

# Modern Animal Special Use Permit (1867-SUP)

The logo for Addison, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. The circle is set against a blue background that is part of a larger graphic design on the right side of the slide, which includes diagonal white lines and a grey triangle in the top right corner.

**ADDISON**

# Case 1867-SUP Modern Animal

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## LOCATION:

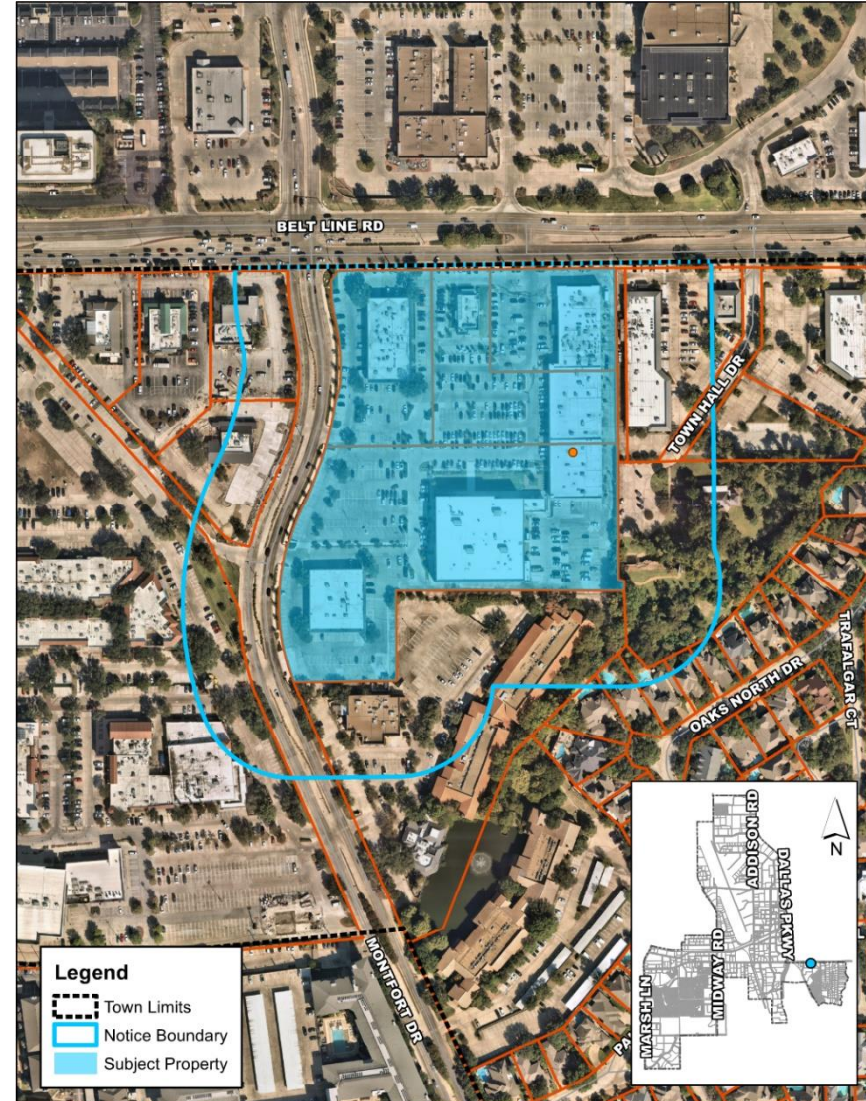
5290 Belt Line Road, Suite #134

## REQUEST:

Approval of a Special Use Permit for a veterinarian hospital.

## ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed veterinarian hospital and associated site conditions at the subject property.



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## PROJECT HISTORY:

1970s/1980s – Prestonwood Place shopping center constructed.

2019 – Center rezoned to PD, Ord. No. O19-22, based on Local Retail standards, to facilitate reinvestment in property.

2022 – PD O19-22 amended and restated by PD Ord. No. O22-3, to allow medical office as a permitted use.

