

Fee: \$1,000.00
Rehearing/Rescheduling Planning Board: \$100.00
Rehearing/Rescheduling City Council: \$250.00



APPLICATION FOR CONDITIONAL USE APPROVAL

Applicant Information:

Name: Dr. Laura Hall, East Hill Animal Hospital

Address: 1010 North 12th Avenue, Pensacola, FL 32501

Phone: (850) 437-9932 Fax: (850) 437-9733 Email: DrLaura@EastHillAnimalHospital.com

Property Information:

Owner Name: Dr. Laura Hall Phone: (850) 437-9932

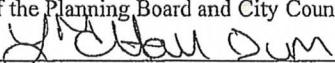
Location/Address: 805 East Gadsden Street, Pensacola, FL 32501

Parcel ID: 0 0 - 0 S - 0 0 - 9 0 2 5 - 0 0 1 - 0 8 4 Square Feet/Acres: 16,552 sf

Legal Description: Please attach a full legal description (from deed or survey)

Purpose of conditional use: The current site consists of two connected residences which house the Pensacola Pet Resort, a pet boarding house and grooming facility. Conditional Use approval is requested for an addition to the current structure to house a new 3,000 square foot veterinary clinic.

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval of this conditional use and that no refund of these fees will be made. I have reviewed a copy of the applicable zoning regulations and understand that I must be present on the date of the Planning Board and City Council meeting.


Signature of Applicant

(Owner of Property or Official Representative of Owner)

11/26/09
Date

To be completed by Staff:

Legal description attached, adequate and acceptable: Electronic legal description request: _____

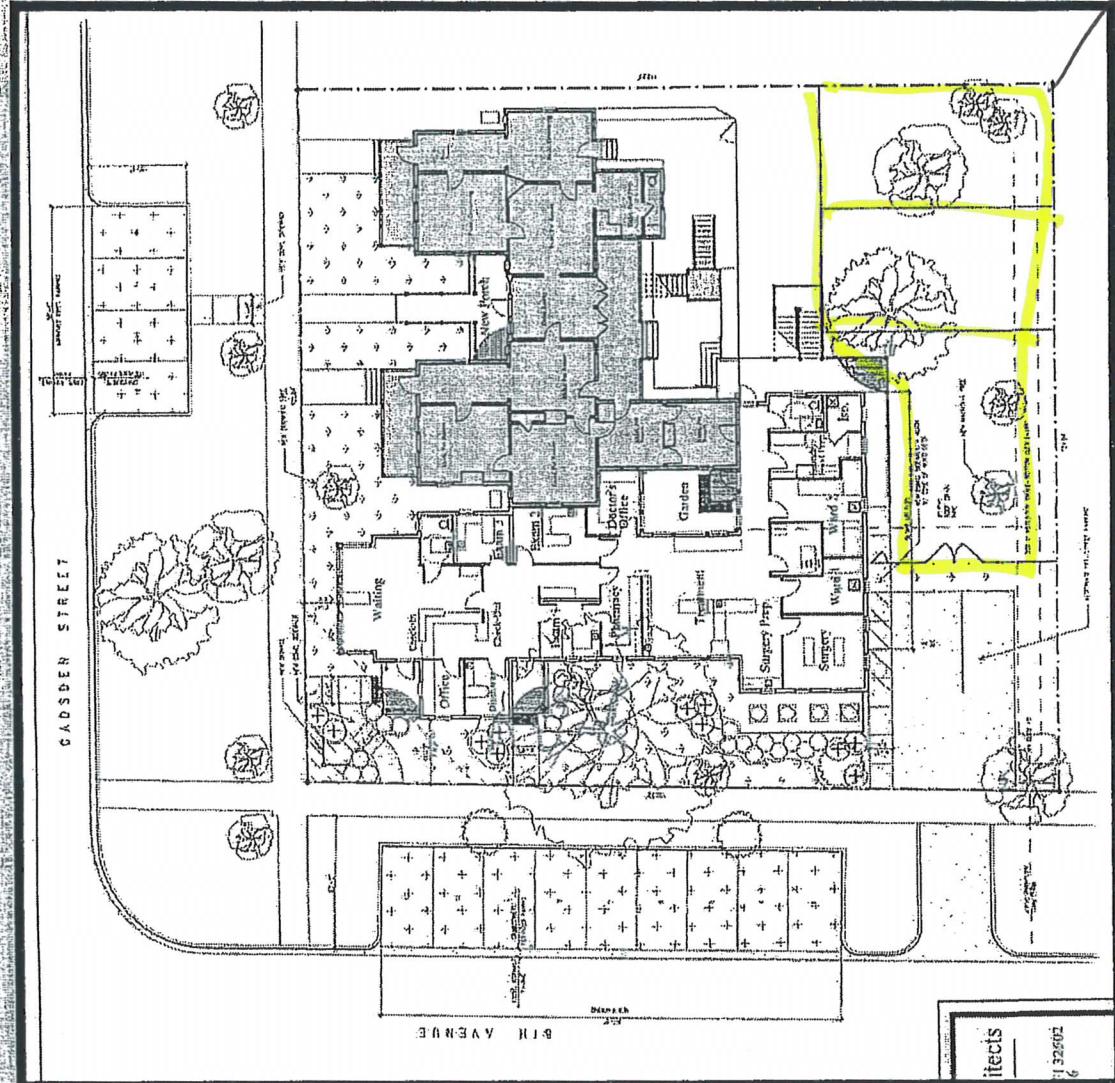
Verified by: _____ (Planning Department) _____

