

**CITY PLANNING COMMISSION AGENDA
MAY 19, 2022**

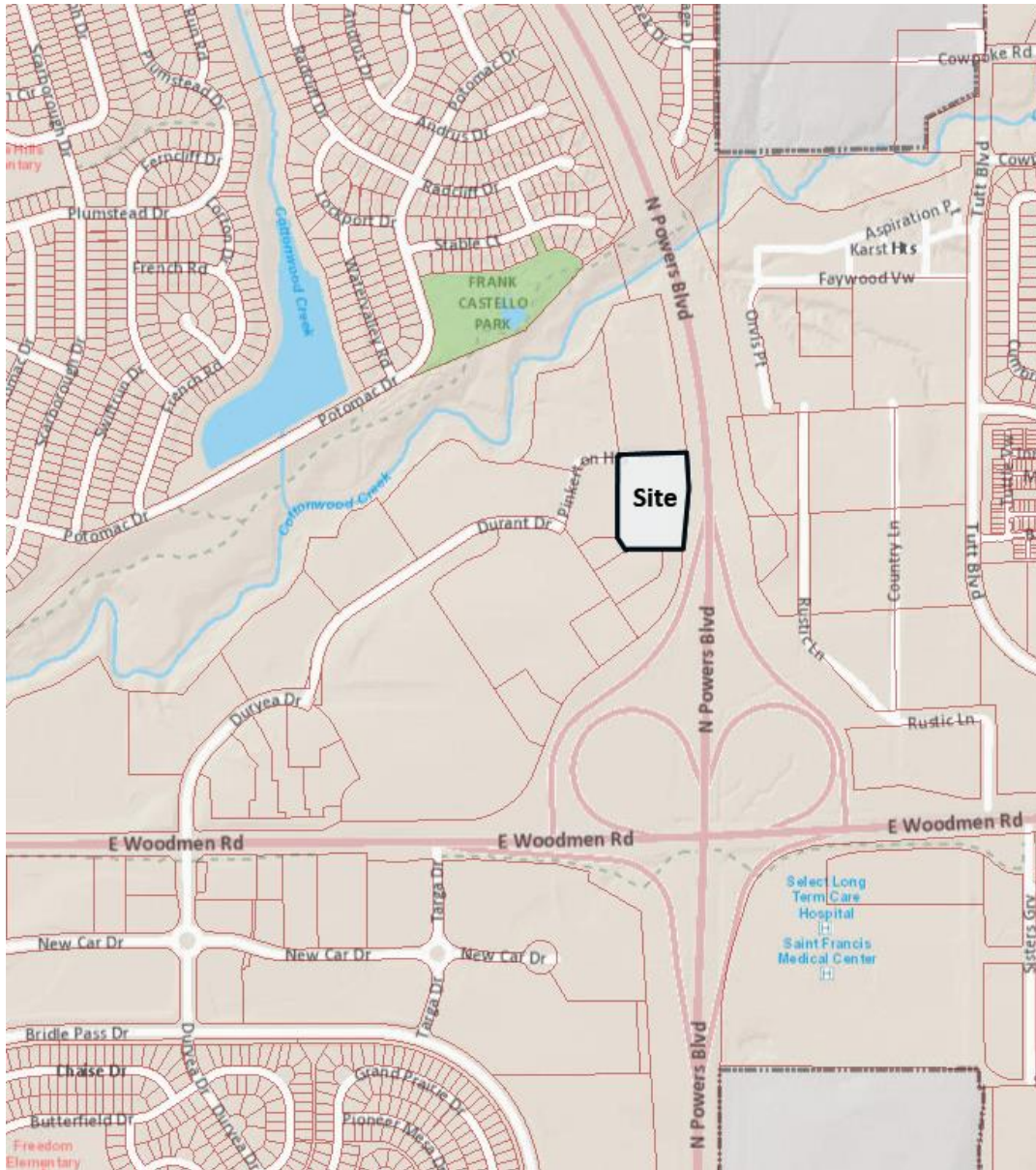
STAFF: DANIEL BESINAIZ

FILE NO(S):

A. - CPC CU 22-00039 – QUASI-JUDICIAL

PROJECT: DOGTOPIA – 5780 EAST WOODMEN ROAD

OWNER/APPLICANT: LONNA FITZGERALD



PROJECT SUMMARY:

1. Project Description: This project application is for approval of a conditional use development plan for Dogtopia located at 5780 East Woodman Road. The plan will allow the establishment of a dog kennel in four suites of an existing commercial center in a C6/AO (General Business District with Airport Overlay) zone district. **(see “Conditional Use Development Plan” attachment)**
2. Applicant’s Project Statement: **(see “Project Statement” attachment)**
3. Planning and Development Team’s Recommendation: City Planning staff recommends approval of the application.

