

The Four-Legged Inn

RCU2021-00001

August 3, 2021

Board of County Commissioners Public Hearing
Community and Economic Development Department

Case Manager: Greg Barnes



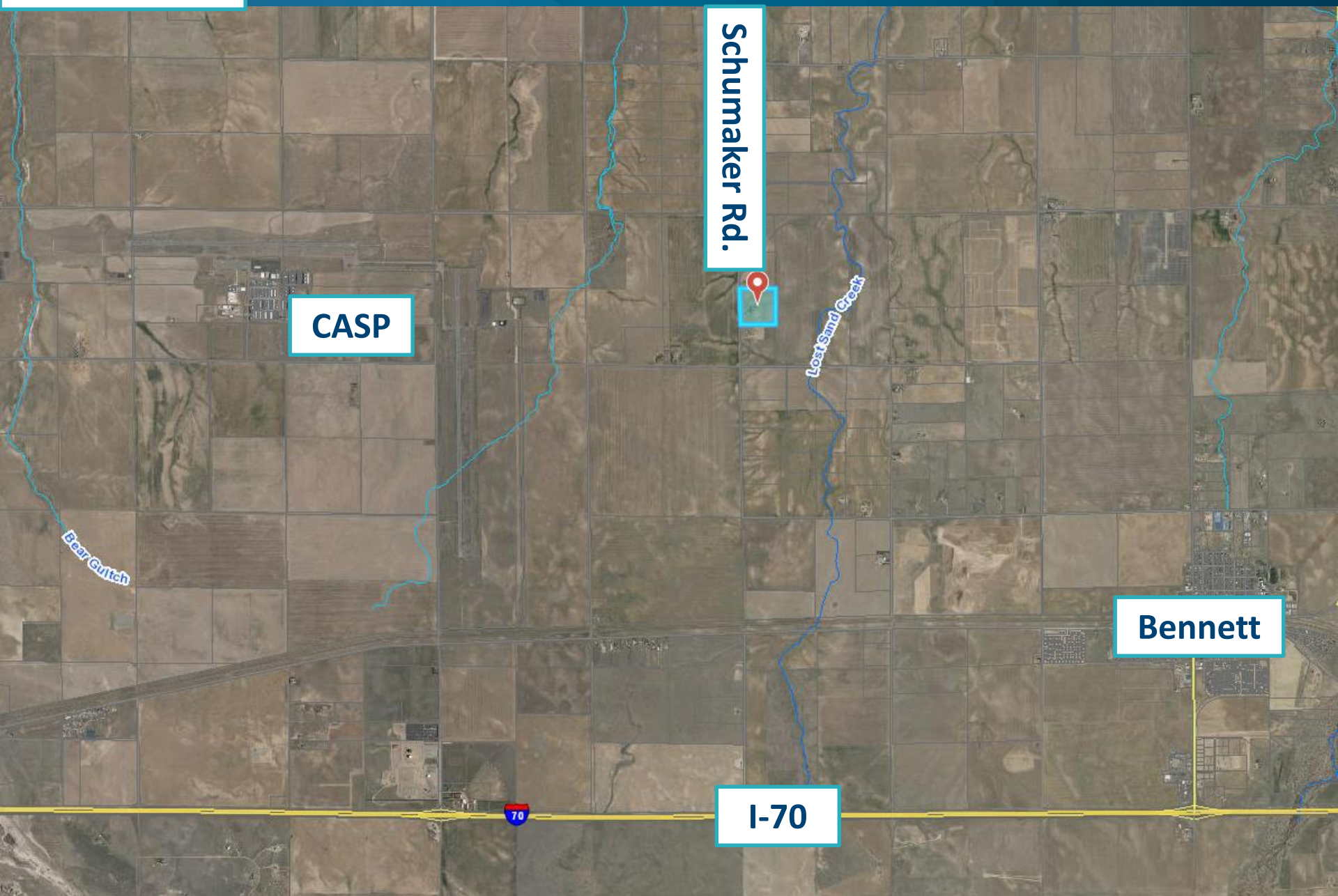
Request

Conditional Use Permit to allow a commercial kennel in the Agricultural-3 (A-3) zone district.

Background

- Applicant: Zoltan Szabo
- Lives at Property
- Approved for Conditional Use Permit in 2014 to allow a Commercial Kennel on the Property
- Was granted a 5-Year Duration

AERIAL VIEW



Schumaker Rd.

