



AGENDA ITEM ANALYSIS

Project/Issue Name: 23-35 An Ordinance of the City Council Approving a Special Use Permit for Melanie Ferguson to Operate Republic Animal Hospital on Real Property Located at 542, 546, 550, and 554 East Harrison Street.

Submitted By: Patrick Ruiz, BUILDS Department Associate Planner

Date: October 3, 2023

Issue Statement

Melanie Ferguson has applied for a Special Use Permit to operate a Veterinary facility or similar establishment on the property located at 542, 546, 550, and 554 East Harrison Street.

DISCUSSION AND ANALYSIS

The subject property of this application is comprised of one lot approximately one point seven-four (1.74) acres of land and is zoned General Commercial (C-2). The lot currently has an existing commercial building with multiple units. The applicant is requesting a Special Use Permit to allow for the redevelopment and operation of a Veterinary facility that will be comprised of four units of an existing commercial building. If approved, it would allow the applicant to remodel the four western-most units of the commercial building into a Veterinary facility.

The property is surrounded by:

- General Commercial (C-2) to the East and West;
- General Commercial (C-2) and Local Commercial (C-1) to the South;
- General Commercial (C-2), Medium Density Single-Family Residential (R1-M), and Light Industrial (M-1) to the north across E Harrison St.

Applicant's Special Use Permit Request

The Applicant is requesting a Special Use Permit to allow for the redevelopment and operation of a Veterinary facility that will be comprised of four units of an existing commercial building. The applicant is proposing an expansion of an existing business, Republic Animal Hospital, currently located at the same building in unit 574. This Application, were it to be approved, would allow for a future Commercial Remodel Building Permit application in line with the proposed narrative plan for redevelopment.

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 provided 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. Special Use Permits are required by Section 405.670 for Veterinary Facilities or similar establishments.

In addition, the operator of the site will be required to have a valid business license on file with the City prior to conducting business.

Municipal Water and Sewer Service: This site is currently served by the City of Republic water and sanitary sewer services. The approval of a Special Use Permit for a Veterinary Facility or Similar Establishment would not require new connections to the existing water and sewer service lines.

Duration: This Special Use Permit, if approved, would remain valid until a change in use or in the configuration of the use occurred. Changes in use or significant reconfiguration 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. Design review of the remodel of the existing building would occur during the review phase of the building permit application process.

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

Floodplain: The subject parcel **does not** contain a **Special Flood Hazard Area (SFHA/Floodplain)**.

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

STAFF RECOMMENDATION

Staff considers the **proposed Special Use Permit** request for a Veterinary Facility or similar establishment in a General Commercial (C-2) Zoning District, located at 542, 546, 550, and 554 East Harrison Street, 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 (performed without the benefit of evidence and testimony of a public hearing), Staff recommends the approval of this application.

Redevelopment of the subject units on this parcel will require adherence to the City's adopted Plans and Ordinances; the next step in the process to redevelop the subject units of the existing building, upon a favorable Special Use Permit outcome, will be the construction, review, and approval of a Commercial Remodel Permit.