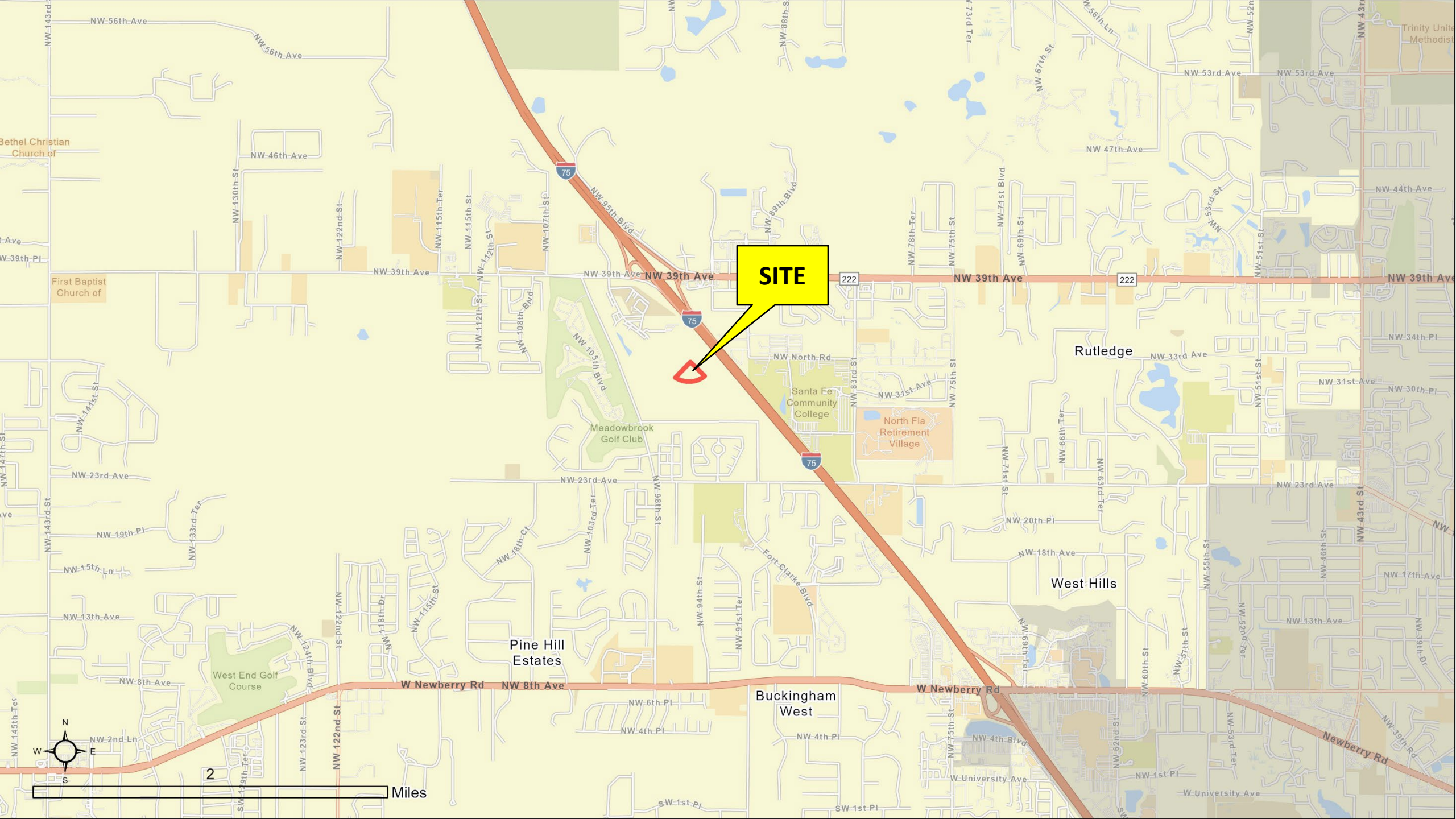




Z25-000008: Special Exception Request

Commercial Animal Boarding Facility

**Gerald Brewington
Senior Planner**

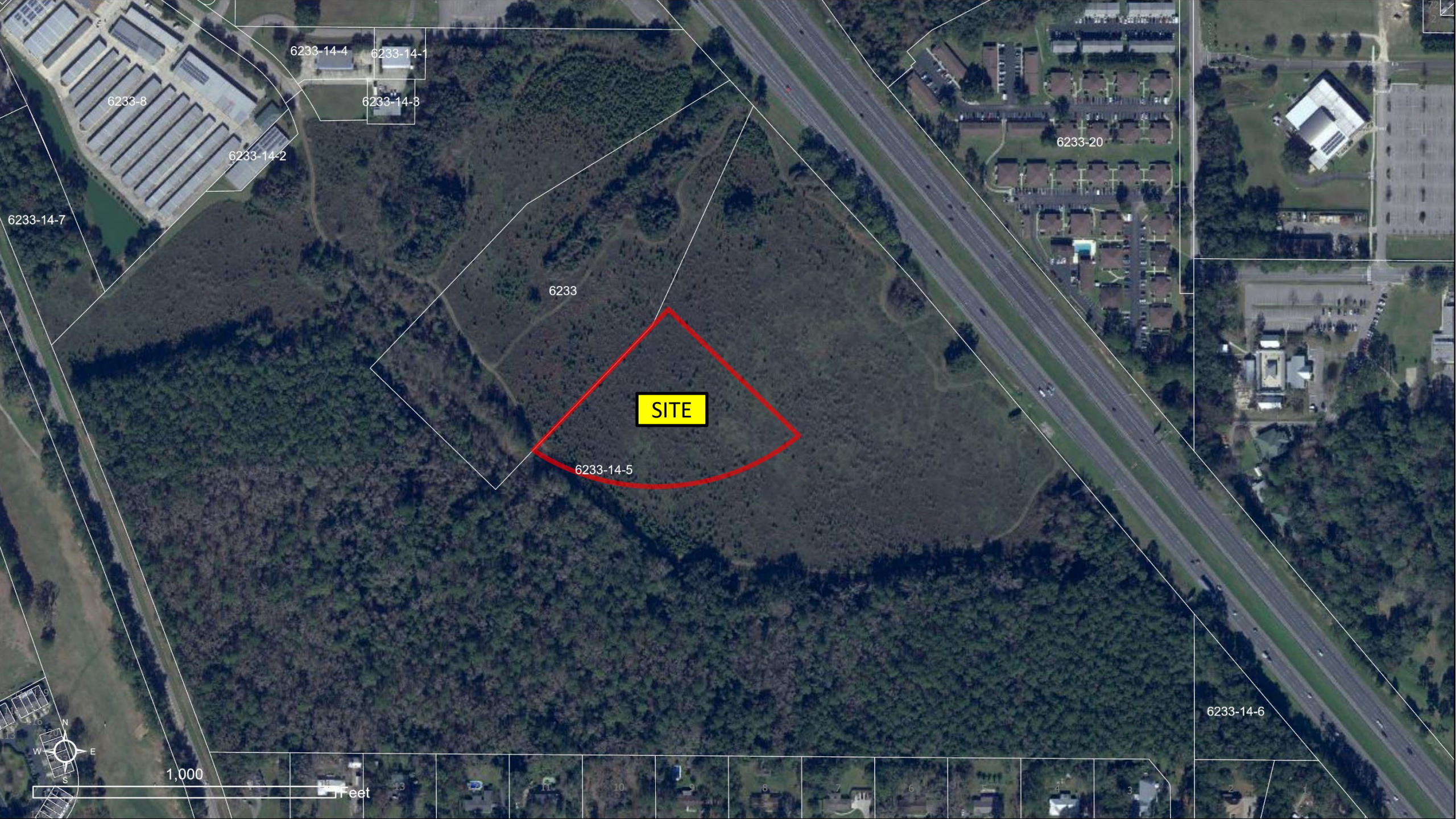


SITE



2

Miles





Alachua County Future Land Use

