

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

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## Review Date

6/15/2023 11:15 AM

## Project Name

Dog Day Care at 4007 Automation  
CDR230047

## Applicant

Michael Aller  
970 988 7920  
mick@aller-architects.com

## Description

This is a request to establish a kennel use at 4007 Automation Way (parcel # 8731164005). The applicant proposes to establish a Kennel facility along with the obedience school use at the property. Access is taken from Automation Way to the east. The site is approximately 0.40 miles south of E Horsetooth Rd and approximately 0.14 miles west of S Timberline Rd. The property is within the Employment District (E) zone district and the project would be subject to Addition of Permitted Use (APU) Review.

**Planner:** Clark Mapes

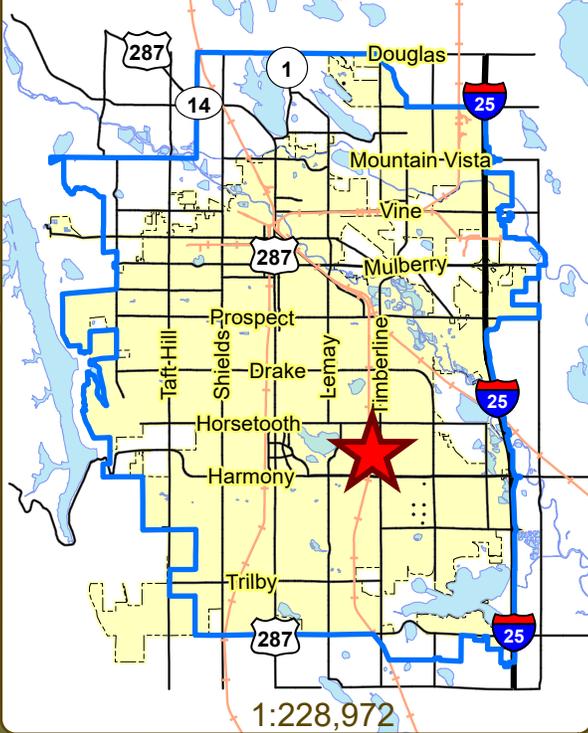
**Engineer:** John Gerwel

**DRC:** Brandy Bethurem Harras

# Dog Day Care at 4007 Automation

## Dog Day Care/Kennel Facility

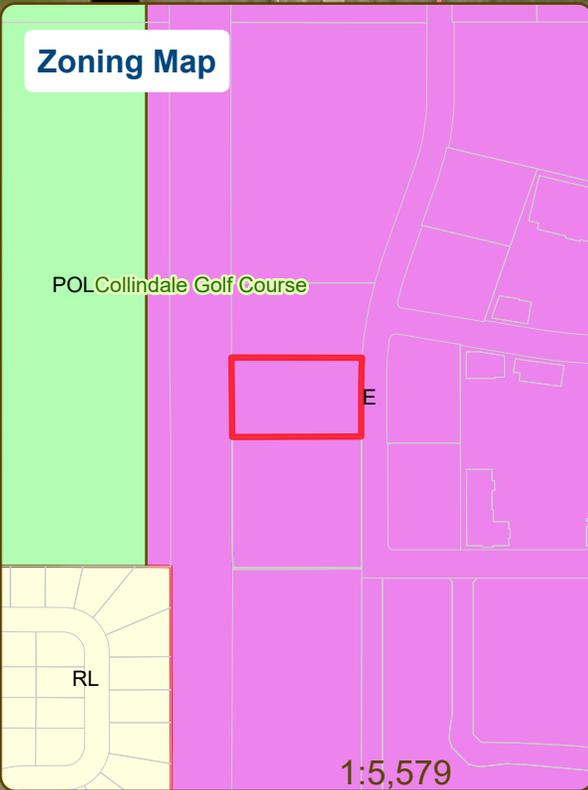
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