Name

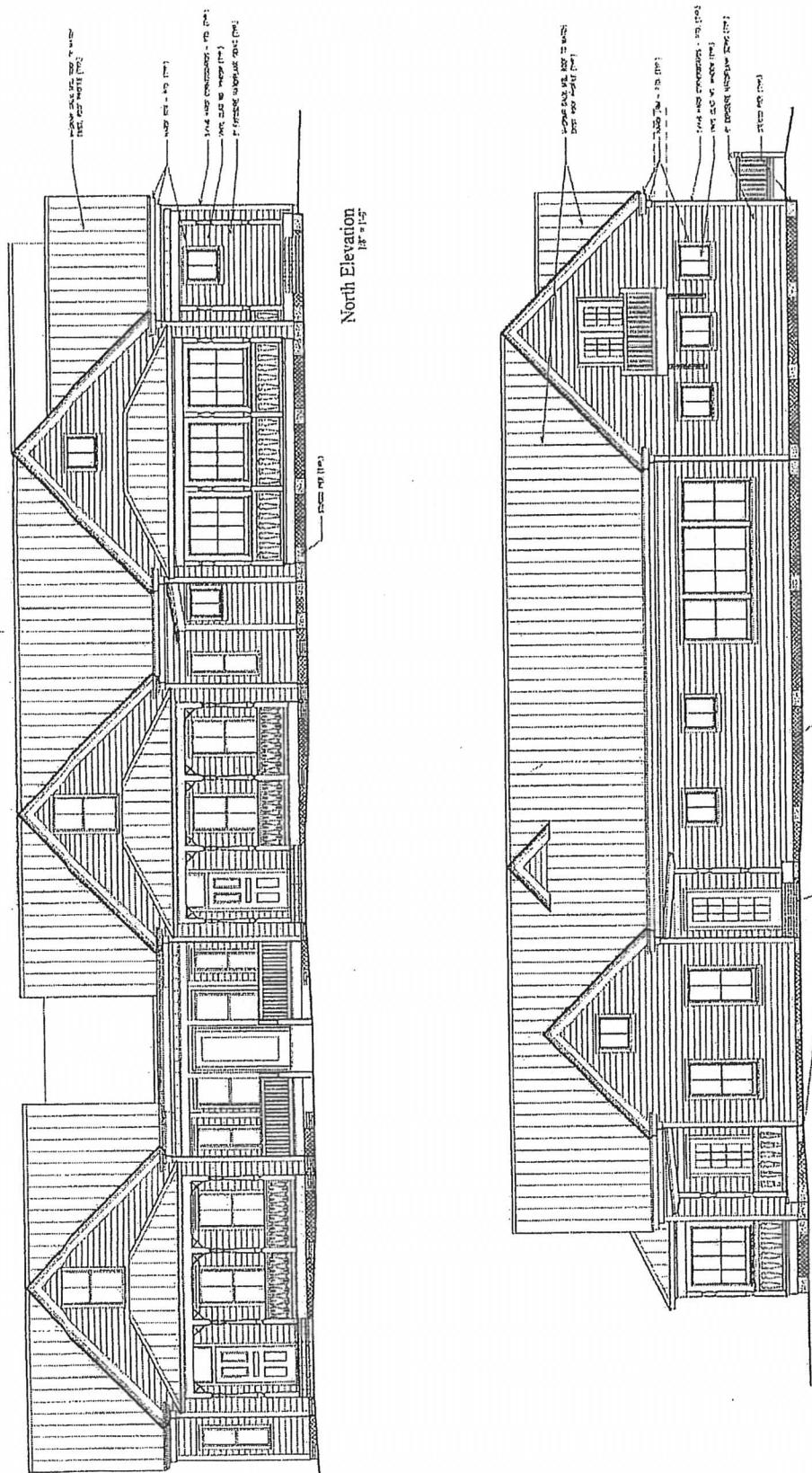
Date

FOR OFFICE USE ONLY		
Zone: DEHC-1	District: 4	
Date Received: 11-26-09	Case Number: C-2009-001	Date Postcards mailed:
Planning Board Date:	Recommendation:	
Date City Council meeting in newspaper:	Date of Public Hearing:	
Committee Date:	Council Date:	Council Action:

