Use Permit

The zoning ordinance provides that special use permits may establish reasonable conditions of approval on the operation and location of the use to reduce its effect on adjacent or surrounding properties.

The proposed conditions of approval for this SUP application are attached. These conditions are based on the applicant's proposed construction, and include such things as landscaping, fencing, and building improvements. These conditions may be modified by the Planning and Zoning Commission. Any other conditions recommended by the Commission will be included in the proposed ordinance considered by City Council.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as "Low Density Residential." This designation provides areas for the development of traditional, low-density single-family detached dwelling units.

CURRENT ZONING: The property is currently zoned LR Local Retail. The LR district is intended to provide for development of convenience retail shopping, services, and professional offices, principally serving the neighborhood needs, and compatible in scale with adjacent residential development. Uses in the LR district should be limited to 5,000 square feet in size.



SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	LR Local Retail	Low Density Residential	Vacant
WEST	R-2 Single-Family Residential	Low Density Residential	Single-family residence
SOUTH	R-2 Single-Family Residential	Low Density Residential	Single-family residence
EAST	LR Local Retail	Public / Semi-Public	Davis Boulevard Baptist Church

PLAT STATUS: The property is currently platted as Lot 3, Block 33, Nor'East Addition.

CITY COUNCIL: The City Council will consider this request at the June 24, 2019, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve SUP 2019-04.