



Item 5.B - King's Ohana Pet Hotel and Spa Expansion

CITY PLANNING COMMISSION

FORMAL MEETING – October 9th, 2024



King's Ohana Pet Hotel and Spa Expansion

QUICK FACTS

Address:

856 Arcturus Street

Location:

Northeast of the intersection of Arcturus St and S 8th Street

Zoning and Overlays

Current: MX-M

Site Area

2.6 Acres

Proposed Land Use

Animal Care Facility Expansion

APPLICATIONS

Use Variance with Land Use Statement

VICINITY MAP



King's Ohana Pet Hotel and Spa Expansion

PROJECT SUMMARY

File #(s):
UVAR-24-0003

Project Proposal:
Expansion of the existing Animal Care Facility up to 10,000 square feet within the existing building.

SITE PLAN



King's Ohana Pet Hotel and Spa Expansion

ADDITIONAL INFO

- Under Chapter 7, “Kennels” were a conditional use in the C5 zone
- Per the UDC, this use type is only permitted by right in one zone district (Agricultural) and conditionally permitted in Light Industrial and General Industrial

TITLE

Zone District →	A	R-E	R-19	R-16	R-2	R-4	R-5	R-Flex Low	R-Flex Med.	R-Flex High	OR	MX-N	MX-T	MX-M	MX-L	MX-I	FBZ	BP	LI	GI	APD	PF	PK	South	Central	North	Use-Specific Standards
COMMERCIAL AND INDUSTRIAL USES																											
Agriculture and Animal-Related Uses																											
Agricultural Production	P																R										
Agricultural Sales and Service	C													P	P		R		C	C							
Animal Care Facility	P																R		C	C							7.3.303A.1

TIMELINE OF REVIEW

Initial Submittal Date	September 20 th , 2024
Number of Review Cycles	1 Cycle
Item(s) Ready for Agenda	September 9 th , 2024

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Internal Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	307 Postcards
Number of Comments Received	0 Comments Received

PUBLIC ENGAGEMENT

- No public comments have been received by Staff.

AGENCY REVIEW

The following review agencies had no comment on this application:

- Colorado Springs Police Department
- City Engineering
- Colorado Springs Fire Department
- Colorado Springs Utilities
- City Traffic Engineering

APPLICATION REVIEW CRITERIA

7.5.527 – Use Variance

Criteria for Approval

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class of uses in the same zone so that a denial of the Use Variance would result in undue property loss and not solely a mere inconvenience or financial disadvantage;
2. That the Use Variance is necessary for the preservation and enjoyment of a property right of the and if not approved, the property or structure cannot yield any beneficial use;
3. That the Use Variance will not be detrimental to the public welfare or convenience nor injurious to the property or improvements of other owners of property;
4. That the hardship is not the result of the applicant's own actions;
5. That because of these conditions, the application of the UDC prohibition on the requested use on the subject property would effectively prohibit or unreasonably restrict the use of the property; and
6. That the Use Variance is not being requested primarily to avoid the time or expense of complying with UDC standards generally applicable to similar properties and development.

Statement of Compliance

UVAR-24-0003

After evaluation of the King's Ohana Pet Hotel and Spa Expansion Use Variance, the application meets the review criteria.

PLANNING COMMISSION OR CITY COUNCIL OPTIONAL MOTIONS

Optional Motions

UVAR-24-0003 – King’s Ohana Pet Hotel and Spa Expansion

Motion to Approve

Recommend approval to City Council the Use Variance to expand the existing animal care facility based upon the findings that the request complies with the criteria as set forth in City Code Section 7.5.527.

Motion to Deny

Recommend denial to City Council the Use Variance to expand the existing animal care facility based upon the findings that the request does not complies with the criteria as set forth in City Code Section 7.5.527.



Questions?

