AGENDA ITEM ANALYSIS

Project/Issue Name:	26-19 An Ordinance of the City Council Approving a Special Use Permit for Rescue One to Operate a Veterinary Facility on Real Property Located at 3155 East Sawyer Road.
Submitted By:	Chris Tabor, Community Development Department
Date:	June 2, 2026

Issue Statement

The City of Republic has applied on behalf of Rescue One for a Special Use Permit to operate a Veterinary facility or similar establishment on the property located at 3155 E Sawyer Rd.

Discussion and/or Analysis

Rescue One intends to open a facility in the City of Republic that will serve to assist them in their regional operations. The organization provides foster-based rescue services to animals in need, with the goal of eventual placement of those animals in a forever home.

The facility will provide veterinary services for animals in their program and will also board those animals that are currently under their care. Rescue One does not operate as a shelter and houses its animals with foster families when not under the care of the veterinarian.

The site is shown as having approximately 20,400 SF of fenced space outdoors to exercise the animals. The facility itself will encompass approximately 12,267 SF and includes a future expansion plan of an additional 4,784 SF. The site will include a planned 35 parking spaces, two of which are ADA.

The subject property of this application is comprised of one lot approximately three point one (3.1) acres of land and is zoned Light Industrial (M-1). The lot is currently vacant. The applicant is requesting a Special Use Permit to allow for the operation of a veterinary facility or similar establishment at the site.

The property is surrounded by:

- Hankins Farm Planned Development District (PDD) zoned properties to the North, East and West allowing for uses in line with the City's Light Industrial (M-1) Zoning District;
- Light Industrial (M-1) zoned property to the South (across Sawyer Rd).

Applicant's Special Use Permit Request

Rescue One is proposing to locate a veterinary facility that includes overnight boarding for animals on the subject parcel.

Compatibility with City's Special Use Ordinance

The City's Special Use Permit Ordinance, Section 405.670, authorizes, upon approval of the City Council, uses which are otherwise prohibited by the subject zoning district when appropriate conditions and safeguards which may be imposed to protect the public welfare and to conserve and protect the condition and value of property in the neighborhood have been met. Special Use Permits are required by Section 405.670 for veterinary facilities or similar establishments in the Light Industrial (M-1) Zoning District.

Municipal Water and Sewer Service: This site does have access to the City of Republic's water and sanitary sewer services. The property will be required to connect to City water and sewer prior to occupation of the site.

Duration: This Special Use Permit, if approved, would remain valid until an alternative use occupied the parcel or substantial changes to the approved Development Plan occurred. Changes in use or significant reconfiguration of the project would void the Special Use Permit. Furthermore, the Applicant is required to abide by any additional conditions that may be placed on the permit at City Council's request.

Transportation: A Traffic Impact Study (TIS) was not required due to judgement that no impactful change in trips generated is anticipated.

Floodplain: The subject parcel **does** contain area designated **Special Flood Hazard Area (SFHA/Floodplain).** All construction will be required to conform to Chapter 420 Flood Damage Prevention of the City's adopted Municipal Code.

Sinkholes: The subject parcel **does not** contain any **sinkholes.**

If approved, the construction of a new commercial building on this parcel will require adherence to the City's adopted Plans and Ordinances; the next step in the process would be the construction of the new building once an application for a New Commercial Building Permit has been issued.

Recommended Action

Staff considers the **proposed Special Use Permit** request for a Veterinary Facility or similar establishment in a Light Industrial (M-1) Zoning District, located at 3155 E Sawyer Rd, to be **generally consistent with the City's Special Use Permit Ordinance** and **able to be adequately served by the City's transportation network and the City's municipal facilities**. Based upon this analysis, Staff recommends the approval of this application.