



PLANNING & ZONING COMMISSION

STAFF REPORT

December 20, 2023



Applicant: Kings Harvest Pet Rescue

Request: Site Plan approval for a pet shelter (commercial kennel) use

Legal Description: Lot 6 of Holden’s Commercial Park in Section 25 of Sheridan Township (Scott County Tax Parcel 932549106)

General Location: 21110 Holden Drive

Existing Zoning: Commercial-Light Industrial (C-2)

Surrounding Zoning:

- North:** *City of Davenport*
- South:** Commercial-Light Industrial (C-2)
- East:** Commercial-Light Industrial (C-2)
- West:** Commercial-Light Industrial (C-2)

GENERAL COMMENTS & STAFF REVIEW: In accordance with Section 6-31 of the Scott County Zoning Ordinance, approval of a site plan is required by the Planning and Zoning Commission for new developments, substantial improvements to existing developments, as well as change in use or re-occupancy of existing developments. A site plan review affords the Commission the chance to ensure that minimum County development standards are met.

The applicant is proposing a **change in use** for the above-referenced property. According to the applicant, Kings Harvest Pet Rescue has outgrown its current location within city limits of Davenport and hopes to relocate. The existing building on the site was occupied by an employment contracting service and a construction company specializing in restoration.

Land Use

The subject property is located in the commercial-industrial area between Highway 61 and the Davenport Municipal Airport known as Mt. Joy. North of 210th Street, Holden Drive and Brady Street have been densely developed with commercial and light industrial uses. The proposed pet shelter would be considered a “Commercial Kennel” by definition in the Zoning Ordinance, which is defined as “any establishment where four or more dogs, cats, or other animals normally allowed outdoors, six months or older, are kept for breeding, boarding, grooming, selling, or training services in return for consideration.” Commercial kennels are considered Special Permitted Uses in the



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Agricultural-Preservation (A-P) and Agricultural-General (A-G) districts. Since commercial kennels are not listed as a Principal Permitted Use in the C-2 district, they may qualify as “other uses, subject to Site Plan Review, which are determined by the Planning and Zoning Commission to be of a similar and compatible nature” to the other Principal Permitted Uses in C-2.

The applicant is not intending to make any major changes to the exterior of the building or the site itself, with the exception of an outdoor, fenced dog run near the back of the building. The applicant intends to submit a site layout showing the proposed location of the dog run at or before the meeting. Should the Commission approve its location, staff would recommend adherence to that site layout for the outdoor, fenced dog run as a condition of approval.

All proposed interior work will be submitted to and reviewed by the County Building Inspector for compliance with adopted building codes, and the applicant will be responsible for obtaining the necessary building permits and having the required inspections.

Access and Roadways

The site has direct access to Holden Drive, a paved County road.

Off-Street Parking

The site has an existing hard-surface lot to the south of the existing building with space for approximately 10 spaces, as well as a fenced, paved area behind the building. Since the applicant is changing the use of an existing development, County staff, including the County Engineer, are not seeking any changes to or expansion of the off-street parking areas. However, staff will recommend that the parking spaces be re-striped and that at least one (1) handicap stall be installed and properly marked.

For context, the if there was not an existing building on site (which totals approximately 10,000 square feet in size), and a new construction 10,000 square foot building were proposed, the Zoning Ordinance would require one (1) space per every 750 square feet, or thirteen (13) spaces.

Screening, Landscaping, and Lighting

Since the applicant is changing the use of an existing development, County staff is not seeking additional screening or landscaping, or requiring a lighting/photometric plan.



Storm Water Management

Since the applicant is changing the use of an existing development, County staff, including the County Engineer, is not seeking erosion control or storm water management plans.

Other Entities Notified and Public Comment

The County Engineer indicated she didn't have any additional comments on the proposal.

The Scott County Health Department commented that "the buyers should verify that this building is connected to public sewer and water because waste from pets can potentially damage a septic system."

Since no new structures are being proposed, and no building permit applications have been submitted, the Scott County Building Inspector did not provide comment.

Property owners within 500' of the subject property were sent a legal notice and agenda for the meeting. Staff received a letter from T.F. Olt III from Lane and Waterman, Attorneys at Law, representing Lovewell Fencing Co., which occupies several parcels along Holden Drive. The letter encourages the Commission to establish appropriate limitations on the proposed use, specifically to: limit the use of external or open air kennels; require a space for pet owners to walk and observe the animals; and manage the noise and waste associated with commercial kennels. The applicant intends to respond to the contents of the letter at or before the meeting.

RECOMMENDATION: Staff recommends that the Site Plan be approved for the proposed pet shelter (commercial kennel) with the following conditions:

1. The public off-street parking spaces be re-striped and that at least one (1) handicap stall be installed and properly marked;
2. The applicant adhere to the site layout showing the location of the outdoor, fenced dog run behind the building; and
3. That all building and health code requirements be continually met.

Submitted by:
Alan Silas, Planning & Development Specialist
December 15, 2023