

**CITY PLANNING COMMISSION AGENDA**

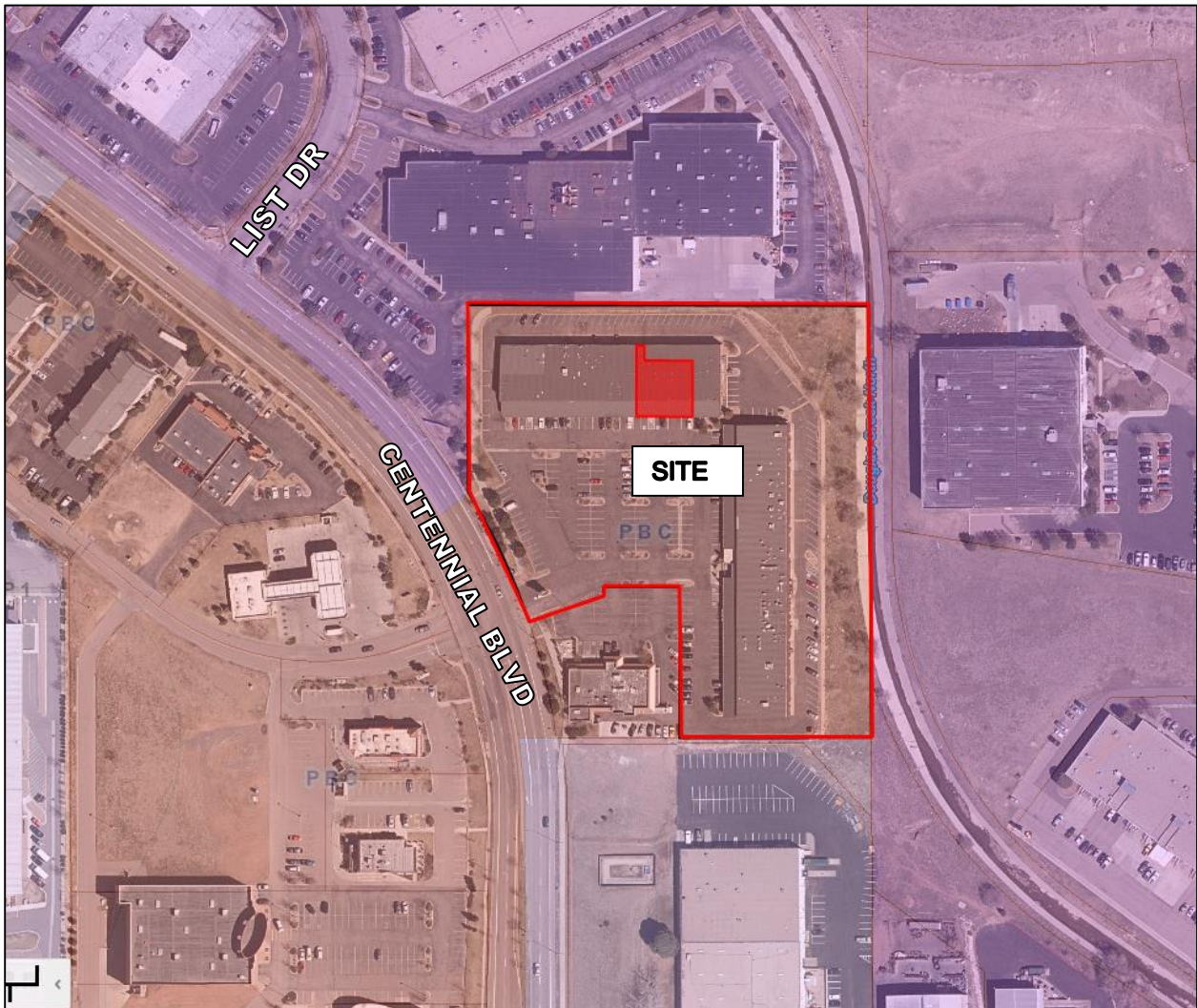
**STAFF: HANNAH VAN NIMWEGEN**

**FILE NO(S):**  
**CPC CU 16-00035 – QUASI-JUDICIAL**

**PROJECT: CATAGONIA AT CENTENNIAL COMMONS**

**APPLICANT: SHANNAN LONGLEY**

**OWNER: ROBERT GREYER ON THE BEHALF OF MOESER SQUARE PARTNERS, LLC**



### **PROJECT SUMMARY:**

1. Project Description: This project is a conditional use to allow an indoor cat kenneling facility in a 3,899 square foot suite within an existing commercial building on a 5.55 acre property that is zoned PBC (Planned Business Center) and located at 4701 Centennial Boulevard. Indoor animal kennels are a conditional land use within the PBC zone district. The accompanying site plan illustrates the 3,899 square foot existing suite within the existing commercial building. **(FIGURE 1)**
2. Applicant's Project Statement: **(FIGURE 2)**
3. Planning and Development Team's Recommendation: Staff recommends approval of the Conditional Use.

### **BACKGROUND:**

1. Site Address: 4701 Centennial Boulevard
2. Existing Zoning/Land Use: PBC/Various commercial uses including retail, restaurant, and religious services.
3. Surrounding Zoning/Land Use: North: PIP-2/HS/Business center, office and warehouse uses  
South: PIP-1/Business center, office and warehouse uses  
East: PIP-2/HS/Douglas Creek then office and warehouse uses  
West: PBC/CR/Various commercial uses including convenience store, gas station, and drive through restaurants
4. Comprehensive Plan/Designated 2020 Land Use: Employment Center
5. Annexation: Pope's Bluff Addition, 1965
6. Master Plan/Designated Master Plan Land Use: This site is not included in a Master Plan.
7. Subdivision: Centennial Commons Filing Number 1
8. Zoning Enforcement Action: None
9. Physical Characteristics: The site is paved and developed. There are no significant changes in grade or other significant natural features.

### **STAKEHOLDER PROCESS AND INVOLVEMENT:**

Public notice was provided to 24 property owners within 500 feet of the site on two occasions: 1) after the submittal of the applications, 2) prior to the Planning Commission meeting. The site was also posted on those two occasions. No public comments were received.

### **ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:**

1. Review Criteria / Design & Development Issues:  
This project requires a conditional use to allow an indoor only cat kenneling facility in a 3,899 square foot suite within an existing building on a 5.55 acre property that is zoned PBC (Planned Business Center) and located at 4701 Centennial Boulevard. Indoor animal kennels are a conditional land use within the PBC zone district.

