

## 22SN0018 – Midlothian

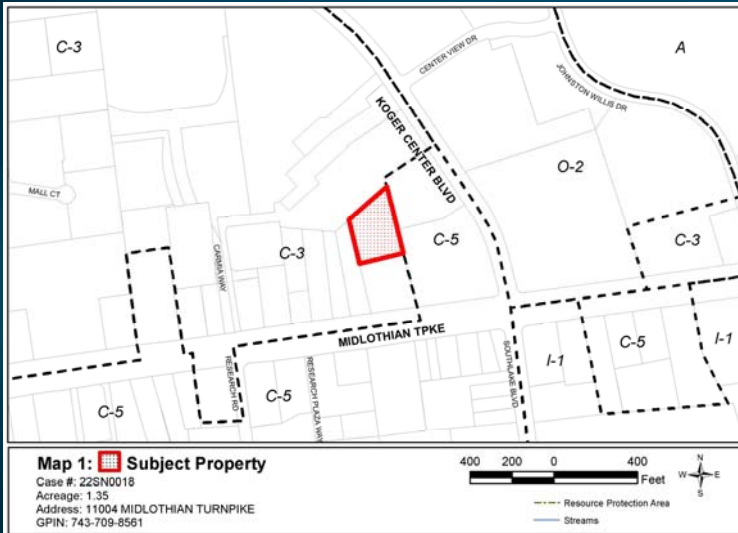


Midlothian Properties, LLC and CESO, Inc.

Amendment of zoning case approval (Case 12SN0237) to modify development standards in the Community Business (C-3) District on 1.35 acres.

Case 22SN0018, in the Midlothian District, is a request to amend zoning case 12SN0237 to modify development standards in the Community Business (C-3) District.

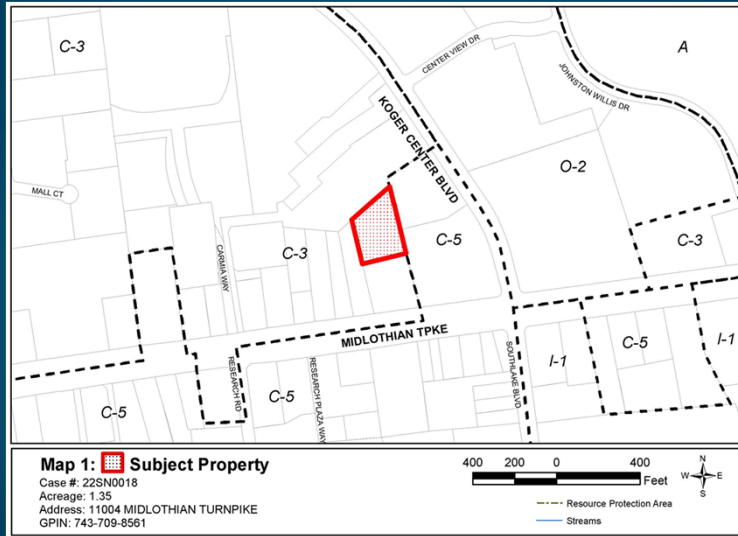
## 22SN0018 – Overview



1. Amendment of 12SN0237 to add an approximately 2,400 sq. ft. addition and relocate an existing dog run
2. Previous approval limited site development to improvements requested at the time of initial request
3. Staff recommends approval

As stated, the applicant is requesting an amendment of previously approved zoning case 12SN0237 is proposed in order to expand an existing commercial kennel facility. An approximately 2,400 square foot addition to the existing facility is proposed along with relocating the existing outside run area. The previous zoning approval limited site development to the details provided at the time of the initial request. Staff recommends approval.

# 22SN0018 – Zoning Map



The subject property, outlined in red, is located north of Midlothian Turnpike, and west of Koger Center Boulevard and outlined in red above. The zoning for the property is Neighborhood Business (C-3), which is also the zoning for properties located to the north, west, and south. Properties to the east are zoned General Business (C-5).

## 22SN0018 – Aerial & Land Use Plan Map



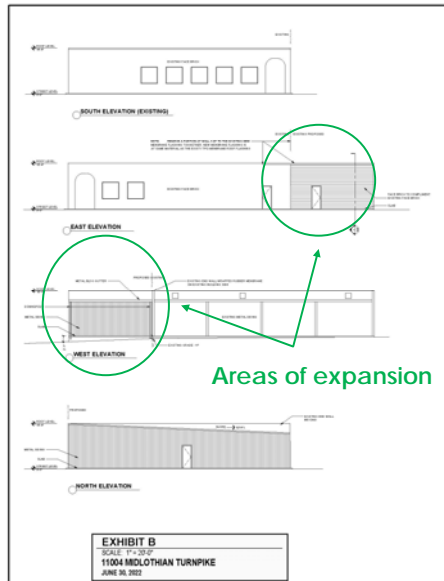
The subject property, outlined in white above, is developed with the existing Dogtopia facility which is proposed to be enlarged, as illustrated in the aerial photo. The Land Use Plan designation for the property is Regional Mixed Use.

## 22SN0018 – Layout Plan



This is the proposed layout plan. The applicant is proposing an addition to the existing Dogtopia facility. Specifically, a 2,400 square foot addition is planned to the rear of the existing building, in the general location of an existing outdoor run for dogs. Accordingly, the existing outdoor run will be relocated to the rear of the expansion area. The existing outdoor dog run is 2,000 square feet and with its relocation, the new dog run will be 1,400 square feet, resulting in a 600 square foot reduction in size. Surrounding land uses are all non-residential uses which are less likely to be adversely impacted by an outdoor dog run. Adequate parking is provided on-site for the expansion and no changes to site access are planned. No other changes are proposed which would conflict with existing zoning approval.

## 22SN0018 – Elevations



These are the proposed elevations indicating the areas of expansion.

## 22SN0018 – Recommendation(s)



Approval

No adverse impacts are anticipated from the proposed expansion, and accordingly, staff recommends approval.

# 22SN0018 – Zoning Map

