

## Project Description

### Information

Address: 807 West County Rd. 4E, Berthoud, CO 80513

Legal Description: Parcel 2 of the Henwood Exemption (File 152-75EX).

Parcel number: 94263-00-019

Owner: Chris & Kathy Fischer

### Zoning

Larimer County zoning FA-1-Farming. According to the Intergovernmental Agreement with Berthoud, the property is outside of the Berthoud Growth Management Area, but in the Cooperative Planning Area.

### Setbacks

Facility will be approx. 189' south of West County Rd. 4E (CR 4E setback - 70 ft. from centerline),

179' west of east property line (Side yard - 5 ft.),

31' east of west property line (Side yard - 5 ft.),

290' from edge of the wetland (Wetlands - 100 ft.),

410' from the centerline of the watercourse (Watercourse - 100 ft. from centerline)

### Summary

Proposal: PAWSitive Approach training facility is a 5000 square foot pole barn with an adjacent 100' x 100' fenced, outdoor training area, a 90' x 85' outside training area, and a 60' x 100' parking area, with 19 parking spaces. All areas for use in the business of training dogs. The training consists of group classes, private instruction, and seminars. Participants will arrive by vehicle, park on the property, train their dog, and depart. No dogs will be kept in the facility overnight. There will be outside lighting for the parking lot and door entrance only; no classes will be held outside after sunset.

### Review Criteria

The property is 6.58 acres, and is zoned FA-1-Farming. According to the Intergovernmental Agreement with Berthoud, the property is outside of the Berthoud Growth Management Area but in the Cooperative Planning Area. The property has some contiguity with the town limits of Berthoud, but, the property is outside of the Berthoud Growth Management Area according to the Berthoud Intergovernmental Agreement. The proposed use falls under the FA-1-Farming Principal uses: Pet animal Facility (MS/S) - See section 4.3.1.

The proposed use will be compatible with existing and allowed uses in the surrounding area, and be in harmony with the neighborhood. The neighborhood is comprised of 6.5 acre parcels with most having animals such as horses, cattle, goats, ducks, chickens, and other farm animals.

### Existing Conditions

807 West County Rd. 4E is currently the home of Chris and Kathy Fischer. The structures on the property consist of:

- a single family home which is 1056 square feet, and 24' x 44'
- a detached Garage/Barn at 1500 square feet, and 30' x 50'
- a 3-way livestock shelter at 220 square feet, and 11' x 20'
- a 3-way livestock shelter at 312 square feet, and 26' x 12'
- a steel portable livestock shelter which is 160 square feet and 11.5' x 14'
- a storage shed which is 240 square feet and 12' x 20'
- a storage barn at 480 square feet and 20' x 24'

The adjacent properties are zoned FA-1-Farming and consist of single family homes with various out buildings, open fields, and various livestock.

### Operation

The hours and days of operation will include Monday - Saturday, 9:00 a.m. - 9:00 p.m., and Sunday 9:00 a.m. - 6:00 p.m.

The number of employees and/or subcontractors arriving/leaving the facility each day would be 0 to a maximum of 3.

The number of clients arriving/leaving the facility each day would be a maximum of 64; no more than 16 at a time. This would be for a maximum of 8 classes per day with each class having a maximum of 8 dogs each. Classes will be a minimum of 30 minutes apart to cut down on the amount of traffic at any one given time. During seminars/workshops the maximum number of clients per day would be 20. The maximum traffic trips per day would be 134 (64 client maximum with a maximum of 3 employees/subcontractors).

The facility will consist of an indoor, 50' x 100' (5000 square feet) pole barn, a fence enclosed outside training area of 100' x 100' (10,000 square feet), and a fence enclosed outside area of 90' x 85' (7,650 square feet). There will be a 60' x 100' (6,000 square feet) parking lot, containing approximately 19 parking spaces, one of which will be for handicapped access. The building will contain a single use, handicapped accessible bathroom.

The breakdown of activity that may occur during operating hours are as follows: training classes, private lessons, and seminars (or workshops). The duration of each training class/private lesson will be 60 minutes. Seminar times may range from 1 - 8 hours, and may cover from 1 - 3 days. Seminars will only occur 0 - 4 times per year. Classes, private lessons and Seminars will be either indoors or outdoors depending on weather and time of day. No classes, or seminars will be held outdoors after sunset.

Classes will be limited to a maximum of 8 dogs per class. Occasionally there may be 2 classes (maximum) at the same time. Classes will not occur during Seminars, so no overlap of classes and seminars. Seminars will be limited to a maximum of 20 students, and a maximum of 16 dogs. The maximum number of dogs in the facility at any given time will be 16 dogs.

All dogs will be required to remain on leash, and leash in owner's hand while at the facility; exceptions would be while training in class, in an enclosed area. Dog waste will be less than what one 30 gallon trash bag can contain. Dog waste will be picked up and deposited into an enclosed trash can immediately following elimination by dog. The trash can will be emptied weekly.

The facility will not include any residences. There is a single family residence on the property, owned and inhabited by the owners.

Other than a sign on the building, and a small (1' x 3') sign on the gate, no outdoor displays are planned, nor storage areas.

Special events will be limited to 0 - 4 times per year, and are listed above as seminars/workshops. They would last anywhere from 1 - 3 days. They would be limited to 20 people, and 16 dogs. No overlap of classes during any special events.

Noise: The building will be insulated so therefore will reduce any sound. Noise production will consist of clickers used for training, and voice cues. There will be no shouting, microphone system, bullhorns, or megaphones in use at any time. Dogs will always be under direct supervision, or crated inside the building with owners close by. There will be no classes held outside after sunset, and all classes will not start up before 9 a.m., and will finish by 9:00 p.m. (9 a.m. - 6 p.m. on Sunday).

#### Infrastructure

There are no storm water detention or retention ponds or easements. The existing utilities on the property are owned by Chris and Kathy Fischer and there are no easements. No easements will be necessary for any proposed utilities.

#### Proposed Changes and Improvements

The new building for the facility will be a 50' x 100' (5000 square feet) pole barn. The building will contain a single use, handicapped accessible bathroom. The building will be under 25' tall at the tallest point (Max. structure height - 40 ft.).

The proposed usage of the new building will be for dog training (group classes, private lessons, and seminars/workshops).

Proposed additions/uses to existing buildings will be none. Proposed uses to existing outdoor space: A fence enclosed outside training area of 100' x 100' (10,000 square feet), and a fence enclosed outside area of 90' x 85' (7,650 square feet), will be created. There will also be a 60' x 100' (6,000 square feet) parking lot, containing approximately 19 parking spaces.

No buildings will be removed.

#### Traffic & Access

There are no site distance concerns at proposed access location.

Legal Access: The property gains direct access to a public right-of-way. The surface of the driveway, and parking lot will be recycled asphalt.