

ITEM 4 CASE #10-05-SP – CONSIDER A RECOMMENDATION FOR A SITE PLAN

Consider a recommendation regarding a request for a Site Plan for Commercial Development proposed to be located at Andrew Huitt Survey, A-684, portion of Tracts 5 and 5A, 833 W. Airport Freeway.

Stephen Cook, Senior Planner, gave a brief description of the case. Eules Animal Emergency LLC represented by Dr. John Johnson is the applicant for a site plan to develop an emergency animal hospital on a 1.495 acre tract located on the south side of W. Airport Freeway east of S. Industrial Boulevard. The property is currently zoned "C-2" (Community Business District) and is undeveloped. The Comprehensive Land Development Plan identifies property within this area to be commercially developed. The applicant intends to construct a 4,738 square foot animal hospital and veterinary clinic. The structure will be constructed of 100% masonry product in accordance with the Eules Unified Development Code. A mutual and emergency access, drainage and utility easement will be constructed on the western side of the property to accommodate access to the site and will be shared with the remainder lot to the east. Landscaping, signage, solid waste container screening and parking conform to the standards of the development code.

Stephen Cook stated the applicant's representative, Dr. John Johnson, was available for any questions.

Chairman McNeese asked if the only signage will be what is represented on the north building elevation.

Stephen Cook stated there will also be a pole sign proposed that will be applied for through the building department.

Commissioner Portugal stated she felt this was an excellent use for the area.

Commissioner Portugal made a motion to approve case #10-05-SP. Vice Chairman Mennis seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Mennis, Commissioners Zahn and Portugal

Nays: None

Abstention: None

The motion carried (4-0-0)