



CUP 20-0001
Banfield Pet Hospital
7975 SW Nyberg Street
Veterinary Clinic

CUP 20-0001
Banfield Veterinary Clinic

TUALATIN PLANNING COMMISSION
November 19, 2020



PRESENTATION

1. Site Background
2. Conditional Use Permits
3. Subject Proposal
4. Applicable Criteria
5. Recommendation



SITE BACKGROUND



- SW building of Nyberg Rivers shopping center
- Central Commercial (CC) Zone
- Access provided from Nyberg Road & Martinazzi Avenue
- Parking available on north & south side of building



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CONDITIONAL USE PERMITS

Conditional Use Permit Purpose:

- To provide standards for conditional uses of land/ structures which, because of their unique characteristics relative to location, design, size, operation, circulation and public interest, require special consideration



CONDITIONAL USE PROCEDURE

Type III Procedure:

- Pre-Application Meeting – August 5
- Neighborhood Developer Meeting – August 31
- Application Submitted – September 1
- Application Deemed Complete – October 1
- Planning Commission Hearing – November 19
- 120 Day Rule – January 29, 2021



CONDITIONAL USE REQUEST

CUP 20-0001:

- Consideration of a Conditional Use Permit for an approximately 2,975 square foot veterinary clinic in the Central Commercial (CC) District

Table 53-1 Use Categories in the CC Zone

Commercial Use Categories

<i>Retail Sales and Services</i>	Conditional Use Permit required for veterinary clinic
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APPROVAL CRITERIA

TDC 33.040(5)– CUP Approval Criteria:

- (a) The use is listed as a conditional use in the underlying zone;
- (b) The characteristics of the site are suitable for the proposed use, considering size, shape, location, topography, existence of improvements and natural features;
- (c) The proposed development is timely, considering the adequacy of transportation systems, public facilities, and services existing or planned for the area affected by the use;
- (d) The proposed use will not alter the character of the surrounding area in any manner that substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying zone; and



APPROVAL CRITERIA

(e) The proposal satisfies those objectives and policies of the Tualatin Community Plan that are applicable to the proposed use:

Chapter 6.040(4): Central Commercial Planning District Objective

- *Provide areas for a full range of retail, professional, and service uses found in downtown areas patronized by pedestrians.*
- *Civic, social, and cultural functions that serve the community are also appropriate.*
- *The District is almost entirely within the downtown portion of the urban renewal area. The Plan contains policies and standards to create a village atmosphere in the downtown area.*



APPROVAL CRITERIA

Conditions are recommended to satisfy approval criteria:

- CUP-1** Veterinary treatment must be limited to small animals.
- CUP-2** Outdoor pet amenities, such as dog runs or storage yards are prohibited.
- CUP-3** Pet daycare and boarding are prohibited.
- CUP-4** Animal waste in public areas adjacent to the veterinary use are subject to Tualatin Municipal Code Chapter 6-04.
- CUP-5** Hours of operation are limited to 6:00 a.m. to 10:00 p.m., Monday through Sunday.
- CUP-6** Modification or expansion of the veterinary use may require an additional Conditional Use Permit application review.



RECOMMENDATION

- Findings and Analysis demonstrate that with Conditions of Approval, the proposal meets the approval criteria
- Staff respectfully recommends approval of the Conditional Use Permit (CUP 20-0001) with Conditions of Approval CUP-1 through CUP-6