

ZONING

Case Coordinator: Molly J. Coryell

GENERAL PROJECT INFORMATION

ZONING: Planned Development (PD-091) for the (LR-1) Local Retail District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	Planned Development (PD-091) for the (LR-1) Local Retail District.	Green Field
SOUTH	Planned Development (PD-202) for the (O-2) Office District.	Extra Space Storage
EAST	Planned Development (PD-091) for the (LR-1) Local Retail District.	Indoor Veterinary Care
WEST	Planned Development (PD-091) for the (O-1) Office District.	Medical Office

REQUEST: Amend the existing PD to allow for an indoor only veterinary clinic at 2501 E Hebron Pkwy.

PROPOSED USE: Indoor veterinary clinic

ACRES/LOTS: 1.48 acres/1 lot

LOCATION: Northeast corner of East Hebron Pkwy. and Marsh Ridge Rd.

HISTORY: The property was most recently platted in 2005.
PD-091 was originally established in 1986 and has had several amendments since, notably one amendment was to establish an indoor veterinary clinic at an adjacent property in 2008.

COMPREHENSIVE PLAN: Medium Intensity Commercial

TRANSPORTATION PLAN: East Hebron Pkwy. is a six-lane divided arterial; Marsh Ridge Rd. is a four-lane divided collector.

REPRESENTATIVE/ OWNER: Mazie's Mission/Hitesh Patel

STAFF ANALYSIS

PROPOSAL

This is a request to amend PD-91 Tract 2 to allow for indoor veterinarian services by right. Article V of the Comprehensive Zoning Ordinance allows this use in the (LR-1) Local Retail District with approval of a Special Use Permit (SUP). However, amending the existing PD-91 to allow this use on Tract 2 fulfills the same function as an SUP in this case.

ELEMENTS TO CONSIDER

- This is indoor only veterinarian services, thus no outdoor dog runs or parks will be allowed.
- The applicant is not changing the building facades, site plan, or any landscaping on the property.
- This PD was amended in 2008 to allow for an indoor veterinarian service on Tract 6 (See Tract Map for PD-91), which is directly east of this property.

CONCLUSION

Staff believes allowing this land use on the property is appropriate given the use is indoors only and is compatible with the surrounding uses.