



**PLANNING AND ZONING  
CASE SUMMARY**

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**BACKGROUND**

**APPLICANT:** Patricia Duckworth, All 4 Paws

**REQUESTED ACTION:** Conditional Use Permit in the “GR” General Retail zoning district to allow dog boarding.

**LOCATION:** 911 E. Davis Street, Suite B

**CASE NUMBER:** Z0518-0035

**COMMUNITY RESPONSES:** No responses

**STAFF COMMENTS AND ANALYSIS**

The applicant is proposing dog boarding at a retail and dog services store called All 4 Paws. According to the applicant’s letter of intent, All 4 Paws sells new supplies and personal care products for dogs, and offers dog grooming and dog daycare services. The approximately 1,059-square foot lease space is located at Suite B in the Davis Shopping Center among multiple tenant occupancies of varying retail uses, including All 4 Paws’ current location of 11 years. The suite space is currently vacant and is located on the north end of the building that is situated on the west side of the subject property. The suite space is next to Laredo Meat Market.

The proposed Conditional Use Permit to allow dog boarding is consistent with the future land use designation of the Comprehensive Plan as well as the existing zoning district. The proposed use is an additional amenity to an existing dog services business, and will be adjacent to multiple nonresidential uses including Union Pacific Railroad and located within an existing retail strip. Staff does not anticipate adverse impacts from the proposed use on the surrounding uses or properties.

**RECOMMENDATION**

At the June 11, 2018 meeting, the Planning and Zoning Commission voted unanimously (4-0) to recommend approval of the Conditional Use Permit request to allow dog boarding to the City Council with the following stipulations:

1. The tenant space shall be adequately sealed to prevent sound and odor from bleeding over to the adjacent businesses.