\*BOLDED ITEMS ARE REQUIRED\* \*The more info provided, the more detailed your comments from staff will be.\*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) \_\_\_\_\_

Business Name (if applicable) \_\_\_\_\_

Your Mailing Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_

Site Address or Description (parcel # if no address) \_\_\_\_\_

Description of Proposal (attach additional sheets if necessary) \_\_\_\_\_

Proposed Use \_\_\_\_\_ Existing Use \_\_\_\_\_

Total Building Square Footage \_\_\_\_\_ S.F. Number of Stories \_\_\_\_\_ Lot Dimensions \_\_\_\_\_

Age of any Existing Structures \_\_\_\_\_

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [ ] Yes [ ] No If yes, then at what risk is it? \_\_\_\_\_

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area \_\_\_\_\_ S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

CONCEPT REVIEW  
DEVELOPMENT REVIEW GUILDE APPLICATION, EXHIBIT A  
DOG STOP  
4007 AUTOMATION WAY  
FORT COLLINS, CO.

4/20/2023

#### GENERAL DESCRIPTION:

4007 Automation Way is an existing 1 story concrete block building of 7,360 SF being used as a teaching facility with 3 classrooms and offices. It is zoned E Employment. We would like to locate a dog daycare and boarding in this existing building. The zoning allows for daycare, but not boarding. We are seeking a zoning variance to allow for the boarding of the dogs. Without overnight boarding, the business is not viable. Since this is an office park, people leave at the end of the workday, so there will literally not be any people within 500' from the evening throughout the night. Even though this formally would be a variance to a zoning change, we think the overnight should be considered the same as dog day care simply because people are not in an office park at night and there would be no chance of dogs inside this facility causing barking irritation to people.

The site is surrounded by commercial office and industrial buildings on three sides and railroad tracks to the Southwest. Mature landscaping exists (large trees, bushes, etc.) The nearest residential is over 500' away to the East. The building is constructed of concrete block walls, which will minimize noise for the boarding portion of the building. Inside of the block walls, are stud walls with insulation and all ceilings have dropped ceiling tiles. The dogs are placed in individual kennels overnight and do not go outside after office hours, so all night noise will be controlled from within.

We do not anticipate any additions to the building currently. We would like to locate outdoor dog runs shown in the drawings that will be fenced and covered with synthetic turf. The fence will be 6' high and mostly visually solid.

