

Legislation Details (With Text)

File #: 2021-4530 **Name:**

Type: Public Hearing - Sworn **Status:** Presented

File created: 11/12/2021 **In control:** City Council - Regular Session

On agenda: 12/21/2021 **Final action:** 12/21/2021

Title: Public Hearing: Application #PL2021-353 - Preliminary Development Plan - Raintree Animal Health Center addition & renovation; 3820 SW Ward Rd; Davidson Architecture & Engineering, applicant.

Sponsors: Planning and Special Projects

Indexes:

Code sections:

Attachments: 1. PC Minutes, 2. Staff Report, 3. Transportation Impact Analysis, 4. Preliminary Development Plan, 5. Storm Water Memo, 6. Location Map, 7. Staff Presentations

Date	Ver.	Action By	Action	Result
12/21/2021	1	City Council - Regular Session	presented	
11/18/2021	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2021-353 - Preliminary Development Plan - Raintree Animal Health Center addition & renovation; 3820 SW Ward Rd; Davidson Architecture & Engineering, applicant.

Issue/Request:

The applicant proposes a 2,630 sq. ft. addition on the west side of the existing building, yielding a 6,580 total sq. ft. facility. No additional parking is required to be constructed for the addition. Sufficient parking exists to satisfy the minimum parking requirements for the expanded facility.

Preliminary development plan approval is required because the building addition exceeds the threshold for administrative approval. Staff can administratively approve an increase of no more than 25% of existing building area. The proposed addition represents an increase of 67% of existing building area. Additionally, a modification is required to the minimum 100' setback between a veterinarian use with an outdoor activity area and an adjacent residential use. The veterinary clinic has an outdoor exercise area located 63' and 70' from the north and south property lines, respectively.

Karen Oppliger, Applicant Representative for Davidson Design & Engineering
Josh Johnson, AICP, Assistant Director of Plan Services

Recommendation: With the conditions of approval below, the application meets the requirements of the UDO and the Design and Construction Manual (DCM).

1. A modification shall be granted to the minimum 100' setback from residential property for veterinary uses, to allow a 63' outdoor exercise area setback and 50' building setback from the abutting residential properties to the north and south, respectively.
2. Development shall be in accordance with the preliminary development plan dated October 18, 2021.

Committee Recommendation: On a motion by Ms. Arth, seconded by Ms. Rader, the Planning Commission unanimously

voted on November 18, 2021, to recommend approval of Application #PL2021-353 - Preliminary Development Plan - Raintree Animal Health Center addition & renovation; 3820 SW Ward Rd; Davidson Architecture & Engineering, applicant.