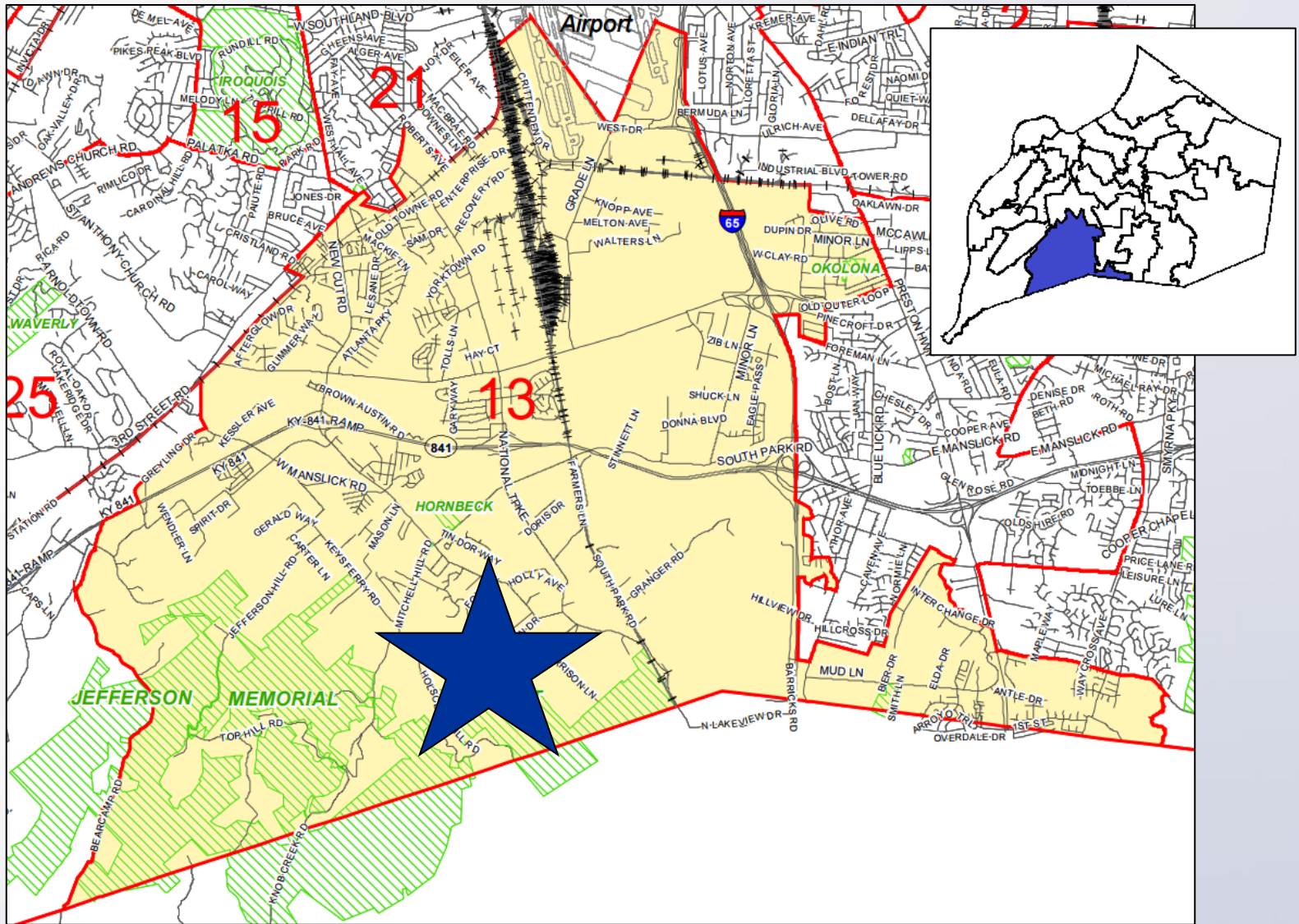


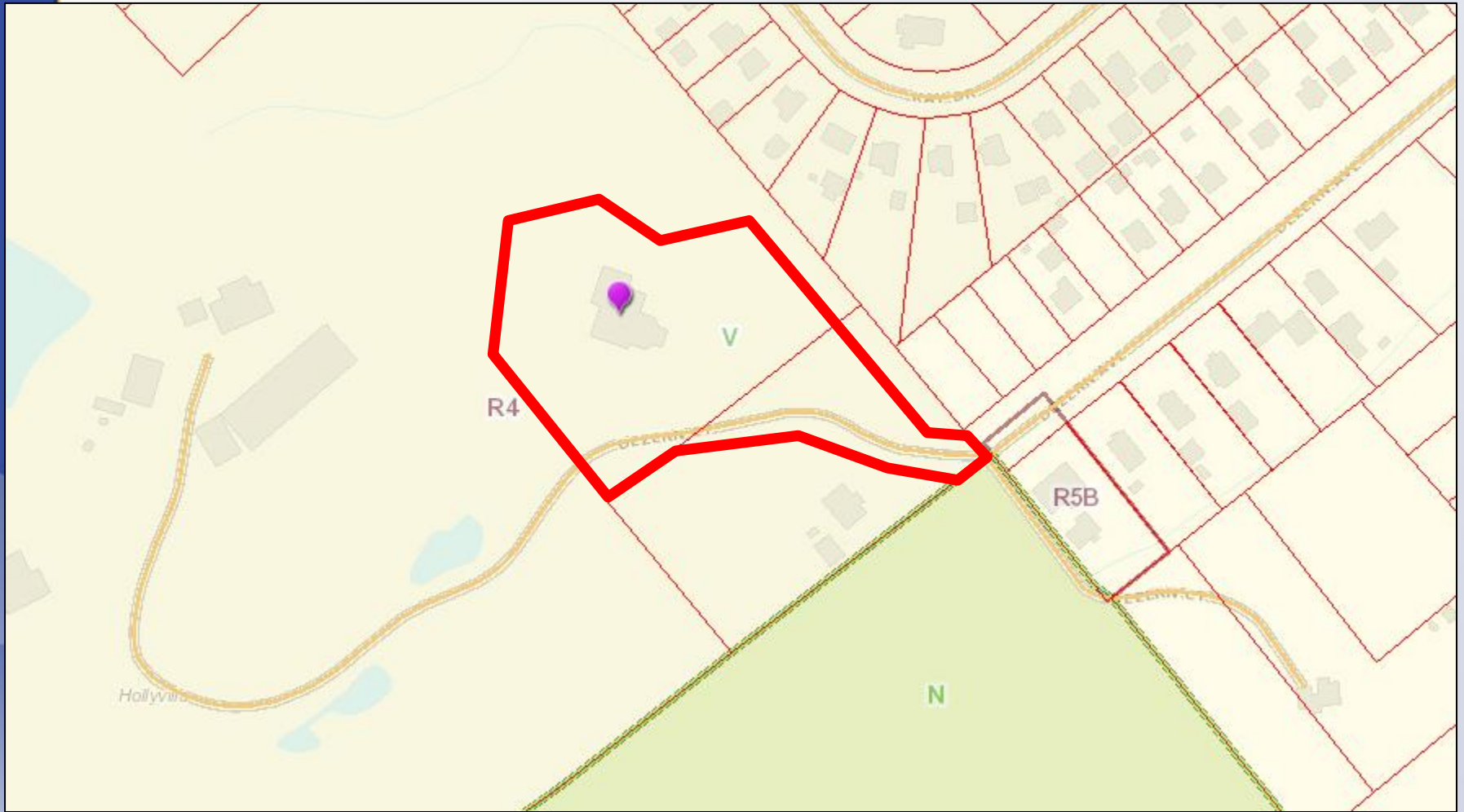
**20-ZONE-0084**  
**BANNON WOODS**  
**VETERINARY HOSPITAL**



