



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number:

Title:

Plan Commission recommendation to approve a Special Use for Pet Care Facility at 1311 E. Main St.- Fydoland.

Presenter:

Russell Colby

Meeting: Planning & Development Committee

Date: December 11, 2017

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

Robin Massey, the applicant and owner of Fydoland, has submitted an application for a Special Use for a Pet Care Facility at 1311 E. Main Street. The application is pending approval of a General Amendment to permit Pet Care Facilities as a Special Use in the M1 zoning district. (Fydoland has operated at a nearby building, 1317 E. Main St., since 2014.)

The subject property, 1311 E. Main St., is the southern portion of an existing light industrial building that straddles two lots. The subject lot does not have street frontage, but can be accessed from S. 13th Avenue or Main Street from adjacent lots.

The proposed Fydoland Pet Care Facility would include:

- Pet grooming areas.
- Indoor exercise rooms.
- An outdoor exercise area to the east of the building.
- Pet daycare services.
- Overnight boarding.
- Retail sales of pet care products.

The applicant is not proposing any exterior changes to the building or property other than cosmetic changes and fences for the outdoor exercise areas.

Plan Commission review

The Plan Commission held a public hearing regarding the Special Use on 12/5/17. The Plan Commission recommended approval 9-0. No significant issues with the Special Use were raised during the public hearing.

Attachments *(please list):*

Plan Commission Resolution, Staff Report, Application and attachments

Recommendation/Suggested Action *(briefly explain):*

Plan Commission recommendation to approve a Special Use for Pet Care Facility at 1311 E. Main St.- Fydoland.