

STAFF REPORT

DOCKET # UDO-273

STAFF: [Aaron King](#)

REQUEST

Ordinance amendment proposed by Rocky Oakes amending Chapter B of the *Unified Development Ordinances* to allow Veterinary Services in the Pedestrian Business (PB) Zoning District.

BACKGROUND

The UDO currently allows the use Veterinary Services in the following zoning districts:

- Limited Office (LO)
- Neighborhood Business (NB)
- Limited Business (LB)
- Neighborhood Shopping Center Business (NSB)
- Highway Business (HB)
- General Business (GB)
- Major Retail & Business (MRB-S)
- Entertainment (E)
- General Industrial (GI)
- Mixed Use (MU-S)

Veterinary Services is not currently allowed in the Pedestrian Business (PB) zoning district which is located in between the NB and LB districts in the hierarchy of commercial zoning districts. The subject text amendment seeks to allow Veterinary Services in the PB district.

ANALYSIS

The proposed request would allow Veterinary Services in the PB district in a manner similar to the other comparable commercial zoning districts where it is currently allowed. Staff believes this use is appropriate for the PB zoning district. Staff is supportive of this request as it appears to correct an existing anomaly within the Permitted Use Table.

With respect to the Use Conditions for Veterinary Services, the proposed text amendment would require Veterinary Services in the PB district to comply with all setback requirements of the underlying zoning district including a minimum forty (40) foot setback adjacent to residentially zoned land. The text amendment would also require Veterinary Services in the PB district to be fully enclosed, essentially prohibiting outdoor runs. These two additions to the Use Conditions are consistent with how Veterinary Services are treated in comparable commercial zoning districts.

RECOMMENDATION

APPROVAL

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR UDO-273
MARCH 9, 2017**

Aaron King presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the zoning text amendment.

SECOND: Paul Mullican

VOTE:

FOR: George Bryan, Melynda Dunigan, Arnold King, Clarence Lambe, Darryl Little,
Paul Mullican, Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning and Development Services