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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: September 10, 2018

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Jennifer Caira, Chief Planner for Current Planning

Cc: Frank Stearns, Attorney
Veterinary Emergency Group
Wellford Corp., c/o Crosspoint Assoc, Inc
Barney S. Heath, Director of Planning and Development
Ouida Young, Acting City Solicitor

RE: Request to allow a veterinary hospital and to amend Board Order #19-15

Applicant: Veterinary Emergency Group	
Site: 131-181 Needham Street	SBL: 51028 0015, 51028 0014, 51028 0013, 51028 0012, 51028 0011, 51028 0010
Zoning: MU1	Lot Area: 11 acres
Current use: Mixed use	Proposed use: No change

BACKGROUND:

The property at 131-181 Needham Street consists of approximately 11 acres improved with a newly constructed mixed commercial center and accessory parking allowed by Board Order #19-15. The special permit anticipated a mix of commercial uses, including retail, restaurant, personal service and office. The petitioner is requesting an amendment to the special permit to allow for an emergency veterinary clinic.

The following review is based on plans and materials submitted to date as noted below.

- Zoning Review Application, prepared by Frank Stearns, attorney, dated 8/23/2018
- Board Order #19-15
- Letter from John Lojek, Commissioner, Inspectional Services, dated 8/20/2018
- Letter from Frank Stearns, attorney, dated 6/27/2018

ADMINISTRATIVE DETERMINATIONS:

1. The applicant proposes to introduce a veterinary hospital use (Veterinary Emergency Group) to the site. The practice will focus on providing emergency and urgent care to pets during hours when primary care veterinary offices are closed. Per Section 4.4.1, a special permit is required to allow a veterinary hospital use in the Mixed Use 1 zoning district.
2. The 2015 special permit was granted allowing for a mix of retail, restaurant, office and personal service uses, and a parking waiver allowing for a reduction to 441 parking stalls. The proposed veterinary clinic is considered a personal service use for the purposes of parking and is therefore anticipated by the 2015 parking waiver. No changes to the parking waiver are required.

Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
	Amend Board Order #19-15	
§4.4.1	To allow a veterinary hospital	S.P. per §7.3.3