



## Legislation Text

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**File #:** 21-0204, **Version:** 1

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Use Permit Application No. 21-00007 By Medical Management International, Inc (Banfield Pet Hospital) To Operate A Veterinarian Office/Hospital At 1123 W. Mercury Boulevard [LRSN 7001212]

### **Background Statement:**

Use Permit Application No. 21-00007 is a request to operate a Banfield Pet Hospital in a proposed new building as part of the redevelopment of 123 W. Mercury Boulevard [LRSN 7001212].

The proposed new location of the Banfield Pet Hospital would be a part of a future three unit commercial development. The veterinary hospital will offer a full range of professional veterinary health care services, all of which would be conducted indoors.

The Hampton Community Plan (2006, as amended) recommends mixed use for this site and the immediate surrounding area. The Plan sets out a vision that focuses attention on encouraging corridor-oriented commercial developments within specified areas such as Mercury Boulevard, strengthening the viability of these commercial uses, encourages the upgrading and revitalization of districts in a manner that is consistent with the character and scale of the district, and to foster the successful development of well-situated vacant and underutilized commercial properties within the city. The proposed commercial development, and the veterinarian office/hospital are in alignment with these policies and vision of the Hampton Community Plan. The proposed development is also within the Coliseum Central Master Plan Area, an area that serves as the regional shopping, business and service district for the City of Hampton and much of Peninsula.

If this application is approved, staff recommends seven (7) conditions that ensure development in keeping with the attached concept plan and that all services will be conducted indoors. There shall be no provision for the keeping of animal's outdoors, such as runs, kennels, or a play area. These conditions are in alignment with the proposed operations of the veterinarian hospital.

Based on the analysis of this application, the proposed use permit is consistent with the City's goals and policies, as outlined in the Hampton Community Plan.

### **Update:**

After the Planning Commission meeting, staff updated the recommended conditions in order to: (1) require conformance with the applicant's submitted building elevations, and (2) clarify that all on-site parking must meet the minimum requirements in the zoning ordinance. This condition clarifies that parking will not be governed by what is shown on the conceptual plan, which does not currently meet zoning requirements. If the use permit is approved, staff will work with the developer to obtain compliance with all zoning provisions in accordance with these conditions.

### **Recommendations:**

Staff Recommendation:

Approve with 7 conditions

Planning Commission Recommendation:  
Approve with 7 conditions