



**City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS**

**1000 Rochester Hills Dr.
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Legislative File No: 2007-0335 V2

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Development, ext. 2572

DATE: July 13, 2007

SUBJECT: Conditional Land Use Request – City File 95-004.4 – To allow a 1,945 square-foot veterinary clinic to operate inside the PetSmart store at Avon and Rochester Road.

REQUEST:

Approval of a Conditional Land Use for PetSmart, Inc. to operate a veterinary clinic inside the existing PetSmart store south of Avon, west of Rochester Road. The site is zoned B-3, and the Zoning Ordinance allows veterinary hospitals and clinics per Section 138-568(6), subject to the findings for a Conditional Land Use and to City Council approval, following a recommendation by the Planning Commission.

BACKGROUND:

The clinic was designed and built as part of the original construction of the 26,000 square foot store, but was never occupied. A majority of PetSmart stores through the U.S. have veterinary facilities, so this is not a new concept.

The applicant has responded to the general requirements for a Conditional Land Use and to Section 138-569, Required Conditions, in the attached letter from Gary R. Rentrop, dated May 21, 2007: The operation is required to be conducted within a totally enclosed building; the facility must be a retail operation that deals directly with consumers; and any outdoor storage shall follow the requirements of the Ordinance. As detailed in Mr. Rentrop's letter, all activities of the veterinary facility will be conducted within a totally enclosed building; pet waste will be disposed of through the outdoor dumpster or through the sanitary sewer system; the clinic is classified as a service establishment that deals directly with consumers; and there will be no outside storage associated with the veterinary facility. Mr. Rentrop has indicated that the clinic is being proposed as a convenience for their customers, along with the other services PetSmart offers. Please refer to the enclosed Planning Commission Minutes for further details about the operation.

The Planning Commission unanimously recommended the Conditional Land Use request for approval at its June 5, 2007 meeting with one condition that has been included in the resolution: That pet waste be monitored and removed on hourly basis, during normal working hours, from adjacent parking lot islands, parking lots and sidewalks. The Planning Commission recommended that the project did not appear to be, after meeting conditions of approval, detrimental, hazardous or unreasonably disturbing to existing lands, uses, persons, property or the public welfare.

RECOMMENDATION:

Staff and the Planning Commission recommend that City Council approve the Conditional Land Use for PetSmart, to allow operation of a veterinary clinic (City File No. 95-004.4).

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		