

STAFF EVALUATION

Case No.: Use Permit No. 23-00030

Planning Commission Date: August 17, 2023

City Council Date: September 13, 2023

Prepared By: Urvi Patel, City Planner 728-5144
Reviewed By: Mike Hayes, Planning and Zoning Division Manager 728-5244
Reviewed By: Patricia Melochick, Senior Deputy City Attorney

General Information

Applicant & Property Owners Stephen Hartley

Site Location 26 Coliseum Crossing [LRSN: 7001360]



Requested Action Use permit to allow for a veterinarian office/hospital

Description of Proposal The applicant, an architect that has applied on behalf of Petco, has designed a space within the existing Petco retail space that will ultimately be used and occupied by a licensed vet. This application proposed to operate a veterinarian office/hospital within an existing pet retail store at 26 Coliseum Crossing. The subject site is located within a parcel that is ± 18.8 acres with a large strip shopping center.

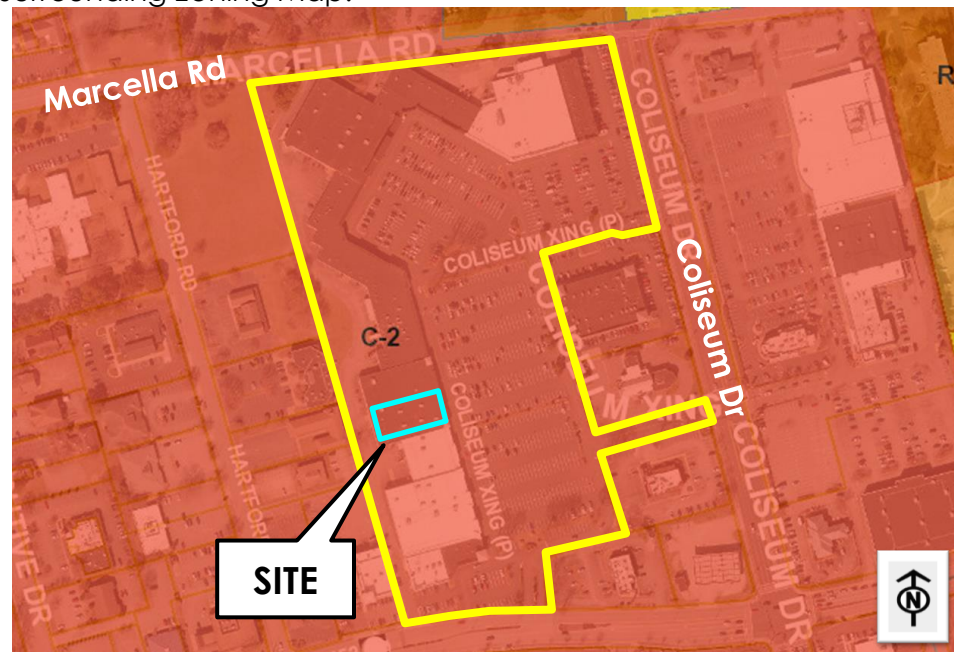
Existing Land Use Retail sales, general

Zoning Limited Commercial (C-2) District; and

Coliseum Central Overlay (O-CC) District

<i>Surrounding Land Use and Zoning</i>	<p>North: Limited Commercial (C-2) and Multiple Residential (R-M), apartments</p> <p>South: Limited Commercial (C-2), shopping center</p> <p>East: Limited Commercial (C-2), shopping center</p> <p>West: Limited Commercial (C-2), office park</p>
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Surrounding Zoning Map:

*Public Policy***Hampton Community Plan**

The Hampton Community Plan (2006, as amended) recommends mixed use for the subject property and adjacent properties.

Listed below are policies related to this request:

LU-CD Policy 36: Encourage corridor-oriented commercial development within specified areas to strengthen the viability of commercial uses and to protect residential uses and adjacent neighborhoods.