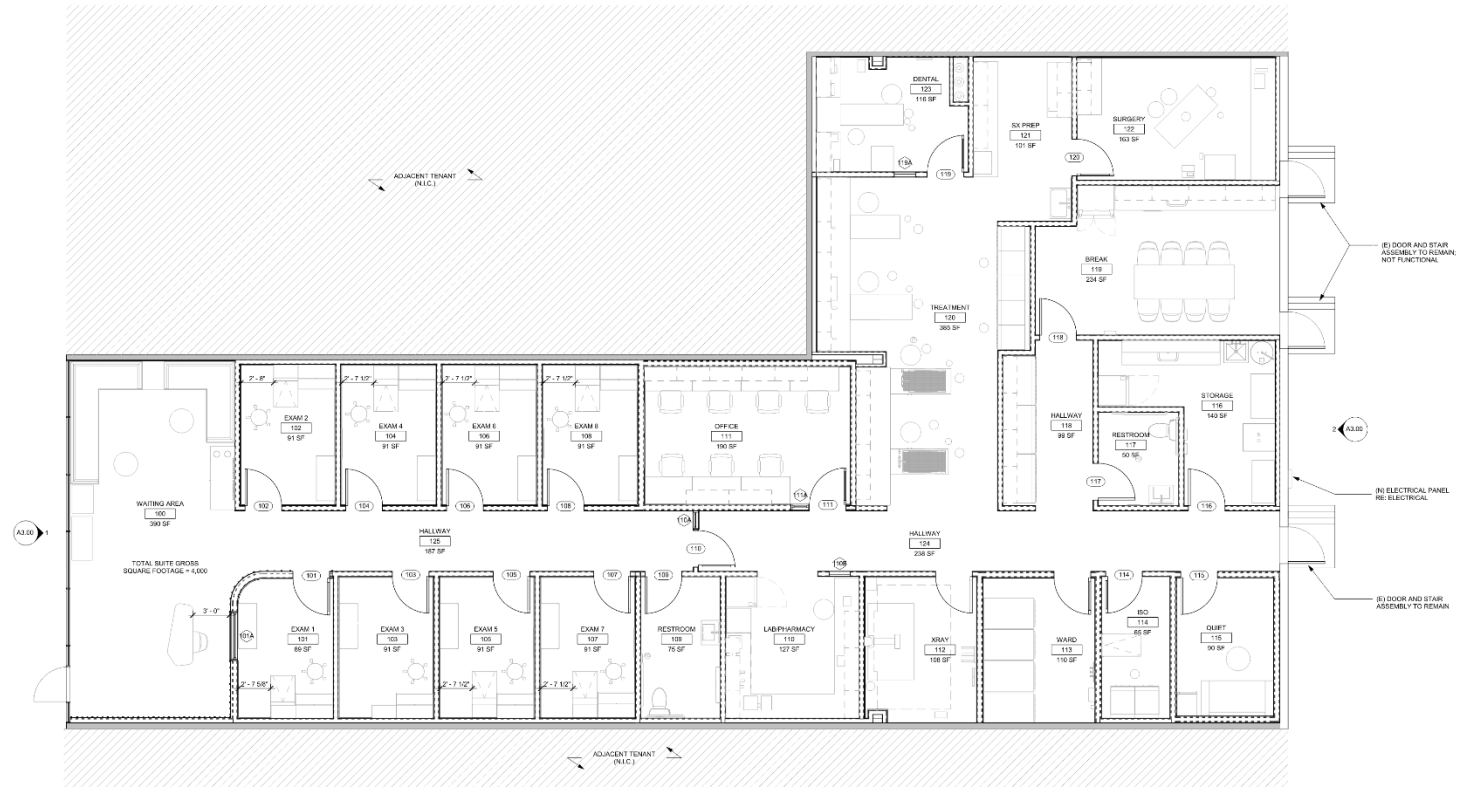
Present – SUP request for Modern Animal, a membership-based veterinary care provider, to occupy Suite 134.