BACKGROUND:

1. Site Address: The project is located at 5780 East Woodman Road.
2. Existing Zoning/Land Use: The subject property is zoned C6/AO (General Business District with Airport Overlay), and is commercially developed.
3. Surrounding Zoning/Land Use:
North: PF/AO (Public Facilities with Airport Overlay) and is developed as a public utility substation.
South: C6/AO (General Business with Airport Overlay) and is commercially developed.
East: A (Agricultural) and is developed as North Powers Boulevard
West: C6/AO (General Business with Airport Overlay) and is commercially developed.
4. PlanCOS Vision: According to the PlanCOS Vision Map **(see “PlanCOS Vision Map” attachment)**, the project site is identified as part of the New/Developing Woodman Road Corridor and adjacent to an Established Suburban Neighborhood.
5. Annexation: The property was annexed under the Briargate Addition #5 (September 28, 1982, Ordinance No. 82-138).
6. Master Plan/Designated Master Plan Land Use: The project site is part of the Briargate Master Plan (Fairfax Neighborhood). The Master Planned Land Use designation is commercial.
7. Subdivision: The property was platted as Lot 11, Powers Pointe Center Subdivision.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The property is commercially developed and is located in an established commercial center.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to adjacent property owners within 1,000 feet of the site, which included the mailing of postcards to 17 property owners on two occasions; during the internal review stage and prior to the Planning Commission hearing. The site was also posted during the two occasions noted above. City Planning staff received no comments in favor or opposition to the project.

Staff input is outline in the following sections of this report. Staff sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments. Commenting agencies

included Colorado Springs Utilities, City Engineering, City Traffic, City SWENT, City Fire, and City Police. All comments received from the review agencies have been addressed.

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

1. Review Criteria / Design & Development Issues:

a. Conditional Use Development Plan Proposal

The proposed Powers Pointe Center Subdivision First Replat, Lot No. 11 Conditional Use Development Plan consists of a proposal to establish an indoor and outdoor dog kennel, which requires a conditional use in the C6 (General Business) zone district. The proposed dog kennel, Dogtopia, will include day care, spa, grooming, and overnight boarding services.

The site configuration for Dogtopia consists of a 4.07-acre lot, with pedestrian and vehicle access from Duryea Drive, a private road. The applicant intends to develop four suites inside the commercial structure that will add up to approximately 6,000 square feet with an adjacent 11' x 12' outdoor fenced play area. The conditional use development plan shows a requirement of 96 parking spaces with 115 parking spaces provided. An external hose bib is indicated on the architectural/plumbing plans to help with clean up and to minimize odors in the proposed dog run area.

The applicant's proposal is a good fit for the surrounding area as infill development. The project area is adjacent to Powers Boulevard, a public utility substation, and is located at the edge of the commercial corridor along Woodman Road. City Planning staff find that the request will not injure the value and quality of the surrounding neighborhood, as the immediate area is currently developed for primarily commercial and public utility uses. Any noise impacts from the dog kennel should not affect neighboring property owners. There are several established neighborhoods within convenient proximity to the proposed project to provide a reliable customer base. As the surrounding neighborhoods continue to grow, particularly to the north of the proposed location, the addition of the proposed dog kennel will deter overcrowding and related health issues in existing dog kennels in the City.

City Planning staff finds the application to be consistent with the purpose of the Conditional Uses and Development Plan criteria.

2. Conformance with the City Comprehensive Plan: City Planning staff have evaluated the proposed application for conformance with the City's current comprehensive plan ("PlanCOS"), adopted in January 2019. According to PlanCOS Vision Map (**see "PlanCOS Vision Map" attachment**), the project site is identified as located within the New/Developing Woodman Road Corridor. Economic diversity is a core principle of PlanCOS and the foundation of supporting a thriving local economy. In Thriving Economies, Chapter 4 of PlanCOS, the project aligns with the "Big Idea" titled "Embrace Sustainability and Policy TE-4.A, which states *"Prioritize development within the existing City boundaries and built environment (not in the periphery)"*

Dogtopia proposed infill commercial development on the periphery of a major commercial corridor with direct benefits to the surrounding residential neighborhood. The Thriving Economy Framework map does not have a designation specifically listed, however allowing the use of a dog kennel at this location furthers Typology 6: Critical support recommendation to provide fundamental services and activities. The intent of the plan is to preserve and enhance existing and established neighborhoods and to evaluate land use proposals in existing stable neighborhoods. Dog kennels are in demand throughout the City of Colorado Springs and

Dogtopia will continue to provide a service to the residents within this developed portion of Colorado Springs.

City Planning staff find the project in question and its associated application to be in substantial conformity with PlanCOS and its guidance.

3. Conformance with the Area's Master Plan:

The proposed Dogtopia is located within the Briargate Master Plan. The Master Planned Land Use designation is commercial. The area surrounding the project is characterized by commercial structures, a utility substation, and North Powers Boulevard. The applicant's request for an indoor and outdoor dog kennel is complementary and supportive of the current land use patterns for the area. Through staff's review of the conditional use development plan application and consideration of the review criteria for establishing a development plan, as set forth in 7.5.502(E), the overall impacts of the project were analyzed.

City Planning staff finds the Dogtopia project to be complementary and supportive of the vision for the Briargate Master Plan. Through the review of the conditional use development plan application and consideration of the review criteria for establishing a development plan, as set forth in City Code Section 7.5.502(E), and the findings for authorizing a conditional use, as set forth in City Code Section 7.5.704, the overall area impacts of the project were analyzed and staff finds the Dogtopia project to be complimentary and supportive of the immediate area.

STAFF RECOMMENDATION:

CPC CU 22-00039 – Conditional Use Development Plan

Approve the Conditional Use Development Plan based upon the findings that the request meets the review criteria for granting a Conditional Use as set forth in the City Code Section 7.5.704 and meets the review criteria for granting a Development Plan as set forth in City Code Section 7.5.502(E).