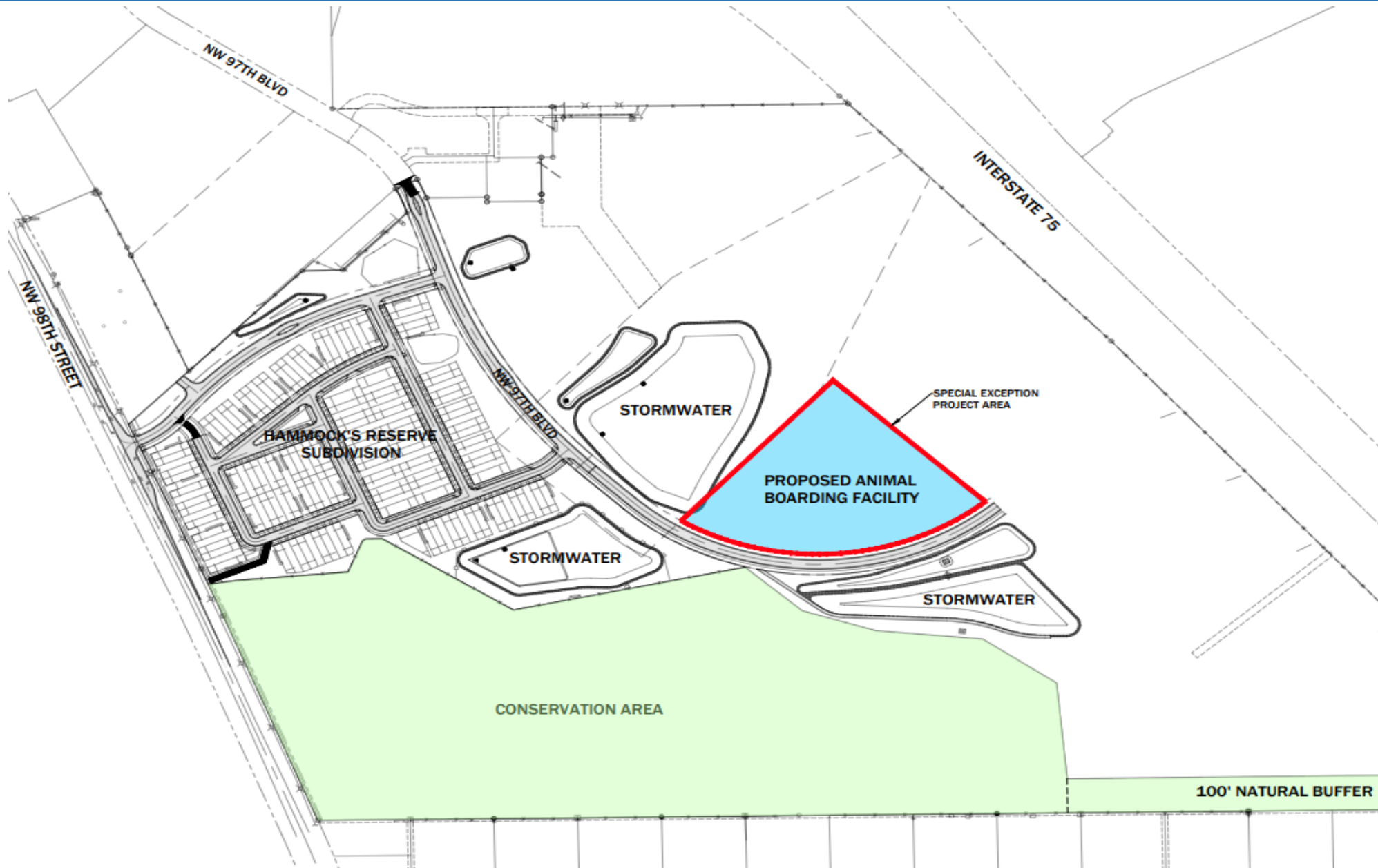
- Commercial
- Conservation
- Institutional
- Light Industrial
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- Mixed Use
- Mixed Use Commercial
- Office
- Recreation
- Tourist/Entertainment
- Utility
- Warehouse/Distribution
- Activity Centers



