



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

From: Ted Shekell, Planning Director
Walter Denton, City Administrator

Date: March 2, 2009

Subject: Ordinance No. _____: An Ordinance Amending Ordinance 623, Zoning Districts of the City of O'Fallon, Illinois (Planned Development known as "Four Paws Veterinary Expansion") – **First Reading**

List of committees that have reviewed: The Community Development Committee reviewed and recommended to approve the Zoning Amendment on this development at its February 23, 2009 meeting with a vote of 5-0. There was discussion about the location of the outdoor dog area, specifically its proximity to the Scrapbook Factory business next door. Staff recommended that the project move forward on 1st Reading as designed, to allow time for the applicant to consider alternatives before 2nd Reading.

Background: The applicant, Jim Bollmeier for Visions of Clarity, LLC, has filed an application requesting approximately 1 acre of land be rezoned from B-1, Community Business District, to B-1(P), Planned Community Business District for a proposed veterinary clinic expansion and separate dental clinic building. The property is located at 2006 W Hwy 50, 2010 W Hwy 50, and 101 Homestead Ave. The applicant proposes to relocate the 1,900 sq. ft. existing dental building to the lot just west of its current location and add on a small addition to the front. The applicant also proposes to expand the existing vet clinic by 5,000 sq. ft. and add a fenced in area to walk pets.

Legal Considerations, if any: None

Budget Impact: None

Staff Recommendation: Staff recommends approval of the project with the following conditions:

- 1) A written shared access and joint maintenance agreement between the vet clinic and dental clinic must be maintained.
- 2) The City Engineer has waived the cross-access requirement between the subject property and adjacent properties (presently Scrapbook Factory and Creve Coeur Camera)

- 3) A variance is granted to omit the required landscape buffer behind the dental clinic. A 6 ft tall wooden privacy fence will be installed behind the dental clinic and will match the existing privacy fence behind the vet clinic.
- 4) Design of the stormwater system will be required at the time final civil plans are submitted.
- 5) The outdoor dog area will be used primarily between the hours of 7:00am and 7:00pm for brief exercise and bathroom breaks only. It is not to be used for prolonged periods of outdoor containment, and pets must be accompanied by an employee at all times. The outdoor dog area will be fenced in with a 6 ft tall vinyl privacy fence.
- 6) Proper waste disposal must be provided.
- 7) No odors may be detected beyond the property line.