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## FLOOR PLAN:

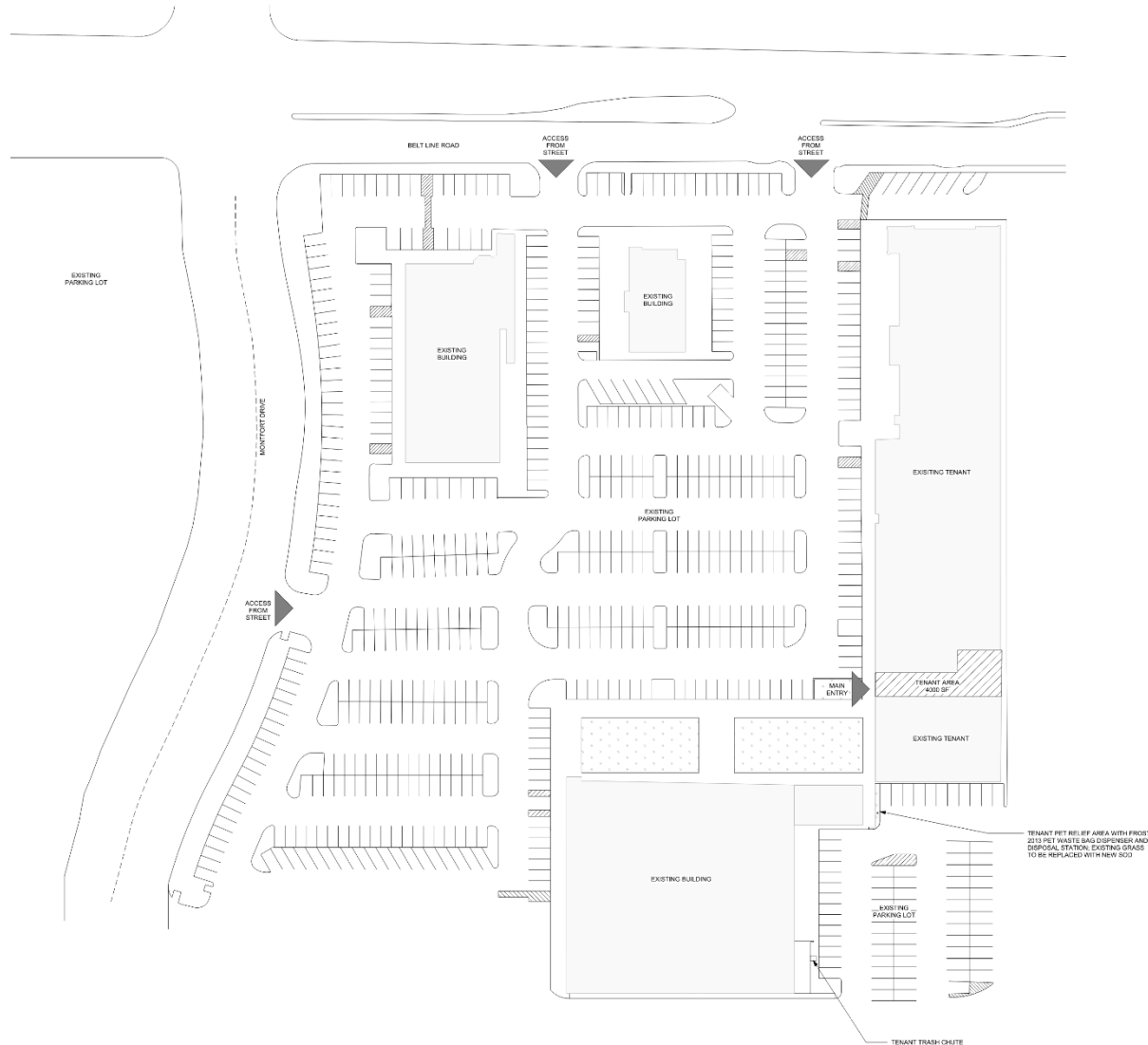
- 4,000 SF of gross floor area
- General practice veterinary care for canines and felines.
  - No boarding, grooming, or cosmetic services proposed.
- Hours of operation:
  - 8:00 am – 6:00 pm, seven days a week
- Modern Animal Staff:
  - 4 Doctors
  - 8 Vet. Technicians
  - 3 Support Staff





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## PARKING:

No modifications to the parking are proposed. The site currently exceeds the parking requirements established by PD 022-3.