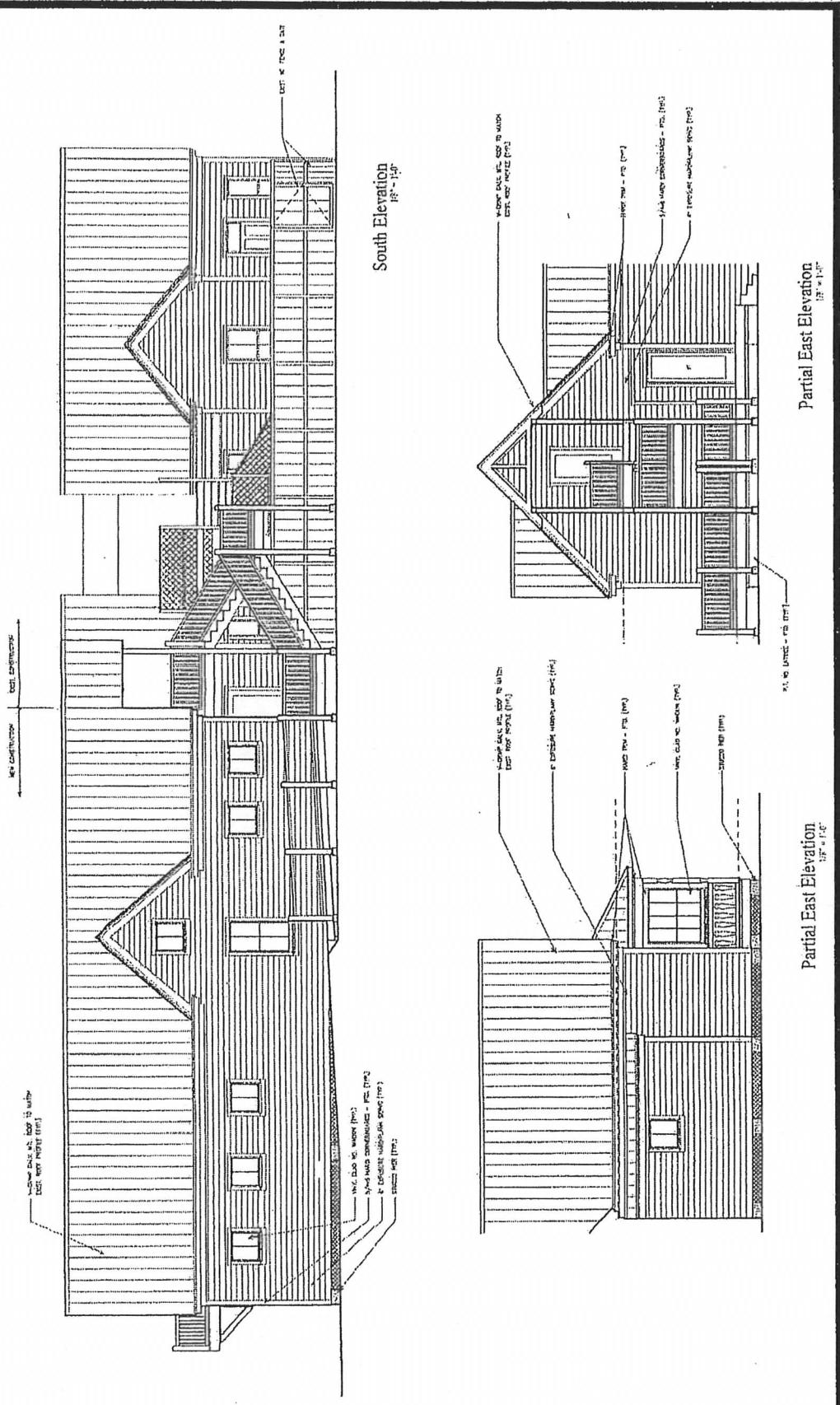
Item 3

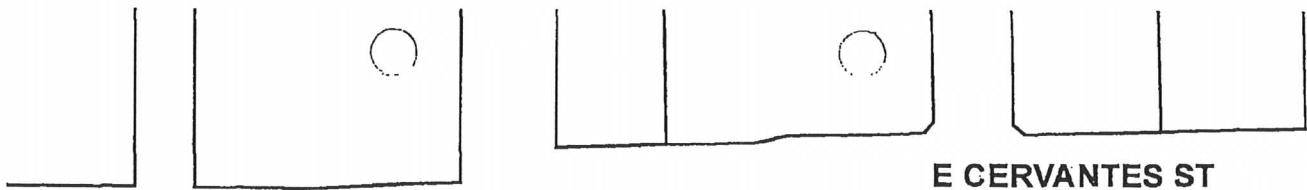


item 3

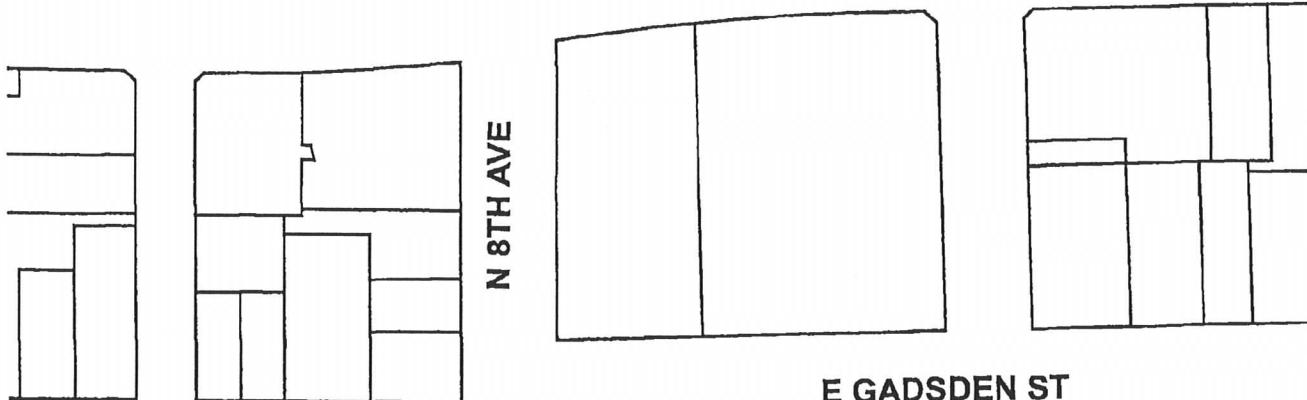


item 3



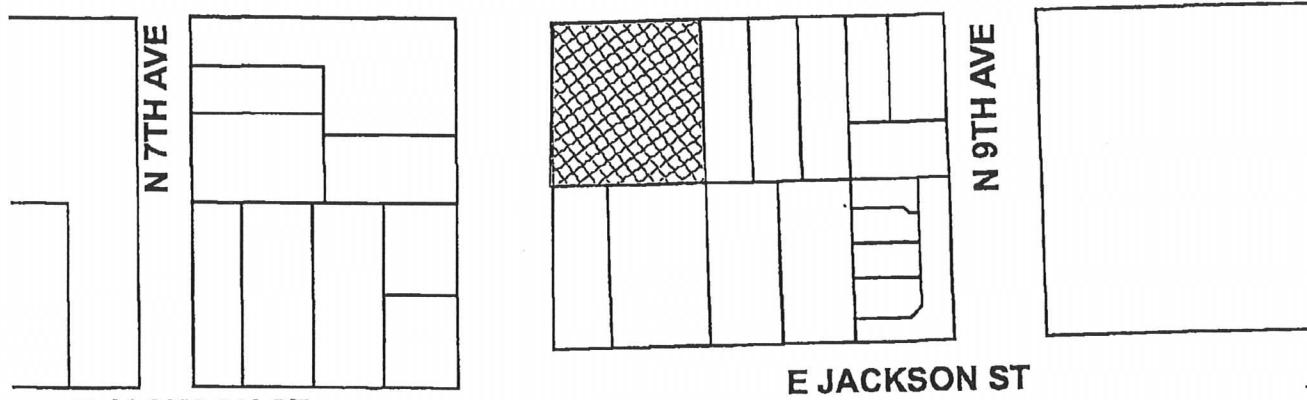


E CERVANTES ST



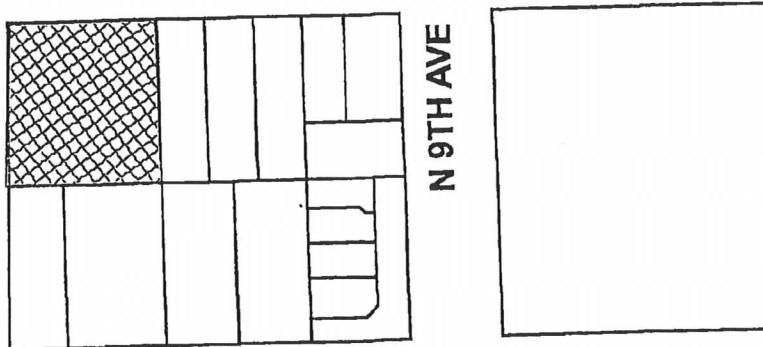
N 8TH AVE

E GADSDEN ST



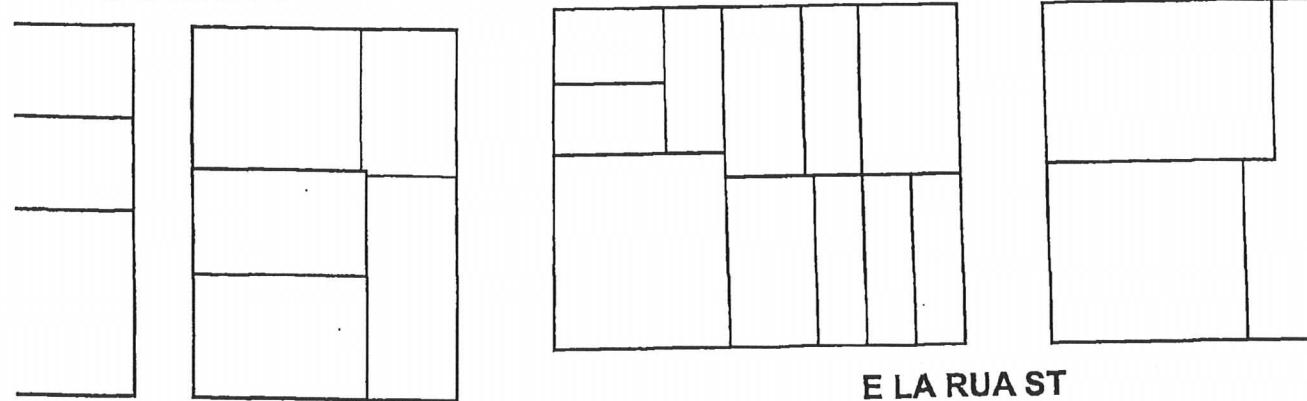
N 7TH AVE

E JACKSON ST



E JACKSON ST

N 9TH AVE



E LA RUA ST

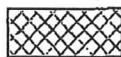
N

CONDITIONAL USE REQUEST

1 inch equals 139 feet

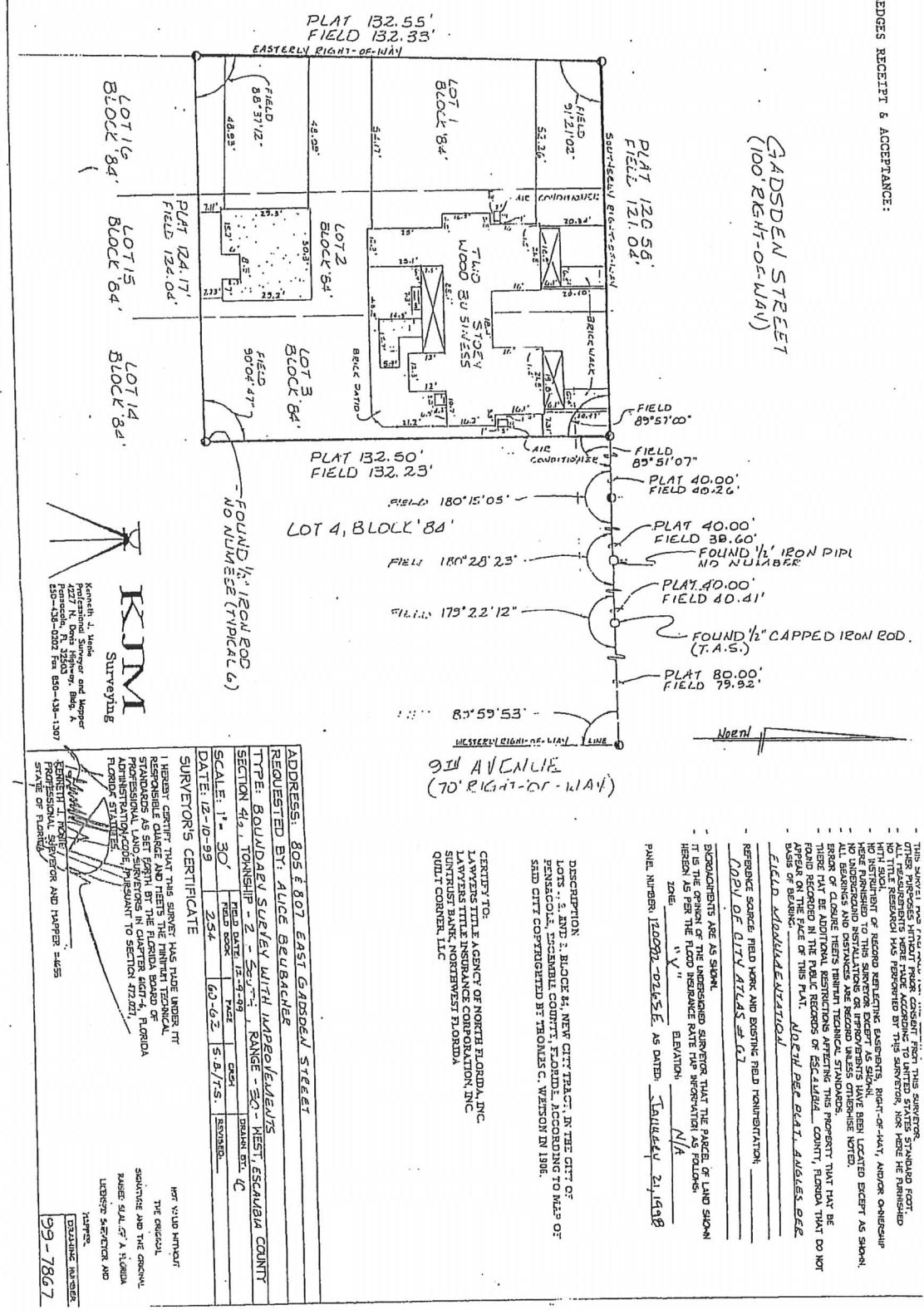
REQUESTED BY DR HALL

MARCH 2009



REQUEST A CONDITIONAL USE FOR A VETERINARY CLINIC

