Property Location

Property located on west side of the Pyramid Highway at intersection of Ingenuity Avenue

Adjacent on north and west to a mini-storage and boat and RV storage site.

+/-¾ mile N. of Calle De La Playa
+/-2 ¾ miles N. La Posada/Eagle Canyon
**Master Plan**

The property is Master Planned (I) Industrial

West – Industrial (Mini Storage)
North- Industrial (Boat/RV Storage)
South- Industrial (Vacant)
East – State Hwy ROW & Commercial (Vacant)
Zoning

Property is zoned (I) Industrial

West – I - (Mini Storage)
North – I - (Boat/RV Storage)
South – I - (Vacant)
East – State Highway & NC - (Vacant)

SUP Requests
• Dog Kennels are allowed in Industrial Zoning with a special use permit.
• A SUP request for grading
Existing Site

- Total Site – 2.75 +/- Acres
- Topography - Gently Sloping East to West
- Site is vacant/undeveloped

Proposed Development

- Indoor Kennel with outdoor play areas
- Outdoor play areas (7 AM to 6 PM) – potty breaks in evening/night (individual or small groups of dogs)
- Nearest residential property is 650’ +/- to proposed kennel building (to East)
- No new direct ingress or egress from Pyramid Highway
- Landscaped berm along Pyramid Highway – required per SSAP
- 150 foot building setback from Pyramid Highway – per SSAP
Site Plan

Proposed 20,000 SF Building

Future Building Pad (27,550+/- SF)

Future Parking

150' Setback Line

Landscaped Berm

Future Building Pad (27,550+/- SF)
Preliminary Floor Plan – 20,000 SF Building
A DOG'S LIFE - KENNEL
CONCEPT ELEVATIONS
scale: 1/8" = 1'-0"

SOUTH ELEVATION

SOUTHWEST PERSPECTIVE - not to scale

potential signage pylon

WEST ELEVATION

NORTH ELEVATION

Project Elevations
Legal Findings

(1) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;

LUT.5.1 – Utilities and roadway access is provided to the site and it is definitely ready for development.
LUT.20.7 – Landscaping will be provided per the requirements of the SSAP and will be provided as drought tolerant plantings.
LUT.20.8 – The roofline of the proposed building is conducive for solar panels with a large roof surface oriented to the south.
LUT.21.2 – The proposed use is a use that is not provided in the northern part of Spanish Springs where there are many dog owners. This proposed use can be frequented by many residents who reside in the northern part of Spanish Springs and areas further north and will help to reduce vehicle miles travelled for such services.
LUT.21.4 – The SSAP design guidelines in Appendix B were followed for the design of this site.
LUT.23.2 – The landscape plan incorporates a berm along Pyramid Highway, per the requirement of the SSAP.
LUT.25.1 – This review of applicable policies shows adherence to this policy.
LUT.29.4 – VMT can be reduced with this proposed use being so closely located off Pyramid Highway making for convenient drop-off and pick-up of dogs from day care or boarding.
LUT.29.10 – A 150' setback off the Pyramid Highway frontage is required as part of the SSAP. It is assumed and understood that some of this area may be necessary in the future for potential widening of Pyramid Highway.
PSF.1.17 – Water rights sufficient to meet the project demands will be provided with final plans for the project.

SS.3.4 - The necessary right-of-way and intersection requirements will be protected.
SS.3.11 - Non-residential projects shall submit traffic reports for review and approval prior to the issuance of building permits for the project.
SS.4.1 Undergrounding of utilities
SS 4.3 – Slopes will not exceed 3:1 with final grading
SS 5.1 – Development Standards shall follow Appendix B (Business Park Design Guidelines)
SS 12.1 – Water Resources for project shall follow requirements of Policy.
Legal Findings – cont.

**b) Improvements.** Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

All utilities are accessible and adjacent to the subject property. The primary serving roadways (Ingenuity Avenue and Pyramid Highway) are adjacent to the site and currently underutilized relative to their overall capacity due to the limited construction of industrial and (generally) lower residential density patterns in the area. Retention has been identified and provided on site to meet the new regulation relative to stormwater that goes to Boneyard Flat.

**c) Site Suitability.** The site is physically suitable for the type of development and for the intensity of development;

The site is located in an appropriate location for the use. The location of the proposed commercial kennel is directly adjacent to industrially zoned properties on the north, west, and south, and abuts Pyramid Highway on the east with NC zoned property on the east side of Pyramid Highway. The project site backs up to an existing mini-warehouse and boat and RV storage on the north and west, and the nearest residential properties are over 675 feet to the east of the proposed kennel building and have the ambient noise of Pyramid Highway separating their residential area from the proposed commercial kennel. Given this distance, noise that already exists in the area and the fact that the proposed kennel will have all dogs indoors in the nighttime, no impact on the nearest residential uses is foreseen.
Legal Findings – cont.

(d) Issuance Not Detrimental. Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and

All of the property surrounding the site is either Industrially zoned (north, west and south) or Neighborhood Commercially zoned (east) with Pyramid Highway separating the subject parcel from the NC zoned property. The project site backs up to an existing mini-warehouse and boat and RV storage on the north and west and the nearest residential properties are over 675 feet to the east of the proposed kennel building and have the ambient noise of Pyramid Highway separating the residential area from the proposed commercial kennel. Given the surrounding zoning, existing built/adjacent uses and the fact that the proposed kennel will have all dogs indoors in the nighttime no detrimental impacts to the character of the of the surrounding area nor injurious to the property or improvements of adjacent properties.

(e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location purpose or mission of the military installation

There are no military installations located in proximity to the proposed site area. As such, this finding is not applicable.
The applicant and CFA agree with the staff’s recommendation and the conditions that are presented within the staff report.

We believe, as does staff that all of the legal findings in association with this project for a special use permit approval can be met.
Questions
Extra Slides for Discussion/As Necessary
Development Statistics

Total Parcel Size 119,790+/- S.F.
   Site Development Area: 82,764+/- S.F.
   Area For Future Development 37,026+/- S.F.

Total Building Square Footage 20,000+/- S.F.
Total Paved Area (Not including Phase 2 area) 18,416+/- S.F.
Landscaped Area (includes Site and ROW landscaping) 8,515+/- S.F. (Min Required)
Photometric Plan
Proposed
Light
Fixtures
# Trip Generation Data

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<th>AM PEAK HOUR TOTAL</th>
<th>PM PEAK HOUR TOTAL</th>
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