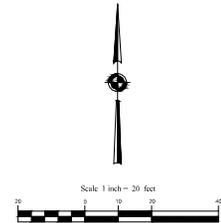
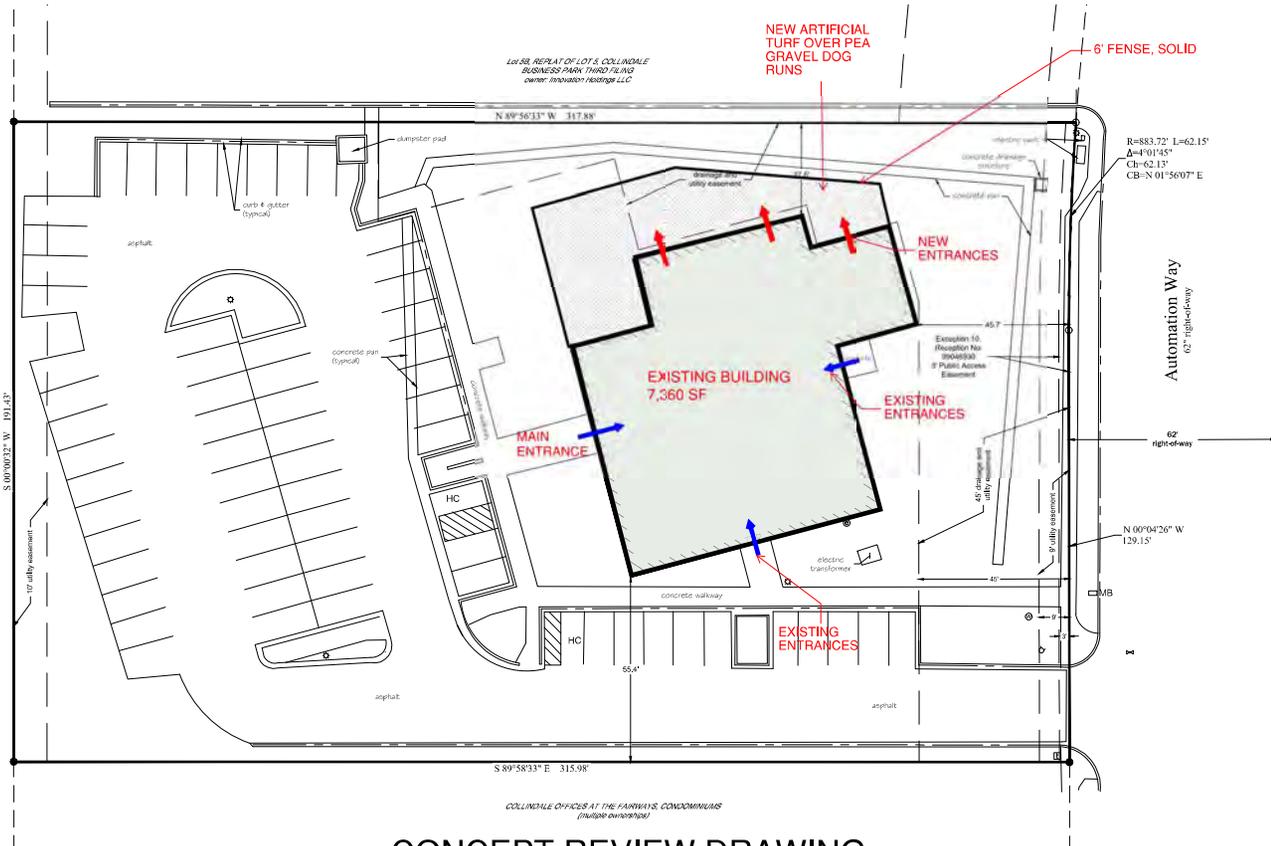
There is more than adequate parking on the site with 64 spaces and 2 Handicapped spaces. There will be very little long-term parking as clients will drop off their pets and leave. Only staff parking will be needed.

#### QUESTIONS:

1. What specific drawings and reports will be required since this is an existing site with minor exterior work?
2. We are unsure of the existing drainage easements on the site and how our dog runs will impact this since we are not adding any pervious surfacing. Is a drainage report needed?
3. We want to verify that this will not need to go to the City Council as it is not a residential project. Is that correct?
4. Are there any other codes that we will need to interact with?

Thank you for your time. We feel that this location is ideal for dog boarding and should have little impact on the surrounding neighborhood.

Union Pacific Railroad  
200' right-of-way



- LEGEND:**
- found 0.5" iron rod, marked as shown
  - set 0.5" iron rod stamped LS 32444
  - light pole
  - ⊕ water valve
  - ⊖ water meter
  - cable television pedestal
  - ⊞ postal service box
  - ⊞ sign
  - ⊖ electric meter
  - HC handicap parking space

- GENERAL NOTES**
1. THE EXISTING BUILDING WAS USED AS A TRAINING FACILITY FOR VETERINARY TEACHING.
  2. NEW USE IS A DOG DAYCARE/BOARDING FACILITY.
  3. ZONED: E, EDUCATIONAL, DOG DAYCARE
  4. CHANGE IN USE TO INCLUDE DOG BOARDING.

