

development standards will require substantial buffering between these different zoning areas, and fortunately there is already dense vegetation throughout this required buffer area. The City's supplemental standards for dog kennels also require greater setbacks from property lines (see page 4). The minimum required distance between buildings and property lines is 100 feet. The applicant more than meets this requirement by proposing 200 feet from the neighborhood boundary to the east, and 115 feet from the side property lines to the north and south. The minimum required distance for outdoor animal areas is 200 feet from any property line. The applicant is proposing more than 300 feet from the neighborhood boundary to the east, but less than 50 feet from the commercial side property lines – and hence the Variance request that is currently pending before ZBOA. It should be noted that this proposed outdoor animal area is NOT a concentrated animal enclosure, but an open yard which allows the dogs to run freely, and therefore the impacts of such an area will be much less concentrated.

This is the first known facility of this kind (at this scale) in the City and there seems to be little basis for accurate comparison. However, staff believes the abundant size of this site (nearly 6 acres) with relatively little development surrounding it, and the adjacent neighborhood being more than 200 feet away from the kennel operation, all together makes this location a very good candidate for this use --- within a non-rural setting. However, there should still be some upward limits on its initial allowable size to see if the proposed use indeed establishes a positive track record. If later the applicant wants to expand this facility to accommodate more animals, then that would be a future CUP request than can be more accurately analyzed to determine the level of actual impact.

Staff finds the request consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommends approval to the City Council, subject to the following conditions:

1. Approval shall be granted for a household animal boarding & pet daycare facility with no more than 50 animals on site at any one time, and developed in general accordance with the submitted site plan..
2. Conditional Use approval shall expire 2 years from the date of approval if no building permit has been issued for the new proposed building by that date.

Chairman Hightower inquired as to the size of the structure. Mr. Martin stated the building is approximately 10,000 sq ft. Vice-Chair Steve Miller asked if the outdoor area is the subject of the Variance request. Mr. Martin confirmed and that the structures themselves meet all setbacks.

No one spoke in favor of nor in opposition to the request.

There being no further discussion, Chairman Hightower called for a motion. Commissioner Wildes made a motion to recommend approval of the request as presented with Conditions. Commissioner Webb second. All voted in favor, no one opposed (8-0). Motion carried.