CASP

Lost Sand Creek

Bear Gulch

Bennett

I-70



AERIAL CLOSE-UP

Schumaker Rd.

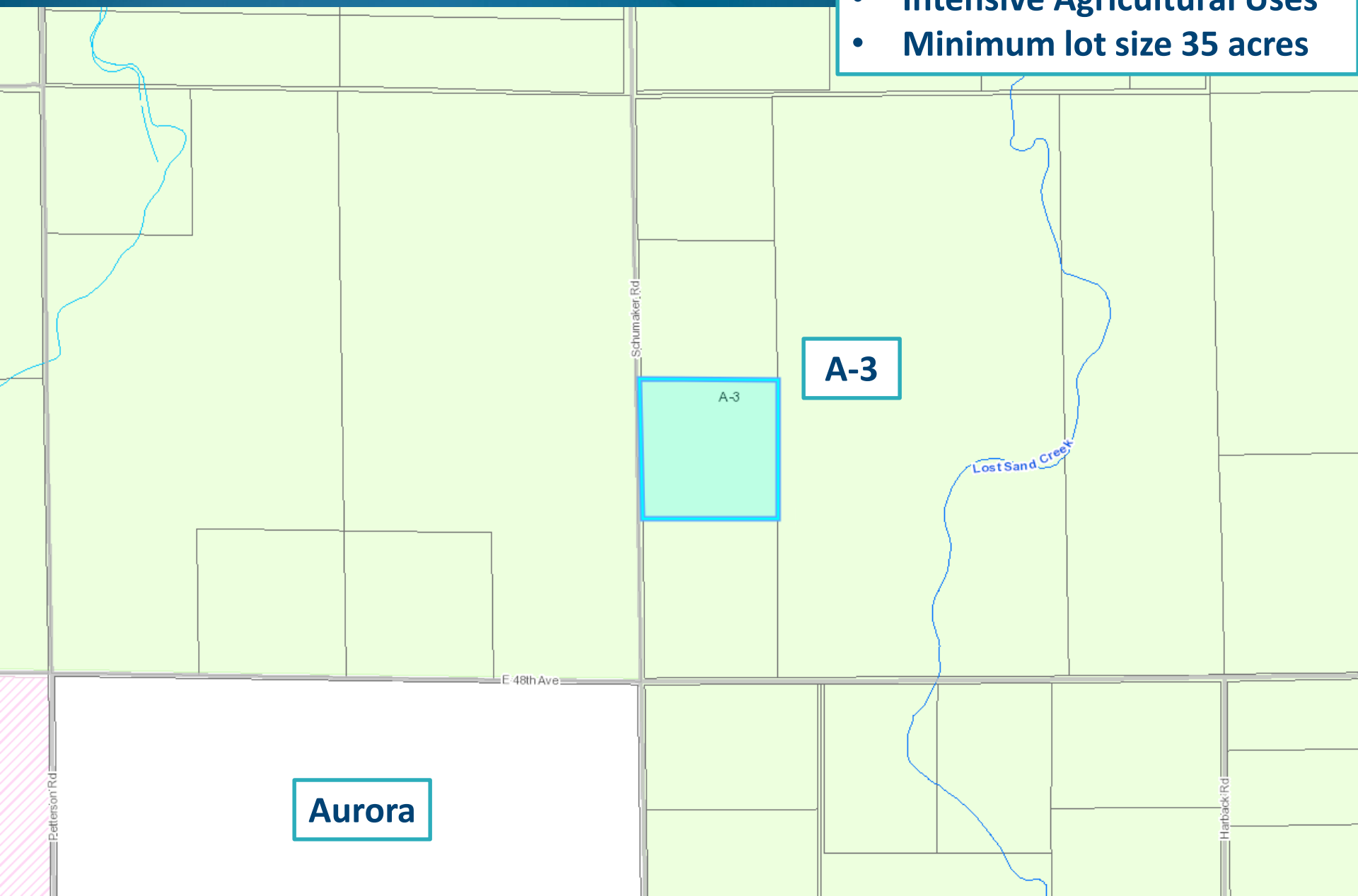


Site

ZONING MAP

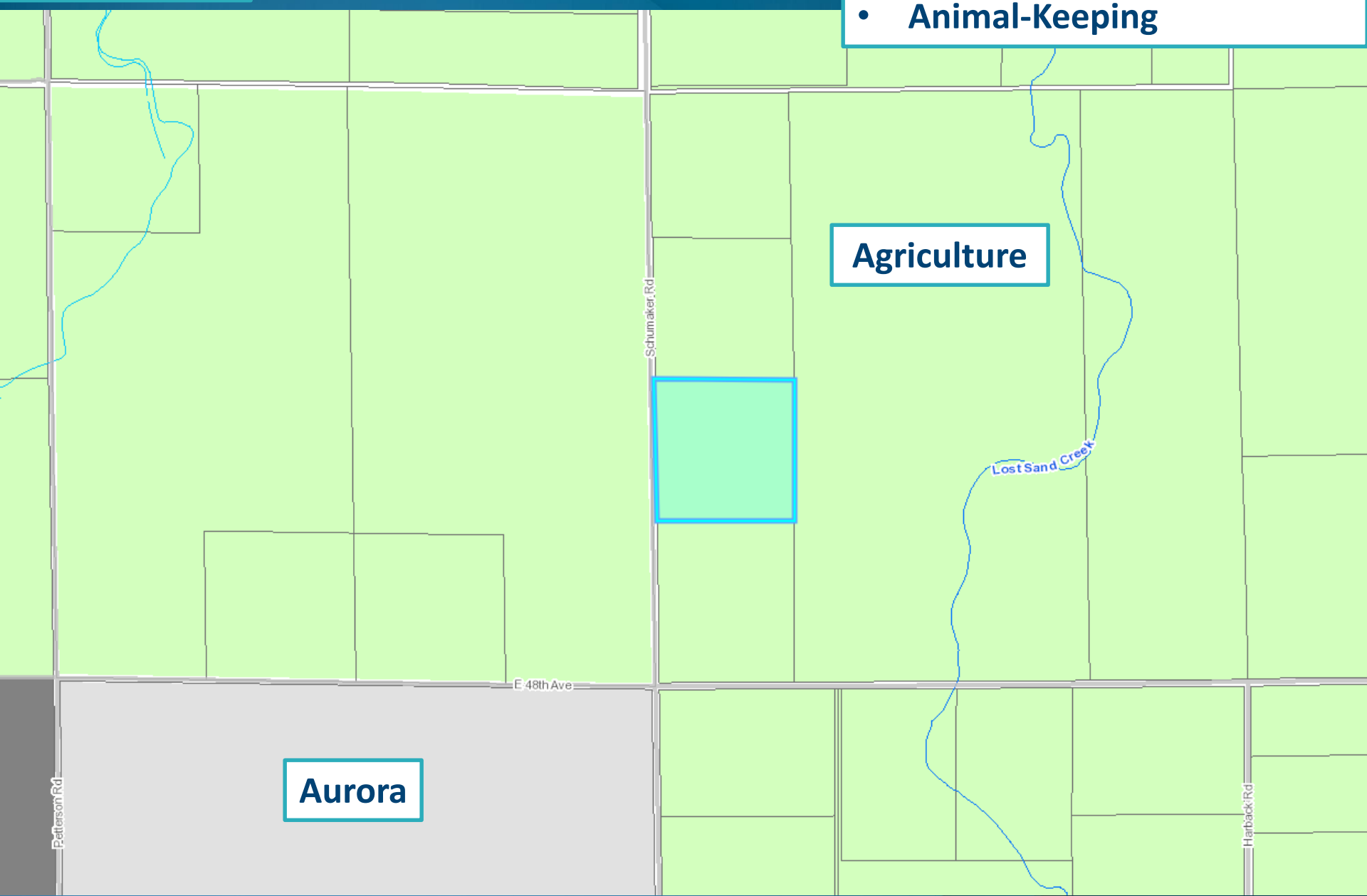
Agricultural-3 Zoning

- Very low density residential
- Intensive Agricultural Uses
- Minimum lot size 35 acres



FUTURE LAND USE MAP

- ## Agriculture Future Land Use
- Very low density residential
 - Animal-Keeping