## OPEN SPACE AND LANDSCAPE:

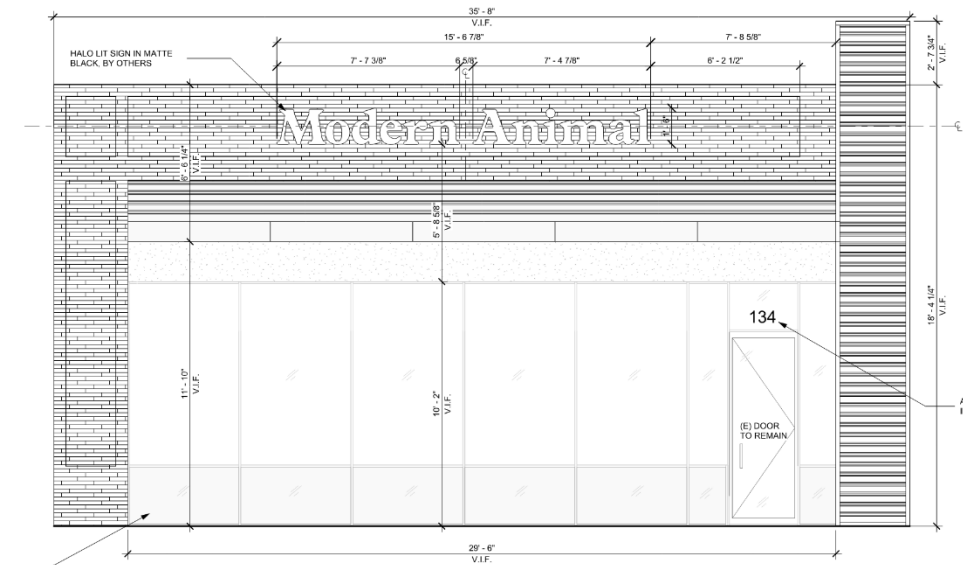
Per the Planning & Zoning Commission recommendation, an existing landscape island is proposed to be converted to turf and a pet waste station will be provided.

No other modifications to the open space or landscaping are proposed with this request.

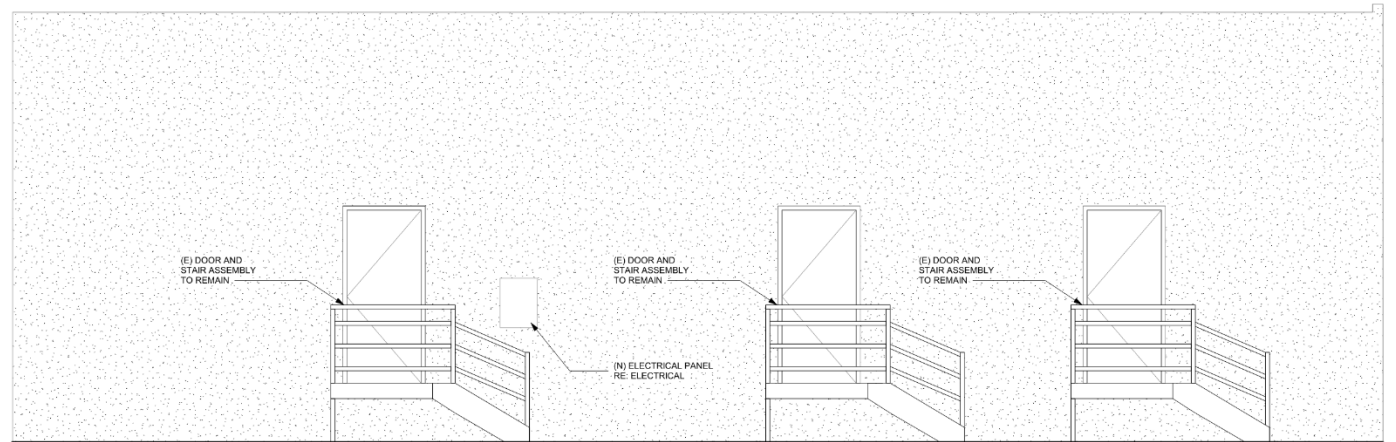
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## EXTERIOR APPEARANCE:

- No façade modifications are proposed to the existing suite. New tenant signage is anticipated and will be reviewed via the sign permitting process.
- The proposed façade plan complies with Town requirements.



