
ORDINANCE NO. O-1415-14

ITEM NO. 8

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Sereta & Rob Wilson
REQUESTED ACTION	Special Use for a Veterinary Clinic/Hospital to include a Dog Boarding Facility
EXISTING ZONING	A-2, Rural Agricultural District
SURROUNDING ZONING	North: A-2, Rural Agricultural District East: A-2, Rural Agricultural District South: A-2, Rural Agricultural District West: A-2, Rural Agricultural District
LOCATION	10400 East State Highway 9
SIZE	20 acres
PURPOSE	Dog Boarding Facility
EXISTING LAND USE	Single Family Home
SURROUNDING LAND USE	North: Single Family Dwelling District East: Single Family Dwelling District South: Single Family Dwelling District West: Single Family Dwelling District
LAND USE PLAN DESIGNATION	Country Residential

SYNOPSIS: The applicant is requesting Special Use for a Veterinary Clinic/Hospital to include a Dog Boarding Facility. The current zoning for the parcel is A-2, Rural Agricultural District; a Vet Clinic/Hospital is allowed as a Special Use. The applicant lives on-site in a single-family dwelling. The site is 20 acres. The applicant is proposing to build a 2,000 square foot building to be used as a dog boarding facility; the maximum capacity will be 40 dogs.

ANALYSIS: The applicant owns Annie's Ruff House, a dog day care/boarding facility in central Norman located at 1043 North University. The applicant's current location serves more as a day care facility; the applicant would like to expand and grow her business where a long term boarding facility would be more appropriate.

The applicant will continue to reside in the single-family dwelling with the facility on-site; therefore the owner will be available 24/7. The proposed 2,000 square foot boarding facility will be located toward the front of the parcel with the single family dwelling remaining in the center of the parcel. The boarding facility will be set back approximately 360 feet from the neighbors to the east and west and 200 feet from State Highway 9 to the north. The proposed building is a Morton Building that will use acoustical steel for sound proofing. For added security, the entire boarding facility and the outdoor play area will be surrounded with a double fence system using six foot chain link fencing.

The surrounding area is rural agricultural in character with some residential estates to the west and southwest. There is TC, Tourist Commercial District to the east, fronting State Highway 9 and rural agricultural directly across the highway to the north.

ALTERNATIVES/ISSUES: The facility will operate from 7 a.m. to 7 p.m. and there are typically two to three staff members to care for a maximum of 40 dogs. The dogs are never left unsupervised in the outside play area and only 10-15 dogs are allowed in the outdoor play area at any one time.

There is a staffing ratio of one staff member to every 10-15 dogs at all times. No vicious dogs are allowed; before a dog can board at the facility it must pass a demeanor test. This test is based on a point system and must allow caregivers to handle the dog. If a dog does become unable to 'play nicely' then the dog is discharged from the facility.

The proposed Special Use fits the character of the surrounding area and should not create any negative impacts on surrounding properties.

OTHER AGENCY COMMENTS:

PUBLIC WORKS: The existing drive approach will be the only point of access with no additional access points allowed on State Highway 9. The existing drive approach meets the surface standard. Because of the type of business there will not be an increase in traffic at any one point in the day; many clients drop-off and pick-up their dogs at differing times so there will not be a negative impact on traffic for the surrounding area.

STAFF RECOMMENDATION: The request for Special Use for a Vet Clinic/Hospital to include a Dog Boarding Facility at this location is appropriate. Staff can support the request for Special Use for a Vet Clinic/ Hospital to include a Dog Boarding Facility and recommends approval of Ordinance No. O-1415-14.