



STANDARDS FOR TEXT AMENDMENT

In making their recommendations on the text amendment, the Planning & Zoning Commission shall review the proposed amendment, any oral and written comments received at the public hearing, and the standards set forth below. No one of the standards is controlling.

1. Is the proposed text amendment consistent with the stated goals in the Comprehensive Plan?
Yes, proposed text amendment is consistent with stated goals of Comprehensive Plan. The use of the existing Petco store will not change. Petco store (retail/commercial) will still be the major / primary component. Vet care office will be an accessory use of the space.
2. Does the proposed text amendment address a particular issue or concern for the Village of Homewood?
The text amendment will not change the primary use zoning B-4. Vet care office will be an accessory use and will not replace the retail area of existing Petco store.
3. Will the proposed text amendment impose an unreasonable hardship on existing uses?
No. There are currently no veterinary care offices within the shopping center. Adding a vet care office to existing Petco store will only benefit general public.
4. Have major land uses conditions or circumstances changed since the original zoning ordinance text was established?
To the best of my knowledge, no major land uses, conditions or circumstances have changed since the original zoning ordinance text was established
5. Is the requested change compatible with the existing uses and development patterns of the community?
Requested change is compatible with existing uses and development patterns of community. We are not seeking to change zoning. Petco will remain as a retail / commercial use, supplying pet and animal supplies to general public.
6. Will the proposed change be detrimental to the health, safety and welfare of the neighborhood or of the village as a whole?
No the proposed change will not be detrimental to health, safety and welfare of the neighborhood or village of a whole.