



Monterey Way PCD

Gentle Care Animal Hospital: FDP-14-00391

FDP-14-00391: Consider a Final Development Plan for 6th and Monterey Way PCD, for Gentle Care Animal Hospital, located at 3821 W. 6th Street. Submitted by Landplan Engineering for Rio Azul LLC, property owner of record.

ADMINISTRATIVE DETERMINATION: The Planning Director approves the above-described Final Development Plan subject to the following condition:

1. Provision of a site plan performance agreement.

Reason for Request: This revised Final Development Plan is for change of use and for the addition of an enclosed outdoor exercise space in the existing parking lot.

Development Code Citations to Consider

- Section 20-222 Planned Development Districts purpose.
- Section 20-1304 (e) Final Development Plan.
- Section 20-1001, 1966 Zoning Code Planned Unit Development Districts.

Design Standards to Consider

- Consistency with approved Preliminary Development Plan.
- Consistency with Article 10 of the 1966 Zoning Code.
- Consistency with the Community Design Manual – Commercial Design Guidelines.

Plans and Studies Required

- *Traffic Study* – Not required for project.
- *Downstream Sanitary Sewer Analysis* – Not required for this project.
- *Drainage Study* – A drainage study is not required for this project.
- *Retail Market Study* – Not applicable to this project.

Key Points

- Approved Final Development Plan for this property was in 2006 for phase C-4.
- This Final Development Plan revises the use of the building and modifies the parking lot to include an outdoor exercise area for pets.
- In addition to the Animal Hospital, additional tenant space within the building will be available. A specific tenant for that space is not known at this time.

Other Action Required

- Recording Final Development Plan with Register of Deeds Office.
- Existing parking lot surface should be repaired with this site improvement.

Associated Cases

- 6th & Monterey PCD Final Development Plans 2000 through 2004 plans.
- Final Development Plan 6th and Monterey; Phase C-4; funeral home added to permitted uses. P17, Page 327 – 2001 and Book 1B, Page 46 – 2006

Public Comment

- No comment

GENERAL INFORMATION

Current Zoning and Land Use: PD-[6th & Monterey Way PCD Planned Commercial Development] District. Former funeral home.

Surrounding Zoning: PD-[6th & Monterey Way PCD Planned Commercial Development] District to the east and south. Undeveloped lots to the immediate east and south. Approved development plans include a 3,360 SF building to the south and a 5,000 SF building to the east.

RSO (Single-Dwelling Residential Office) District to the west. Existing office uses.

CN2 (Neighborhood commercial District to the north, existing office use.

RM12 (Multi-Dwelling Residential Dwelling) District to the north, existing duplex development.

Legal Description: Lot 1, Monterey Bay Addition

SUMMARY OF REQUEST

This project includes a change of use from a funeral home to a veterinary office/animal hospital. The site changes include interior remodel, minor exterior alterations, new mechanical equipment and the addition of a fenced outdoor exercise space in the north part of the existing parking lot. This project proposes changes to Lot 1 (3821 W. 6th Street) only. The Final Development Plan includes Lot 2 (620 Monterey Way), an undeveloped lot. No changes to Lot 2 are proposed with this Final Development Plan.

| SITE SUMMARY: 3821 W. 6th Street | Approved FDP | Proposed FDP | Changes |
|--|---------------------|---------------------|----------------|
| Building (sq. ft.) | 8,532 | 8,532 | 0 |
| Animal Hospital | (6,472) | (6,472) | |
| Future Tenant Space | (2,060) | (2,060) | |
| Pavement (sq. ft.) | 33,397 | 31,410 | 1,987 decrease |
| Impervious (sq. ft.) | 41,929 | 39,942 | 1,987 decrease |
| Pervious (sq. ft.) | 27,812 | 29,799 | 1,987 Increase |
| Total Area | 69,741 | 69,741 | 0 |

The overall physical changes to this site reduce the amount of pavement (impervious surface cover) by 1,987 SF to accommodate the outdoor exercise area as well as other areas within the site.

- The exercise area is 61'x27' [1,647 SF] of pavement being removed.
- Area at north end of drive aisle is 5'x25' strip [125 SF] of pavement being removed.
- Sidewalk connection between north entrance and parking lot is 5'x43' strip [215 SF] of pavement being removed

The subject property is part of a larger mixed-use PCD located on the south side of W. 6th Street and the east side of Monterey Way. The entire PCD has been developing in phases since the mid 1990's. The preliminary development plan was amended in 2002 to allow for the property at 700 Comet Lane to be developed with residential rather than commercial uses.

