

1075 Ford Street Letter of Intent Minor Site Amendment



VICINITY MAP

Prepared By:

Thomas & Thomas Planning, Urban Design, Landscape Architecture, Inc.
702 North Tejon Street
Colorado Springs, CO 80903
(719) 578-8777

Owner/ Developer:

Equity Warehouse LLP
Mr. Danny Mientka
90 South Cascade Avenue, Suite 1500
Colorado Springs, Colorado 80903

Site Location, Size, Zoning:

The 1.12-acre (14,145 sf) site is located at 1075 Ford Street just north of the intersection of Ford Street and Galley Road. The property is zoned I2. The current use consists of approved office/retail warehouse. There is an existing approved sit plan and the proposed doggy-daycare (new tenet) is an approved use in the I2 Zone.

Request:

The proposed site changes are associated with a proposed enclosed storage yard. The yard will consist of a 16'x62' outdoor screened-in area off the east end of the existing building. The screen will be constructed of a matching CMU block. The wall is proposed to be 80" high.

The primary use associated with the new screened in yard is a doggy-day-care tenet. The site conditions and management are controlled by the tenet lease and business policies. The number of dogs are set according to The **Pet Animal Care Facilities Act (PACFA)**. This is a program that oversees the licensing and inspection of the pet daycare businesses in Colorado. The rule is one person for every 15 dogs. Groups cannot be larger than 60 with four people (normal staff size). The facility is being planned for peak business times of a maximum of 110 dogs.

The dogs are always supervised both inside and outside in the enclosed yard. Every effort is taken to keep the dogs calm and quiet during their stay. The business hours are Mon - Fri 7am to 7pm and Sat & Sun 7am - 10am and again from 5pm - 8pm. No dogs are ever locked out side unattended. The primary management and play areas are inside the building.

Traffic and Proposed Access Locations:

There will be no change to the existing traffic or access to the site. There is no change to approved existing use or parking.

Site Drainage and Water Quality:

There is no proposed change to the site drainage conditions. Care will be taken to protect water quality conditions by the tent. Within the "dog yard" a special play surface is provided. The surface is specially designed synthetic turf and pods. The pods are used to contain the waste. The pod sections can be picked up and cleaned as needed. The yard is cleaned daily to protect run off conditions and the animals. Both inside and outside areas are cleaned with sanitizing, de-odorized and disinfecting solutions.

Phasing Plan:

No phasing will be required; The improvements will be provided in one phase.

Areas of Required Landscaping:

The existing landscape plantings will remain. One evergreen tree will be provided to replace an existing dead tree along the east property line.

Maintenance:

All improvements and the existing site facilities will be owned and maintained by the management company.

Water and Wastewater Services:

No change

Proposed Services:

No Change

Noise Pollution: There is no anticipated change to the onsite parking or traffic, but with the addition of the outside “storage yard”/dog yard, the owner recognized the potential impacts to adjacent neighbors. To address potential impacts an 80” high CMU block screen wall will be installed to buffer the outdoor use. By profession practice, the dogs will not be left in the “yard space” unattended. The primary housing and management of the dogs will be conducted indoors. The yard is only used for short periods of exercise and bathroom breaks. To further create a calming environment, interior buffering is provided as part of the interior design.

Visual Assessment:

No Change to the overall site, except for the screen wall that will enclose the storage/dog yard from the neighboring properties.