Catagonia Cat Hotel is a luxury boarding facility designed specifically for cats. This includes private rooms complete with perches, bridges, nap boxes, and 'hideaway' areas. This facility will only board cats indoors, and will not have an outdoor run or any outdoor space. Catagonia Cat Hotel will not provide any veterinary service or other grooming services.

The existing commercial shopping center was built in the late 1990's and has been operating with a myriad of commercial, retail, personal service, and restaurant uses since construction. There are no proposed exterior modifications included with this proposal. Given that the proposed facility will have not outdoor kennels, there should be no impacts to the adjoining commercial uses within the building.

2. Conformance with the City Comprehensive Plan:

It is the finding of the Land Use Review Division that the Conditional Use request substantially conforms to the City Comprehensive Plan 2020 Land Use Map and the Plan's goals and objectives.

*Objective LU 3: Develop A Mix of Interdependent, Compatible, and Mutually Supportive Land Uses*

Over the past several decades, the location and design of development have created a pattern of isolated, disconnected, single-purpose land uses. An alternative to this type of land use pattern is one that integrates multiple uses, shortens and reduces automobile trips, promotes pedestrian and bicycling accessibility, decreases infrastructure and housing costs, and in general, can be provided with urban services in a more cost-effective manner.

*Strategy LU 701e: Combine Commercial and Employment Uses in Regional Centers Designed to Serve Residents throughout the City and the Region*

Combine commercial center with employment center uses so that they are mutually supportive in a single, integrated regional destination. Include the full range of mixed uses from regional mall anchor stores and corporate headquarters to specialty retail and higher density housing. Design commercial uses in regional centers with good external access from limited access freeways and good internal circulation via a system of commercial streets, pedestrian paths, and well-designed parking.

3. Conformance with the Area's Master Plan: This site is not included in a Master Plan.

**STAFF RECOMMENDATION:**

**CPC CU 16-00035 – CONDITIONAL USE**

**Approve** the conditional use to allow an indoor kennel facility within the PBC zone district at 4701 Centennial Boulevard, based upon the finding that the request complies with the Conditional Use Review criteria in City Code Section 7.5.704.