## CONCEPT REVIEW DRAWING 4007 AUTOMATION DRIVE FORT COLLINS, COLORADO

- Table A Items:**
1. Monuments placed or found: as shown hereon.
  2. Address: 4007 Automation Way  
Fort Collins, Colorado
  4. Gross land area: 1.388 acres, (60,476 sq.ft.), more or less.
  - 7(e). Exterior dimensions of all buildings at ground level: shown hereon.
  8. Substantial features observed in the process of conducting the field work: shown hereon.
  9. Number and type of clearly identifiable parking spaces on surface parking areas and lots:  
2 handicap space; 64 regular parking spaces
  13. Names of adjoining owners according to current tax records: shown hereon.

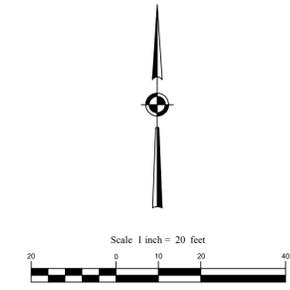
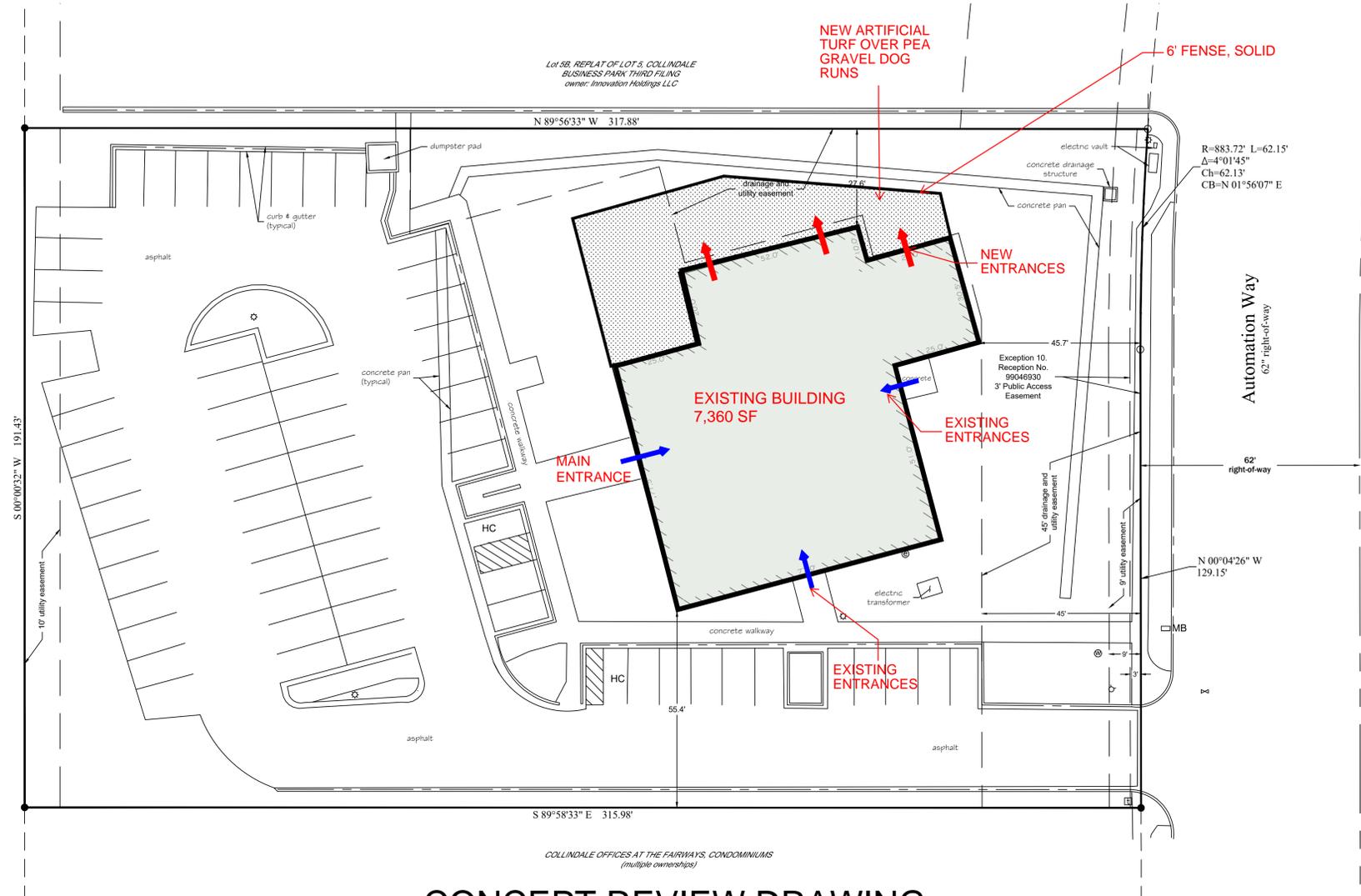
- Surveyor Notes:**
- No wetlands determinations were made this date.
  - No improvements, other than those shown, were located this date.
  - Any utilities shown are based on surface evidence only.
  - No underground improvements or utilities were located this date.
  - This survey is not intended for to be used for engineering design.
  - No offsite improvements, other than those shown, were located this date.
  - Bearings are based on West line of Lot 5A as bearing N 00°00'00"W.
  - Address: 4007 Automation Way, Fort Collins, Colorado.
  - Distances shown are in U.S. Survey Feet.

