



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Tualatin Planning Commissioners
THROUGH: Steve Koper, Planning Manager
FROM: Erin Engman, Associate Planner
DATE: November 19, 2020

SUBJECT:

Consideration of a Conditional Use Permit (CUP 20-0001) for a 2,975 square foot Banfield veterinary clinic located within in existing multi-tenant commercial building at 7975 SW Nyberg Street (Tax Lot: 2S124B 02000).

RECOMMENDATION:

Based on the application materials and the analysis and findings presented (Attachment A), staff recommends approval of a Conditional Use Permit 20-0001 with the following conditions of approval:

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.

EXECUTIVE SUMMARY:

- The subject proposal is a Type-III land use application.
- This hearing is quasi-judicial in nature.
- The proposed use is located within a 2,975 square foot tenant space within a multi-tenant commercial building, located on a 1.21 acre lot that is a portion of a larger 31.91 acre shopping center. The property is located east of downtown Tualatin, north of SW Nyberg Road, and south of the City Offices. The primary public access is taken from SW Nyberg Road with secondary access from SW Martinazzi Avenue.
- The applicant, Scott Edwards Architecture, on behalf of Centercal Properties, requests approval of an approximately 2,975 square foot veterinary clinic in the southwest retail building of Nyberg Rivers shopping center. The property is zoned Central Commercial, which permits veterinary clinics as a conditional use.
- No exterior building, site improvements, or public facility improvements are required as part of the Conditional Use Permit review or tenant needs. There will be no Architectural Review following this

decision.

OUTCOMES OF DECISION:

Approval of the subject Conditional Use Permit (CUP 20-0001) will facilitate the necessary tenant improvements to support the Banfield Veterinary Clinic use.

ALTERNATIVES TO RECOMMENDATION:

The Planning Commission may alternatively:

- Approve CUP 20-0001 with further amendments or conditions;
 - Deny CUP 20-0001; or
 - Continue the hearing to a later date.
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ATTACHMENTS:

1: Analysis and Findings for CUP 20-0001

A: Applicant's Narrative

B: Plan Set

C: Supporting Documents

D: Memorandum from Clean Water Services

E: Memorandum from Engineering Department

2: Final Order

3: Presentation