



Steve Hammers, President

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Specializing in Design/Build

Project Statement

Conditional Use

Owner Information

BRC Properties
155 Winters Drive
Colorado Springs, CO 80907
Project Name: Hiking Buddies
Kennel Indoors

Owner Representatives:

Hammers Construction, Inc.
Lisa Peterson – Design (Applicant)
Joe Butler – Project Manager
1411 Woolsey Heights
Colorado Springs, CO 80915
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Site:

155 Winters Drive
Colorado Springs, CO 80907
Lot Size: 0.40 acres
Zoned – M-1 NNO
Parcel no. – 63304-09-028

Description

Request approval for a use change of existing office space to a indoor kennel used for a doggie day care facility. With this use, we will be doing some upgrades to the current storage yard and backyard and converting it into exercise areas for the dogs. These improvements include installing artificial turf on existing concrete surface, small fencing, and minimal landscaping replacement. Existing warehouse will turn into indoors kennel. No new spaces are needed with this proposal.

Existing and proposed facilities, structure and road.

The lot will be entered from Winters Drive and Private Road. An existing 8,326 s,f, warehouse and distribution building will change use to Kennel with indoor/outdoor exercise space. Existing fence in site with additional more fence for the small dog at the west side of the building as per shown on plan. Trash/dumpster enclosures are not required as the whole site are screened.

Justification

As stated in the description, the client will be using this facility for a doggy daycare business. All kennels will be located inside the building. No kennels will be outdoor. The only time the dogs will be outside is to use the bathroom and get fresh air. Dogs will be let out in small groups and will always be supervised. Listed below are the further justifications of the kennel use as well as review criteria for a conditional use.

For further information on day-to-day business. See attached letter from the owner of the business discussing their operation and how they handle noise.



Surrounding Neighborhood: Approving this use will not devalue the surrounding neighborhood. This is more of an industrial area and is surrounded by other commercial users. We are not changing the aesthetic of the building and will be putting landscaping back in to how it was originally approved. The outdoor dog run will be fenced and screened using chainlink fencing with slats. Dogs will be monitored at all times when outdoors to minimize any possible noise.

Intent of Zoning Code: This use is normally an approved use in this zone. The conditional use is needed due to the North Nevada Overlay District. We feel we are meeting all the zoning requirements of the code. This is an existing building, so all setbacks are being met and we are not changing exterior finishes. We will be adding some exterior doors that are needed for egress per 2015 IBC. We are putting landscaping back in (which was removed from previous owners) to meet the originally approved landscape plan. Due to the nature of this business, the yard and building will remain upkept as having a clean facility is important to our owner. In addition, the owner will follow and comply with the requirements set forth by the Department of Agriculture for kenneling dogs. The building provides adequate air exchanges to allow fresh air for both animals and people. The kennels will be properly sanitized and cleaned. Any waste will be disposed of efficiently and in a timely manner to help with any possible smells. With these procedures in place, we feel this will meet all health regulations regarding this business. As mentioned above, dogs will have outdoor time for exercise (and required by the Dept of Ag). Dogs will be secured in a chainlink fenced yard with opaque slats to help with screening as well as distractions that can lead to barking. All outdoor time will be monitored and supervised by staff, so noise will be minimal. If barking is in issue, that dog will be brought back inside. We feel this should meet all health/safety concerns.

Comprehensive plan: We feel we are meeting the goal of the comprehensive plan as this business enhances quality of life for owners to know they are leaving their animals in a safe environment and know they are being well cared for. The service of providing a kennel boarding facility for dogs will be favorable in the area for surrounding businesses as well as the neighboring residential areas. Since there is not a boarding facility in this area, it will be beneficial and add convenience to lives of the parties already mentioned, for vacation time or pet-sitting while you're at work. The City is growing and this type of business is important as more and more dogs have become part of the family. We feel this business creates amenities for residents as part of the thriving economy in the comprehensive plan. Per Goal TE-4, we are improving the site with our exterior landscaping improvements to preserve the surrounding area. All improvements will limit future maintenance costs as turf and fencing requires little maintenance. Not to mention it will bring further revenue (via taxes) to the City for the retail transaction nature of this business.

North Nevada Overlay: We feel we meet the intent of the NNO district as the goal is to create a creative mix of business types and a doggie daycare is really needed in this area for reasons mentioned above. Our building is existing, and we aren't proposing any changes aesthetically. However, it does match the development we are currently in, and it is a multi-story building which fits some key points of the criteria of the NNO district. Outdoor space is screened per City Code, and we feel with our improvements (i.e. turf and fencing) this business type is a good fit in this district.