**Planning & Zoning Committee**  
**February 2, 2021**



11116 Dezern Avenue  
 District 13 - Mark Fox



Existing: R-4/V  
Proposed: C-1/V



**Existing: Vet Hospital**  
**Proposed: Vet Hospital**

# Requests

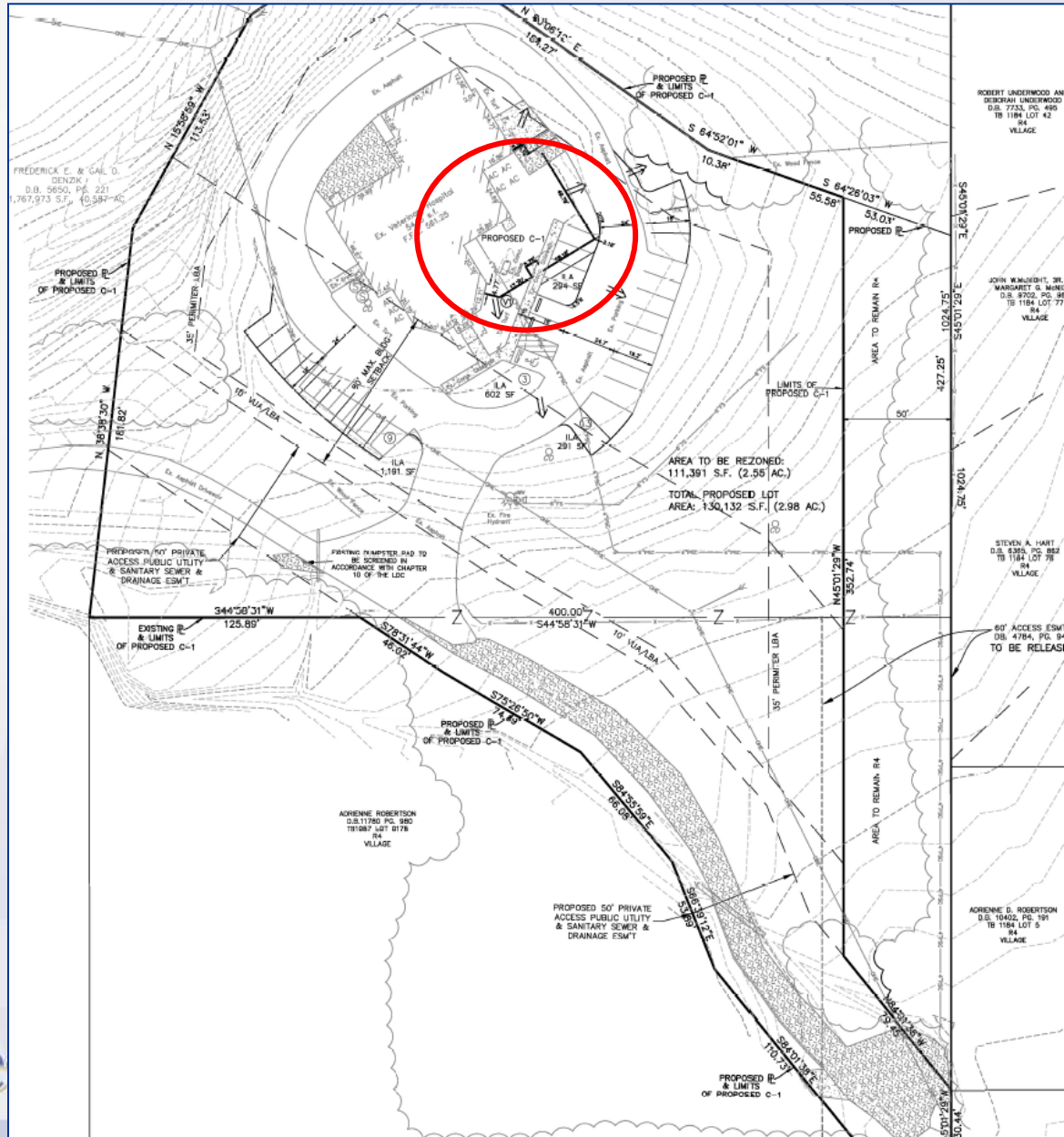
- **Change-in-Zoning** from R-4 single-family residential to C-1 commercial (2.55 acres)
- **Variance** from Land Development Code, Section 5.3.1.C.5 to exceed the maximum setback of 95' as shown on the development plan for the proposed building addition
- **Detailed District Development Plan**

# Case Summary

- Conversion of an equine clinic (agricultural use) to a commercial veterinary hospital
- Equine clinic currently operates as an accessory to the agriculture use on the larger subject property
- Only the area needed for the veterinary clinic is proposed to be rezoned
- A 2,200 sq. ft. building addition with associated parking will enable the expanded operations



# Proposed Plan





# Public Meetings

- Neighborhood Meeting held on 8/26/2020
  - 1 person attended the meeting.
- LD&T meeting on 12/10/2020
- Planning Commission public hearing on 1/7/2021
  - No one spoke in opposition.
  - Motion to recommend approval of the change in zoning from R-4 to C-1 passed by a vote of 6-0 (three were not present, one was present but abstained).