Background

- The proposed site is part of a larger development that has already received development plan approval
- The request is for a special exception (SE) for a commercial animal boarding facility
- This SE allows both daytime boarding as well as overnight boarding (limit 30 days)
- Specific criteria for this SE are found in Section 404.44 of the Unified Land Development code (ULDC)

Master Site Plan



[illegible]

Staff Analysis – Comprehensive Plan

- The proposed SE will not cause Level of Service (LOS) standards located in the Future Land Use Element (FLUE) of the Plan to fall below adopted levels.
- The proposal is consistent with Policy 7.1.2 of the FLUE which states that proposed changes in the zoning map shall consider consistency with the Plan, impacts to public facilities and relationships to surrounding development. Staff analysis has found that the proposed SE will not negatively impact public facilities, is consistent with development patterns in the immediate area and is consistent with the policies, goals and objectives of the Plan.

Staff Analysis – ULDC

- The proposed SE is consistent with the criteria for approval found in Section 402.113 of the ULDC. These include such factors as consistency with the Plan, compatibility with surrounding uses as well as the health, safety and welfare of the public in general. 402.113 also considers factors such as ingress/egress; off-street parking, noise and odors, availability of utilities, screening and buffering, sign, impacts to public roads as well as environmental justice issues.
- Section 404.44 provides specific requirements for commercial animal boarding facilities

Proposed Conditions

1. This special exception is to permit a commercial animal boarding facility on an approximately 4.8 acre portion of Parcel 06233-014-055
2. Parking shall be provided on site to adequately serve the anticipated use of the property and shall not exceed 65 paved parking spaces.
3. Screening shall be required only for those areas identified as 'Dog Park/Phase 2' on the proposed development plan.
4. ***A medium-density buffer shall only be required along the northeast perimeter of the site as shown on the proposed development plan.***

Since the project site is internal to the overall development, staff, in coordination with the applicant, is recommending that buffering be limited to the area of the parcel highlighted in Condition #4. This is due in part to the fact that the property is surrounded by internal roadways, stormwater management areas and on-site conservation areas.

STORMWATER AREA

FUTURE BUSINESS PARK (PER PDP)

INTERSTATE HIGHWAY No. 75 (STATE ROAD No. 93)

SPECIAL EXCEPTION PROJECT AREA

OPAQUE FENCE

FUTURE LIGHT INDUSTRIAL (PER PDP)

PHASE 1 BUILDING AREA

DOG PARK / PHASE 2 BUILDING AREA

VEHICULAR USE AREA

DISTANCE TO NEAREST RESIDENTIAL ZONING DISTRICT

NW 97TH BLVD

STORMWATER AREA

EXISTING RESIDENTIAL (PER PDP)

EXISTING OPEN SPACE/CONSERVATION AREA (PER PDP)

Photo of Project Site



View of Retention Area Across from Project Site



**View of Retention
Area Southwest of
Project Site and
Conservation Area
Beyond**



Staff Recommendation

Staff recommends that the Planning Commission find the proposed SE request consistent with the Plan and ULDC and recommend to the Board of County Commissioners that they adopt the resolution approving the request.