GADSDEN STREET
(100' RIGHT-OF-WAY)



CITY COUNCIL MEMORANDUM

COMMITTEE: Economic and Community Development
FROM: Alvin G. Coby, City Manager
DATE: March 26, 2009
SUBJECT: Conditional Use Approval of Veterinary Clinic-805 E. Gadsden Street.

SUMMARY:

Dr. Laura Hall is requesting Conditional Use approval of a veterinary clinic to be located at 805 East Gadsden Street. Dr. Hall is proposing to locate nine (9) parking spaces within the 8th Avenue right of way and four (4) parking spaces within the Gadsden Street right of way in order to meet the parking requirement for the proposed veterinary clinic. She is proposing to use grasscrete pervious pavers in order to minimize the environmental and visual impact. Approval of the Conditional Use request will require that a license to use the right of way adjacent to the parcel be reviewed and approved at a later time to allow the proposed parking. The alternative to the parking in the right of way would be a parking variance request from the Zoning Board of adjustment.

In August 2008, Dr. Hall brought a request for consideration of a Land Development Code amendment which would add "Animal Hospitals and Veterinary Clinics with fully enclosed kennels and no outside runs or exercise areas" to the permitted uses allowed in the Old East Hill Neighborhood Commercial District (OEHC-1). The Planning Board recommended that the land use be added to the Land Development Code as a Conditional Use in the OEHC-1 District. On November 20, 2008 City Council approved the Planning Board recommendation and added veterinary clinics to the OEHC-1 District as a permitted Conditional Use. Conditional Use approval requires the review and recommendation of Planning Board, and approval by City Council via a Quasi-Judicial Hearing.

City of
Pensacola

