



Request for Town Council Action

Date: August 21, 2023
Submitted By: Ashley Chasez, Planner I
Reviewed By: Michelle Kivela, Town Manager
Title: **HORSESHOE RIDGE LOT 2 BLOCK 1 - VET CLINIC - Use by Special Review**
Applicant: Michael Skarie
Location: 12225 Pardee Street
Department: Community Development, Ashley Chasez
TRAKiT No.: Z23-008

EXECUTIVE SUMMARY

The applicant, Michael Skarie, is proposing a Use by Special Review to allow for a Veterinary Hospital. The site is located on the north side of Hess Road, west of Motsenbocker Road.

The Town Council, in reviewing this request, shall consider the following factors, the proposed use:

1. Will be in harmony and compatible with the character of the surrounding areas and neighborhood;
2. Will be consistent with the Town Master Plan;
3. Will not result in an over-intensive use of land;
4. Will not have a material adverse effect on community capital improvement programs;
5. Will not require a level of community facilities and services greater than that which is available;
6. Will not result in undue traffic congestion or traffic hazards;
7. Will not cause significant air, water or noise pollution;
8. Will be adequately landscaped, buffered and screened; and
9. Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the Town.

STAFF RECOMMENDATION

Approve with Conditions

BACKGROUND/DISCUSSION

The subject property was annexed into the Town in 2004 as a part of the Horseshoe Ridge subdivision. The property is bounded on the north by commercial uses, to the east by Pardee Street, to the west by residential uses, and to the south by Hess Road.

The site for the proposed Use by Special Review application, Horseshoe Ridge Lot 2, Block 1, is approximately 0.95 acres. The proposal is to allow for a veterinary clinic to be located within a multi-tenant commercial building that is currently under construction.

This veterinary clinic will primarily act as a surgical center for small animals such as dogs and cats. Since this clinic's specialty is surgery, most animals in the care of Hess Ridge Animal Hospital would be sedated, limiting noise. The proposed clinic will be 2,751 square feet, consisting of one surgery table and two dental cleaning stations. The clinic is not equipped to house animals and will not keep any patients overnight.

The parcel's current zoning is Horseshoe Ridge Planned Development area and is located within the Mixed Use Neighborhood Village/Commercial Center Planning Area, which allows for commercial uses and allows for animal hospitals and clinics as a Use by Special review. The site is located within the Medium Density Residential Character Area and located in a Neighborhood Center as described in the Parker 2035 Master Plan.

Staff has evaluated the proposal and has determined that the proposal meets the nine criteria as described in the attached Planning Commission staff report.

On August 10, 2023, the Planning Commission voted unanimously to recommend that the Town Council approve the proposed Use by Special Review.

FINANCIAL IMPACT

None

STRATEGIC GOAL(S)



ENHANCE ECONOMIC
VITALITY



DEVELOP A VISIONARY
COMMUNITY THROUGH
BALANCED GROWTH

ATTACHMENTS

1. Vicinity Map
2. PC Staff Report
3. Site Plan

RECOMMENDED MOTION

I move to approve, based on staff findings, the following conditions contained in the staff report.

1. That the Use by Special Review materials submitted to the Community Development Department on April 14, 2023, shall be the approved Use by Special Review materials.
2. A building permit shall be required for any interior or exterior work completed onsite.
3. That the outdoor relief area shall be maintained in good condition. The outdoor area shall be cleaned immediately and sprayed with an environmentally friendly odor control cleaner as needed.
4. That the outdoor relief area's waste station as well as other pet waste stations shall be emptied at least twice daily and prior to closing.
5. That the internal design of the clinic shall have sound-deadening insulation on internal walls and ceilings to mitigate noise to the adjacent business.

6. That all animals shall be by themselves, double leashed, and accompanied by a staff member when accessing the pet relief area.
7. No overnight kenneling shall be permitted except for those animals that are under immediate veterinary care that require overnight kenneling.