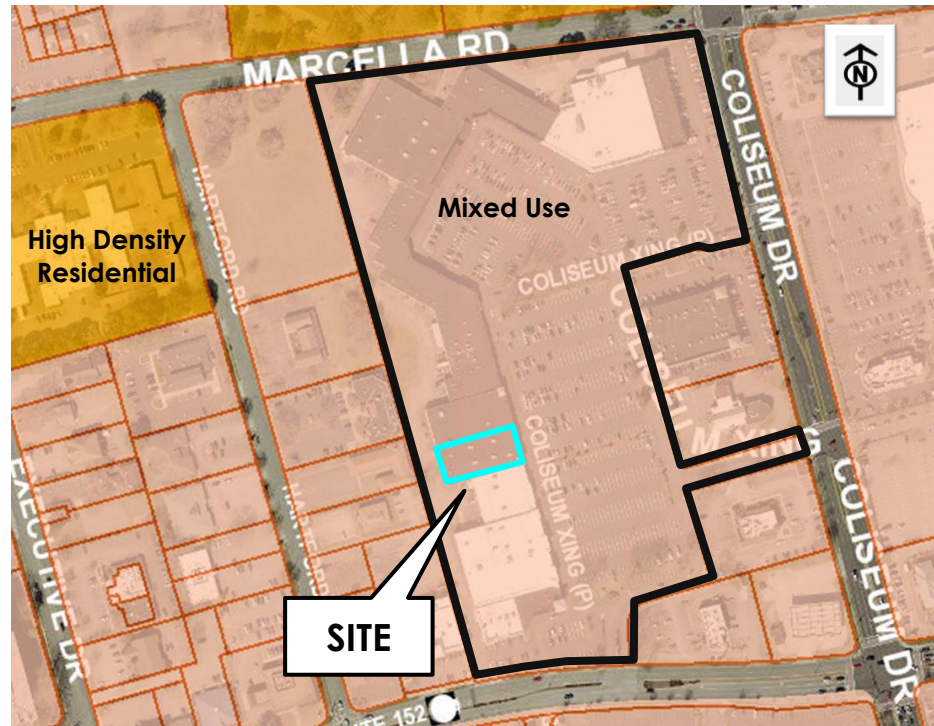
ED Policy 3: Diversify and strengthen the region's economic base through the development of economic clusters around existing basic industries.

ED Policy 10: Foster the successful redevelopment of well-situated vacant and underutilized commercial and industrial properties within the city.

Future Land Use

The Hampton Community Plan (2006, as amended) designates this area as mixed use.

Land Use Plan:



Coliseum Central Master Plan

The property falls within the Coliseum North initiative area of the Coliseum Central Master Plan (2015, as amended) which specifically addresses the Coliseum Crossing Shopping Center.

The Plan recognizes that there is a lower demand for store space for traditional retail than in the past and recommends using the available real estate for fast-casual restaurants and lifestyle services instead.

Traffic/Parking

There is ample parking available within the shopping center with multiple access points on Coliseum Drive and Cunningham Drive. Staff does not anticipate that the requested use or operation would cause a significant or negative impact on traffic.

Community Meeting

A community meeting has not been scheduled at this time.

Analysis:

Use Permit Application No. 23-00030 is a request for a use permit to operate a veterinarian office/hospital at 26 Coliseum Crossing [LRSN: 7001360]. The property is zoned Limited Commercial (C-2) District.

The application proposes an interior remodel of approximately 1,688 square feet of existing retail space currently operated by Petco in order to accommodate the

veterinary care office, Vetco. The proposal does not include any expansion of or addition to the existing building. The requested hours of operation for the veterinary care office are 9 AM to 9 PM, Monday through Saturday, and 10 AM to 7 PM on Sunday. These hours are synonymous with the existing hours of operation of the pet retail store. The approximate number of visitors for both retail and veterinarian services is expected to be 250 per day. Veterinarian services proposed include out-patient services such as health exams, vaccinations, and minor procedures. No animal day care services or overnight boarding of animals would be permitted as part of this use which is reflected within the staff-recommended conditions.

The Hampton Community Plan (2006, as amended) recommends mixed-use for this site. Policies applicable to this proposal include encouraging and diversifying corridor-oriented development within existing economic clusters in the City and fostering the successful redevelopment of underutilized commercial spaces within the city.

The subject site also falls within the Coliseum North initiative area of the Coliseum Central Master Plan (2015, as amended). The master plan specifically addresses the Coliseum Crossing Shopping Center, recognizing its potential for redevelopment as a pedestrian-friendly center with an active frontage along Cunningham Drive featuring complementary architecture and outdoor dining areas.

Due to the relatively small-scale nature of the proposal, which does not include expansion of the existing building or any outdoor component in conjunction with the requested use, staff does not anticipate any negative impacts to surrounding properties. Traffic circulation is expected to experience minimal impact due to the availability of multiple points of entry and exit around the shopping center, all of which are relatively removed from the area where construction would be taking place.

Should the use permit be granted, staff has identified six (6) recommended conditions based upon the use's operational and land use characteristics. These conditions address limitations on operation of the use and compliance with licensing requirements in addition to standard nullification and revocation terms. Staff is not recommending that the floor plan submitted be conditioned as part of the use permit in order to allow the operator to expand or limit the use as necessary within the existing suite footprint. The use would still be required to occur wholly within the existing enclosed suite, but the space could be reconfigured or expanded to occupy/replace more of the retail space.

Staff recommends **APPROVAL** of the Use Permit Application No. 23-00030 with six (6) recommended conditions.