Meeting Agenda Item Coversheet

MEETING DATE:	11/10/2026	**Submitted By:** Planning and Zoning	
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	**SPM-2026-02:** The applicant is requesting approval of a Site Plan Modification for James Business Park, located at 17035 Persimmon Boulevard West, to accommodate an overnight kennel providing dog day care, overnight boarding, and grooming within an existing 10,855 square-foot tenant space in Unit 700 (Bay 3A) of the North Building. The proposal includes an approximately 1,840square-foot fenced outdoor pet relief and play area within an existing loading area, associated exterior improvements, revised parking and loading calculations, and an amendment to Condition 2 of Development Order SPR-2022-01 concerning allowable uses within the development.		
STAFF RECOMMENDATION: **(**MOTION READY)	**Motion to Approve** – SPM-2026-02, the James Business Park Site Plan Modification, including amendment to Condition 2 of Development Order SPR-2022-01 as recommended in the staff report, subject to the conditions of approval.		
SUMMARY *and/or* JUSTIFICATION:	The applicant requests a Site Plan Modification to accommodate a dog day care, overnight boarding, and grooming facility within an existing 10,855-square-foot tenant space in Unit 700 (Bay 3A) at James Business Park, located at 17035 Persimmon Boulevard West. The proposal includes an approximately 1,840-square-foot fenced outdoor pet relief and play area within an existing loading area, associated exterior improvements, and revised parking and loading calculations. The request also includes amendment of Condition 2 of Development Order SPR-2022-01. The applicant proposes allowing light industrial or commercial uses. Staff recommends a narrower amendment retaining the light industrial use restriction while allowing conditional uses expressly approved by the City Council and incorporated into the approved site plan and development order. The overnight kennel is separately evaluated under CU-2026-01. Staff recommends that CU approval be contingent upon approval of SPM-2026-02, including amendment of Condition 2 accommodating the proposed use.		
SELECT, *if applicable*	**AGREEMENT:**		**BUDGET:**
	STAFF REPORT:	X	**PROCLAMATION:**
	EXHIBIT(S):	X	**OTHER:**
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*	Agenda Item Sheet Staff Report Engineering Approval Letter Application Justification Statement Site Plan Operational Plan Odor Sanitation Animal Waste and Facility Maintenance Plan Data Sheet Outdoor Yard Floor Plan		

	Dog Waste Station Noise Management Plan Boundary Survey			
SELECT, *if applicable*	**RESOLUTION:**		**ORDINANCE:**	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***				
FISCAL IMPACT *(if any):*				$