

PROJECT STATEMENT

SAFE PLACE 4 PETS CONDITION USE DEVELOPMENT PLAN APPROVAL APPLICATION

Approval is sought of a conditional use development plan to permit Safe Place 4 Pets to operate as indoor kennel facility in an existing for lease space located at 808 Village Center Drive, which is within an existing and developed neighborhood shopping center. The center is commonly known as Village Center and is more particularly identified as El Paso County Assessor Parcel No. 73132-05-007. The center is zoned PBC, and an indoor kennel is a conditional use within the PBC zone.

Safe Place 4 Pets is an established 503(b) nonprofit pet placement organization. It provides care, support and rehoming services for pets of terminally ill people and has done so for more than 20 years. Safe Place currently leases space at 1520 North Hancock Avenue, but its current space will be torn down to accommodate the new City of Colorado Springs Senior Center construction project. While most of the pets in the care of Safe Place are placed in foster homes while awaiting adoption, Safe Place does house some cats as a Pet Animal Care and Facilities Act ("PACFA") approved kennel at its current location and is seeking new space at which to do the same. City planning staff has determined this use is best classified as indoor kennel. Safe Place will also use the space for general office use.

In support of this application, and to address each of the Planning Commission review criteria, the applicant submits the following:

1. The value and qualities of the neighborhood surrounding the conditional use will not be substantially injured. As stated above, the application is for an indoor kennel use in an existing for lease space that is within an existing and developed commercial center. Village Center includes a mix of commercial spaces, including a grocery store, a library branch, a daycare center, a car wash, a liquor store, a nail salon and a veterinary practice. The center has maintained ADA compliance for accessibility to the respective buildings. Safe Place, as an appointment only operation staffed by volunteers, creates minimal traffic and noise, and will not adversely affect the center. In addition, the owner of the center is supportive of this application.
2. The conditional use is consistent with the intent and purpose of the Zoning Code to promote public health, safety and general welfare. The indoor kennel use is consistent with the other uses in the PBC zoned center. There is already a veterinary practice and day care center in the center. Safe Place is in compliance with all applicable state and federal regulations governing its operation. These regulations are onerous and strictly enforced. Compliance with these regulations ensures the common goal with the City Zoning Code to promote public health, safety and general welfare is met.
3. The conditional use is consistent with the Comprehensive Plan of the City. Safe Place serves a genuine need in providing care, support and rehoming for the pets of terminally ill people living in our community. Safe Place is proposing it be allowed to continue its mission in an appropriate location, consistent with the City Code and with little or no impact to its neighbors.

In addition, the applicant seeks an exemption from the hillside area overlay required approvals under § 7.3.504 (B)(3)(b)(2) of the City Code. As the approval sought is for an existing "for lease" space within an existing and developed neighborhood shopping center, with no changes to the exterior of the

premises, the conditional use will have no impact to the hillside area overlay. Village Center was originally built in 1984. The current application proposes no changes to current grading, drainage or erosion control measures at the site.

For these reasons, the applicant respectfully requests the approval of the Planning Commission on its application for a condition use development plan for the space at 808 Village Center Drive as shown and depicted on the development plan submitted with the application.