West Elevation



East Elevation

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## PUBLIC NOTICE:

Notice of public hearing was provided to property owners within 200 feet of the subject property in accordance with Town and State law.

## NOTICE RECIPIENTS: 18

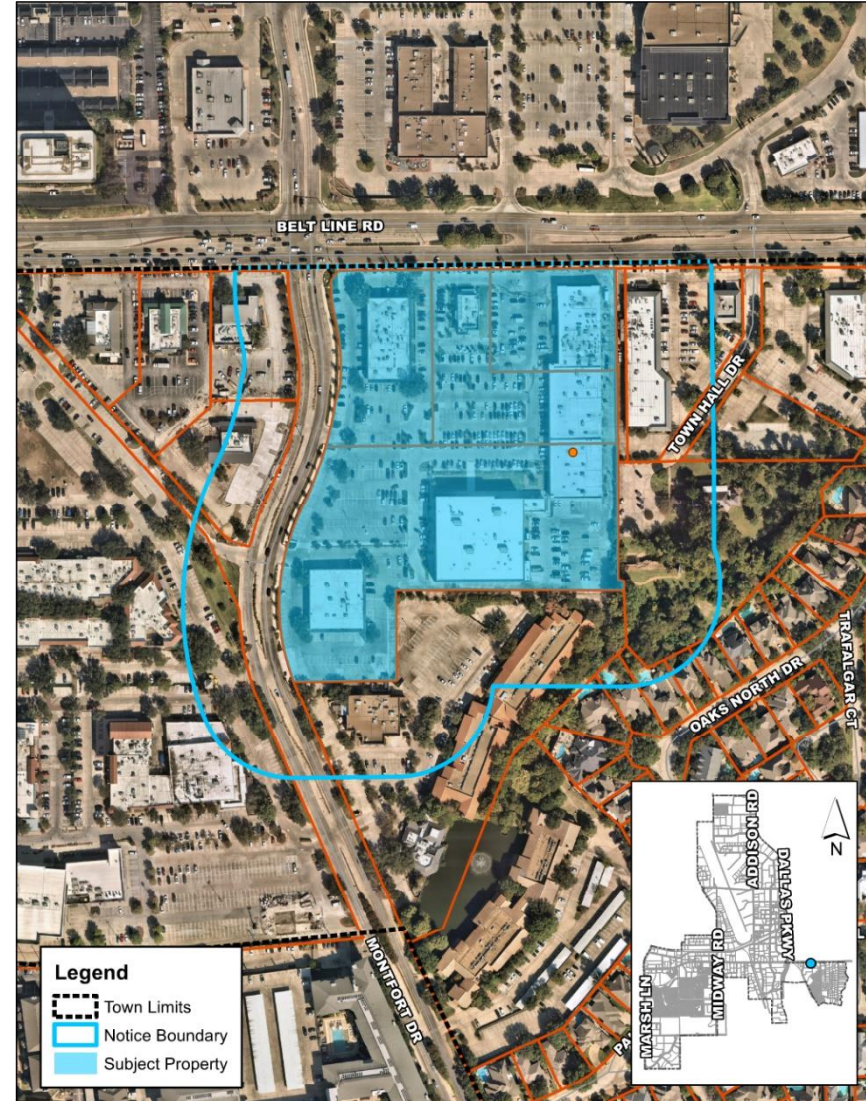
FOR: None.

AGAINST: None.

NEUTRAL: None.

## PLANNING & ZONING COMMISSION ACTION:

Approval: 7 – 0



## RECOMMENDATION:

Staff recommends **approval of the request with the following condition:**

- There shall be no overnight boarding of animals at the subject property.
- The existing landscape island, west of the primary entrance, shall be converted to turf and a pet waste station shall be provided. Additional areas for pets to relieve themselves, away from adjacent businesses, shall be considered.