**LEGAL DESCRIPTION:**  
LOT 5A, REPLAT OF LOT 5, COLLINDALE BUSINESS PARK THIRD FILING, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

**TITLE COMMITMENT NOTES:**  
PLS Corporation relied upon Title Commitment Order Number: FCH25167332-2  
Effective Date: July 29, 2019 at 5:00 P.M., provided by Old Republic National Title Insurance Company.

- SCHEDULE B-1:**  
PLS Corporation did not address or research these items.
- SCHEDULE B- Section 2 Exceptions:**  
Items 1-7: PLS Corporation did not address or research these items.
8. RIGHT OF WAY EASEMENT AS GRANTED FOR A DITCH IN INSTRUMENT RECORDED JUNE 05, 1880, IN BOOK L AT PAGE 121.  
UNABLE TO DETERMINE IF APPLIES, NO SURFACE EVIDENCE OF DITCH EXISTS ON THIS PROPERTY
  9. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT RECORDED DECEMBER 1, 1997 AT RECEPTION NO. 79758  
APPLIES, SHOWN HEREON
  10. TERMS, CONDITIONS AND PROVISIONS OF DEED OF DEDICATION FOR EASEMENT RECORDED MAY 28, 1999 AT RECEPTION NO. 99046930,  
APPLIES, SHOWN HEREON
  11. EXISTING LEASES OR TENANCIES, IF ANY,  
NOT A SURVEY MATTER

Union Pacific Railroad  
200' right-of-way



**LEGEND:**

- found 0.5" iron rod, marked as shown
- set 0.5" iron rod stamped LS 32444
- ⊙ light pole
- ⊕ water valve
- ⊗ water meter
- ⊠ cable television pedestal
- ⊞ MB postal service box
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# 4007 AUTOMATION WAY

FORT COLLINS, CO 80525



Demographics	Costar 2023		
	1 Mile	3 Miles	5 Miles
Population	12,157	82,840	169,580
Households	4,747	33,926	67,763
Avg HH Income	\$109,261	\$105,540	\$97,482
Daytime Employment	13,891	54,574	95,707
Average Net Worth	\$1,103,430	\$1,017,352	\$967,734

# 4007 Automation Way



EXISTING SINGLE FAMILY

EXISTING MULTIFAMILY

EXISTING OFFICE

EXISTING OFFICE



PROPOSED DOG DAYCARE/BOARDING BUILDING, CHANGE OF USE

EXISTING OFFICE

# 4007 Automation Way



EXISTING LWCB WALLS

EXISTING SIGN TO BE REPLACED

FENCE TO BE REMOVED

EXISTING ENTRANCE TO REMAIN