



Legislation Details (With Text)

File #:	ORD 2017-051	Name:	Leder Pet Lodge Special Land Use
Type:	Ordinance	Status:	Passed
File created:	10/23/2017	In control:	City Commission
On agenda:	12/14/2017	Final action:	12/14/2017
Title:	AN ORDINANCE APPROVING THE SPECIAL LAND USE APPLICATION OF LEDER HILLSBORO CO LTD. TO ALLOW A PET LODGE FOR THE PROPERTY GENERALLY LOCATED AT 4181 WEST HILLSBORO BOULEVARD, PURSUANT TO SECTION 13-35, CODE OF ORDINANCES.(QUASI-JUDICIAL)(SECOND PUBLIC HEARING)		
Sponsors:			
Indexes:	Ordinance, Special Land Use Application		
Code sections:	13-35 - Special Land Use		
Attachments:	1. ORDINANCE 2017-051-Leder Pet Lodge SLU, 2. BACKUP-Map-Leder Pet Lodge SLU, 3. BACKUP-Site Plan-Leder Pet Lodge SLU, 4. MINUTES-Draft PZ Mtg Excerpt 2017-1011		

Date	Ver.	Action By	Action	Result
12/14/2017	1	City Commission		
11/9/2017	1	City Commission		

AGENDA ITEM REPORT

TITLE:

AN ORDINANCE APPROVING THE SPECIAL LAND USE APPLICATION OF LEDER HILLSBORO CO LTD. TO ALLOW A PET LODGE FOR THE PROPERTY GENERALLY LOCATED AT 4181 WEST HILLSBORO BOULEVARD, PURSUANT TO SECTION 13-35, CODE OF ORDINANCES.(QUASI-JUDICIAL)(SECOND PUBLIC HEARING)

BACKGROUND:

This item was approved on First Reading at the November 9, 2017, City Commission Meeting.

The subject property, formerly known as the VCA Veterinary Hospital and outdoor kennel facility, is no longer in operation. As currently proposed, the applicant, Kenneth Carlson of Kenneth Carlson Architect, on behalf of the owner, Leder Hillsboro Co. LTD, is requesting special land use approval for a pet lodge with animal boarding at this location.

DISCUSSION:

The proposed pet lodge includes 132 covered kennels, outdoor play areas, water features, and administrative offices. As part of this special land use application, the applicant has addressed the newly adopted supplemental regulations for animal boarding, including specific regulations for outdoor play/exercise areas.

Concurrent with this application, the applicant is processing a rezoning and a separate special land use application to allow a self-storage facility on the site. The site plan application to accommodate this proposed project, was approved by the Planning and Zoning Board at its October 11, 2017, meeting. The pet lodge is proposed on the south side of the property, adjacent to Hillsboro Boulevard, with the self-storage facility on the north side.

PUBLIC INVOLVEMENT:

Per Section 13-35(c) of the City's Code of Ordinances, property owners within 300 feet of the subject property were notified by mail of the special land use request and invited to attend the Planning and Zoning Board meeting and City Commission meeting. Thirty-six notices were mailed by the City fourteen days prior to the meetings. To date, staff has received one inquiry regarding the project, which was general in nature.

RECOMMENDATION:

The Planning and Zoning Board, at its October 11, 2017, meeting, recommended approval of the special land use application subject to the condition that outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit. Outstanding DRC comments are included in the Planning and Zoning Board Agenda backup and are available online for your review.

FISCAL IMPACT: N/A