

1774-SUP

PUBLIC HEARING Case 1774-SUP/Camp Run A Mutt. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 15003 Inwood Road, which property is currently zoned Commercial-1 (C-1), by approving a Special Use Permit for a dog kennel.

LOCATION MAP



**INFRASTRUCTURE &
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TOGETHER.**



March 16, 2018

STAFF REPORT

RE: Case 1774-SUP/Camp Run-A-Mutt

LOCATION: 15003 Inwood Road

REQUEST: Approval of a Special Use Permit for a dog kennel to allow a new pet daycare, boarding, and grooming establishment

APPLICANT: Roger Degregori

DISCUSSION:

Background: The property located at 15003 Inwood Road is currently a vacant one-story, single tenant retail building that was most recently occupied by Sigel's liquor store. The site is bordered by another single-story retail center to the south and a single-story self-storage facility to the north and west.

The site is zoned Comercial-1 (C-1), which allows for a variety of retail/showroom and office uses. The site was developed in 1983 and is required to abide by the zoning requirements in place at that time. The current landscaping regulations were approved in 2008, meaning that this site, as it is today, is exempted from these regulations. However, they become applicable at such time a property is rezoned, including an application for a Special Use Permit.

Proposed Use: The applicant is proposing to purchase this building and subdivide it into four leasable tenant spaces, consisting of retail, office, and pet daycare/grooming/boarding. In accordance with the Town's Code of Ordinances, a grooming facility that does not board pets is an allowed use in the C-1 district. A facility that boards pets, however, is defined by the Town as a kennel and requires a Special Use Permit.

Therefore, the applicant is requesting approval of a Special Use Permit for a dog kennel.

Proposed Plan: The applicant is proposing to convert the existing one-story single-tenant building of 18,500 square feet into a two-story four-tenant building of 25,938 square feet. 10,464 square feet of the building would be converted to contain the dog kennel. This would

result in the removal of the existing loading docks and the addition of a covered, fenced-in, outdoor dog run. The property owner is working with Camp Run-A-Mutt as the operational tenant for the dog kennel and is also intending to use a portion of the retail space for his own business, the Fish Gallery.

The applicant is increasing the landscaping, constructing sidewalks, and is closing one of the driveways in order to bring the site closer to compliance with the Town's requirements.

Exterior Facades: The building is primarily constructed from concrete masonry units (CMU). The exterior facades of the building would be upgraded to include individual entries for each space, as well as additional glazing.

Parking: The C-1 district requires that retail uses be parked at a ratio of 1 space per 200 square feet, office uses be parked at a ratio of 1 space per 300 square feet, and the kennel use to be parked as 1 per 1,000 square feet. The floor plan shows the following use breakdown:

Use	Requirement	Square Footage	Spaces Required
Retail	1 per 200	10,108	51
Office	1 per 300	5,980	20
Kennel	1 per 1,000	9,683	10
		Total Required:	81

The site plan shows that 81 spaces will be provided, which matches the requirement.

Fire Access: The plans have been reviewed by the Fire Marshal to ensure sufficient site access and building coverage. Current requirements call for a 24-foot-wide fire lane. The submitted site plans show that the requirement will be met.

Transportation: There are currently no sidewalks along Inwood Road. The Town's Master Transportation Plan requires a six-foot sidewalk along the street frontage that is located away from the back of curb. The plans show that this requirement will be met.

To improve safety and the efficient flow of traffic on public streets, the Town's transportation design standards call for properties to have only one driveway along a public street. The standards provide for exceptions to this if the property generates sufficient vehicle trips to warrant additional access points.

Currently, there are three driveways onto this site from Inwood Road. Staff requested that the northern and southern driveways be closed, leaving one driveway at the center of the site. The

proposed plans indicate that the southern driveway will be removed, but the applicant is requesting that the northern driveway remain open.

Although staff does not believe that the property warrants an exception, staff asked the applicant to hire a professional traffic engineer to study the trip generation for this site and performance of the intersections confirm. The applicant chose not to do this and is asking that the Planning and Zoning Commission and City Council allow for two driveways.

Landscaping: The proposed Landscape Plan has been reviewed by the Parks Department to ensure compliance with the Town's Landscape Ordinance. The Landscape Ordinance requires that properties be brought up to current standards when they are rezoned. One such requirement is a 25-foot landscaping setback from the street, which cannot be met without taking the site out of compliance with the parking requirement. Staff believes that given the site constraints, the provided landscape plans are adequate.

The outdoor dog run will be covered with an artificial turf product. This will be easier for the operator to maintain given the high pet traffic and potential damage from pet waste. The run will be fenced, and the turf will not be visible from the street.

Comprehensive Plan: In 2016, the Town completed the Inwood Road Enhancement Zone Study. The findings of this study were ultimately adopted in 2017 as a Comprehensive Plan amendment, identifying goals of promoting higher density, diverse, mixed-use redevelopment with focus on pedestrian safety, walkability, and connectivity especially through additional east/west connections. In addition to these goals, the Plan describes "character districts" that were intended to guide future zoning decisions on land use and development standards.

This property falls within the Inwood District. According to the Plan, the permissible uses in the Inwood District include dining/retail, office, hotel or some mix of those uses. The Plan also calls for transitioning to multi-level buildings of 2-4 stories.

Based on the recent Comprehensive Plan amendment, staff believes that while this is not the ideal site layout or desired building massing, the proposed mix of uses, as well as the applicant's efforts to activate the street and provide more glazing along the facades, moves the ball forward in achieving the Town's vision for this area.

RECOMMENDATION: **CONDITIONAL APPROVAL**

Staff believes that the proposed mix of uses is appropriate for this site and does not foresee any issues, with regard to the dog kennel, from the adjacent property owners. Applicant has made efforts to bring the site into compliance with the most current standards.

Additionally, staff researched the proposed dog kennel operator, Camp Run-A Mutt. It appears that this is a highly praised, award-winning, daycare, grooming, boarding, and training business with 12 locations across the United States, one of which is in Houston, Texas.

Staff believes that this proposal is a reasonable and best re-use of the existing building, and recommends approval of the proposed Special Use Permit, for a dog kennel, subject to the following condition:

- The applicant shall revise the plans to close the northern driveway and replace it with landscaping in accordance with Town requirements.



Case 1774-SUP/Camp Run-A-Mutt
March 20, 2018

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on March 20, 2018, voted to recommend approval of an ordinance changing the zoning on property located at 15003 Inwood Road, which property is currently zoned Commercial-1 (C-1), by approving a Special Use Permit to allow a dog kennel without conditions.

Voting Aye: Dougan, Groce, Meleky, Quintanilla, Resnik, Wheeler
Voting Nay: Souers
Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none
On: none
Against: none