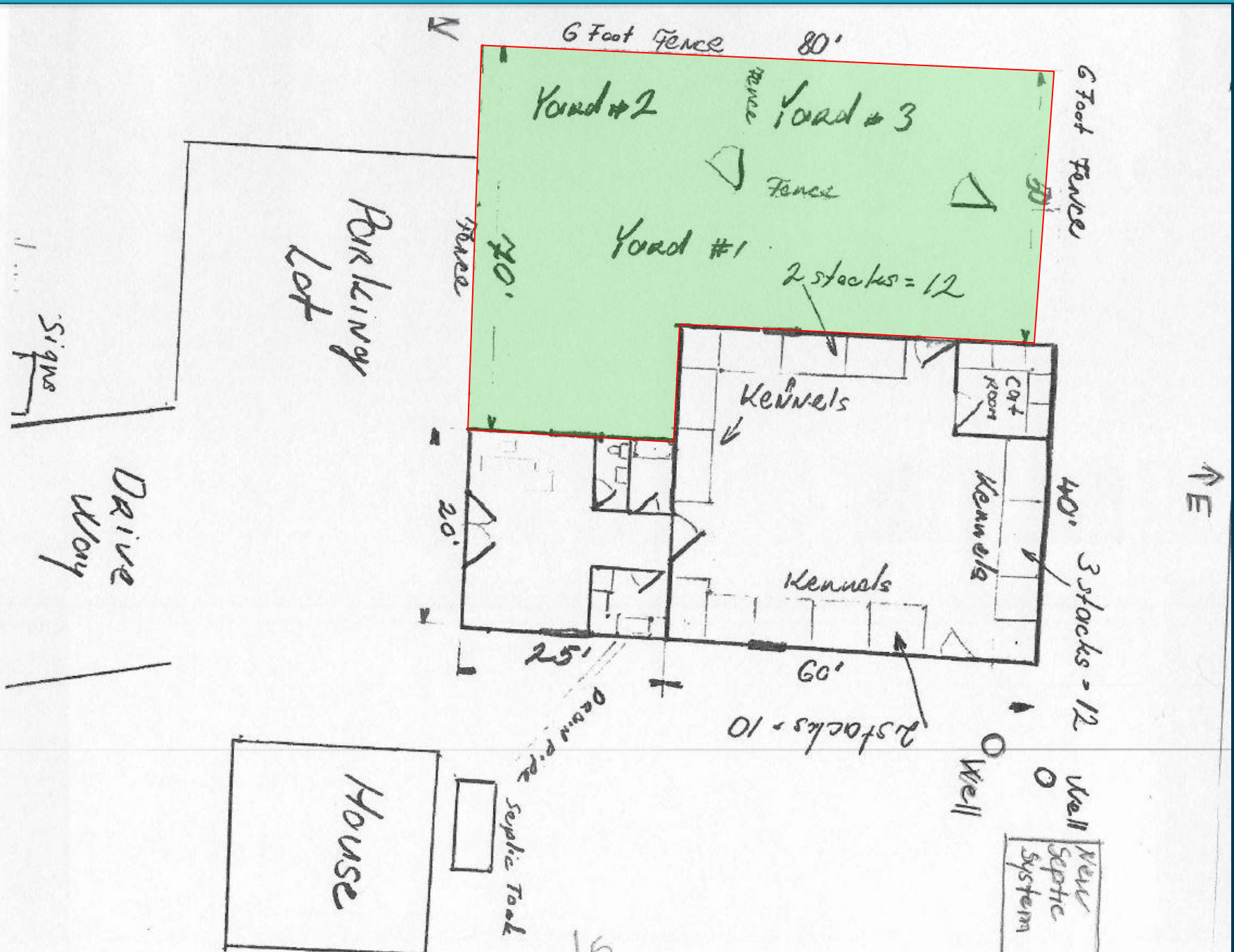


Criteria for Conditional Use

Section 2-02-09-06

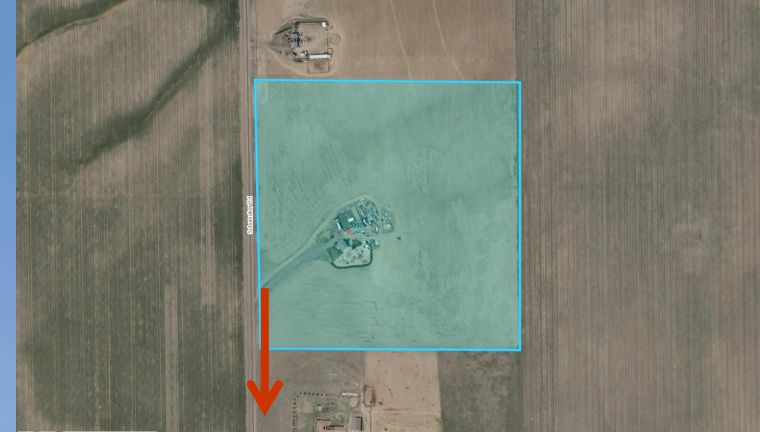
1. Permitted in zone district
2. Consistent with purpose of regulations
3. Comply with performance standards
4. Harmonious & compatible
5. Addressed all off-site impacts
6. Site suitable for use
7. Site plan adequate for use
8. Adequate services

SITE PLAN



Operations

- Commercial Kennel
 - Maximum of 35 animals
 - Overnight and Extended Stay
 - No breeding
- Hours of Operation: 7 a.m. to 7 p.m.
- Daily Routine
 - 2 Feedings
 - At least 2 Exercise Periods
 - Monitoring Using Video at Night



The Four Legged Inn
Dog Boarding
303-644-4322
TheFourLeggedInn.com





DEVELOPMENT PROPOSAL

C **CONDITIONAL USE PERMIT**

HEARING DATES & TIMES
July 1, 2025, 2:00 PM to 4:00 PM
July 15, 2025, 10:00 AM to 4:00 PM

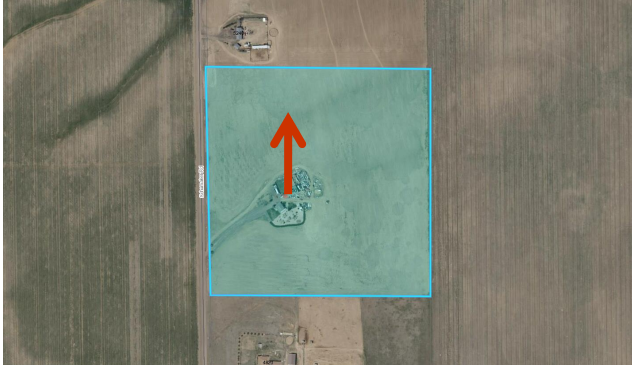
ADAMS COUNTY DEPARTMENT CENTER
400 S. Adams Street, Suite 100
Boulder, CO 80501
720.523.6800

APPLICATION NUMBER
PLU720-0001 (see signed form)

720.523.6800 | adcogov.org

ADAMS COUNTY







Referral Comments

Referral agencies

- Adams Co. Animal Control (no concerns)
- IREA (no concerns)
- Tri-County Health (Operational concerns)
- Xcel (no concerns)

Property owners and residents within 2,000 feet:

Notifications Sent	Comments Received
9	1

Staff Summary

- Staff determination is that the request is consistent with:
 - Use appropriate for zone district
 - Consistent with purpose of regulations
 - Comply with performance standards
 - Addressed off-site impacts
