

6. SPECIAL USE PERMIT NO. 2010-2 - 11200 Mastin Street

1. APPLICANT: Pawz at Play is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting approval of a special use permit, for a ten-year period of time, to allow an animal day care and boarding operation.
3. LOCATION: The subject property is located at 11200 Mastin Street.
4. EXISTING ZONING: This property is currently zoned CP-2, Planned General Business District.
5. NEIGHBORHOOD CHARACTERISTICS: The property to the north is zoned CP-2 and is developed with a bank. Across Mastin Street, to the east, is a wastewater treatment facility zoned R-1, Single-Family Residential District. The properties to the south are zoned CP-3, Planned Commercial District, and MP-1, Planned Industrial Park District, and are developed with a car wash and a storage facility. The property to the west is zoned CP-3 and is developed with a bowling alley.
6. CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Development Plan identifies this area as appropriate for commercial uses. The Future Development Plan does not specifically discuss the appropriate location for animal boarding facilities, but the Unified Development Ordinance does require this use to obtain a special use permit.
7. ANALYSIS: The applicant is requesting a special use permit for an animal day care and animal boarding facility. The applicant's documents also identify the potential for both dogs and cats to be boarded. The existing building has served as a child day care facility in the past, and has outdoor play areas enclosed by a wood privacy fence. The applicant has indicated that this enclosed area is sodded and serves as the area for exercise and relief facilities. This area is on private property owned by the applicant. A special use permit was approved in 2005, for a five year period of time. This is the applicant's first renewal request. The Unified Development Ordinance limits renewal requests for this use to ten years.

The applicant has indicated that she will provide day care services, as well as overnight boarding services. The maximum capacity for the facility is 80 total dogs for day care services, and 40 dogs and 40 cats for overnight boarding services. The applicant has also indicated that the outside fenced area will not be used to contain the dogs for extended periods of

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time, but rather for brief exercise and relief trips. The staff does not have a concern about the number of dogs because of the location of the request and the lack of residential homes in the area, and feels the additional outside area is adequate for the dogs.

8. STAFF RECOMMENDATION: The staff recommended approval of Special Use Permit No. 2010-2, for a ten-year period of time, subject to the stipulations approved by the Planning Commission.
9. PLANNING COMMISSION RECOMMENDATION: The Planning Commission considered this item at a public hearing on March 22, 2010. No one spoke at the public hearing and the Planning Commission voted 11 to 0 to recommend approval of Special Use Permit No. 2010-2, for a ten year period of time, subject to the following stipulation:
 - a. No publicly owned areas shall be used for exercising or depositing excretory matter.