PARKING SUMMARY

Development in Planned Commercial Districts (PCD's) originally required off-street parking at a ratio of one space per 200 NSF of building space. The Development Code would require one space per 400 GSF for veterinary offices. Building plans show a future tenant space (2,060 SF). There is no known use for that space at this time. Off street parking summary has been revised to show the reduced off-street parking for this development. This plan decreases the amount of off-street parking for this site by six spaces. Sufficient parking exists to accommodate the building.

| Approved Final Development Plan | Proposed Final Development Plan |
|---|---|
| 81 spaces provided [8,532 GSF/ 5,972 NSF = 30 spaces required] | 75 spaces provided [8,532 GSF/ 5,972 NSF = 30 spaces required] |

STAFF REVIEW

Development approval previously granted to this property was for funeral home including an 8,532 SF building and associated parking. The proposed request reduces the required off-street parking, changes the use, and adds an outdoor exercise area.

The applicable Development Code for this application is the 1966 Zoning Code Section 20-1013(b) that states:

- (b) *A plan submitted for final approval shall be in substantial compliance with the plan previously given preliminary approval. Modification by the landowner of the plan as preliminarily approved may not:*
- (1) *Increase the proposed gross residential density or intensity of use by more than five percent or involve a reduction in the area set aside for common open space, open air recreation area or non-encroachable area, nor the substantial relocation of such areas; nor,*
 - (2) *Increase by more than 10 percent the total floor area proposed for non-residential or commercial uses; nor,*
 - (3) *Increase by more than five percent the total ground area covered by buildings nor involve a substantial change in the height of buildings.*

The proposed changes do not alter the size of the building and do not increase the intensity of the development. There is no residential element to this use. The modification to the parking lot increases the pervious area for the site.

Common Open Space

A minimum of 20% (13,948 SF required) of the area in the Planned Development is required to be placed into Common Open Space. Common open space within the commercial development typically occurs as peripheral yards and interior open space. The site summary indicates that open space provided for the development exceeds this requirement for this lot (29,799 SF) is provided.

Landscaping and Screening

Street Trees: Street trees are applicable to this project along W. 6th Street, Monterey Way and W. 7th Street. The proposed Final Development provides the required plantings along the public rights-of-way.

Interior Landscaping: This project predates the current design standards related to interior and perimeter screening. However, the proposed Final Development Plan shows the plan exceeds the minimum interior requirement of 40' square feet of open space per parking space.

Perimeter: Perimeter screening applies to that portion of the parking lot that is adjacent to public right-of-way. This project was designed to provide a dense vegetative screen along W. 6th Street and Monterey Way. This plan complies with the intent of the current design standards that requires parking lot screening.

Mechanical Equipment: The plan notes that mechanical equipment shall be screened in accordance with current design requirements per 1966 Zoning Code by which this development was originally approved.

Buffer Yard: These standards are not applicable to this project as part of a Planned Development. This site included a 50' green space setback along W. 6th Street.

Lighting

No changes to lighting are proposed with this revised Final Development Plan.

Floodplain

This property is not located within the regulatory floodplain and is not subject to a local floodplain development permit.

Access and Circulation

Vehicular access to this site is provided from W. 7th Street. Direct access to W. 6th Street and Monterey Way are prohibited. No changes in access are proposed.

Pedestrian Connectivity

Internal pedestrian walkways are not provided within this development. Public sidewalks are located along W. 6th Street and Monterey Way adjacent to the property and the south side of W. 7th Street.

Commercial Design Standards

As the overall design of the site was approved with the Preliminary Development Plan, the changes being proposed to the site and the building façade were reviewed with the Commercial Design Standards included as Section Two of the Community Design Manual. The proposed building and site changes are minor. The site includes a vegetative screen along the north side of the parking lot between the new outdoor exercise area and W. 6th Street. The exercise area will be fenced with a 5' high ornamental metal fence. No additional changes are required.

Conclusion

The proposed development is consistent with the planned development for this area and is compliant with the provisions of the Development Code and the Commercial Design Standards.