 - Site plan adequate for use

Planning Commission Update

Public Hearing: June 24, 2021

- Applicant had no objection to staff presentation
- Planning Commission concern with ongoing vehicular storage
- No public comments made

PC Recommendation

Approval of the Conditional Use Permit for The Four-Legged Inn (RCU2021-00001) based on 8 Findings-of-Fact, 8 conditions, and 2 notes

Recommended Findings-of-Fact

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

Recommended Conditions

1. The conditional use permit shall expire on July 13, 2026.
2. The maximum cumulative number of cats and dogs is thirty-five (35)
3. All waste shall be removed on a weekly basis to ensure that it does not create a nuisance.
4. Spillage and leftovers from feedings must be removed to not attract other creatures and to reduce odors.
5. Solid wastes associated with the kennels be regularly picked up, bagged, and disposed in a sanitary landfill.
6. All dogs and cats being boarded will remain within the property, except when leashed.
7. Parking shall not be permitted in the absorption area of the on-site wastewater treatment system.
8. A maximum of five (5) vehicles can be stored outdoors on the property. Any additional vehicles must be stored indoors. This condition is to become effective on July 13, 2022.

Recommended Notes

1. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.
2. All operations shall conform to the commercial kennel performance standards as required by Section 4-09-02-13 of the County's Development Standards.