



## Legislation Text

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File #: 18-ZA-01, Version: 1

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**Conduct a public hearing and consider a request for an amendment to the Planned Development District No. 49 (PD-49) to allow pet store and small animal related use with outside runs and establish related development standards, with an associated Detailed Site Plan for a 0.46-acre site located at 13520 Inwood Road; and take appropriate action.**

### BACKGROUND:

The applicant, John Dyer, is proposing to occupy the existing building for a pet store and small animal related use, Dogtopia. This amendment to PD-49 proposes to allow outdoor runs that will be associated with of the use; and clarify sign requirements for the property. The associated Detail Site Plan proposes to remove existing parking on the north side of the building to enclose for the outdoor runs, which will be screened from the public street view. No additional modifications to the site are proposed.

### RECOMMENDATION:

Staff recommends approval of the Zoning amendment and the associated Detailed Site Plan.

### ACTIONS:

1. Motion to recommend approval of the Zoning amendment and the associated Detailed Site Plan.
2. Motion to recommend approval of the Zoning amendment and the associated Detailed Site Plan with the following modifications...
3. Motion to recommend denial of the Zoning amendment and the associated Detailed Site Plan.
4. Motion to continue discussion at the next meeting.

### ATTACHMENTS:

1. Aerial Map
2. Location Map
3. Staff Report
4. Detailed Site Plan
5. Site Photographs
6. Notification Map
7. Summary of Mailed Notices