

WANDERLUST



DOG RANCH



# Wanderlust Dog Ranch

Special Use Permit for Kennel

Submitted: December 2022



---

# INTRODUCTION

## Description of the Request

Jason Hershman, represented by Mauriello Planning Group, is proposing to relocate the current Wanderlust Dog Ranch dog-care facility from its current location at 11 Eagle Park East Drive to 45 Eagle Park East Drive. The Town of Eagle has previously approved a kennel at 31 Eagle Park East Drive (Building Permit 19TEGL-4899) but this property is included the SUP application so as to consolidate and simplify the review process. A Special Use Permit is required only for the overnight kennel use at both properties. 45 Eagle Park East Drive is owned by Peggy Brasington Revocable Trust who has authorized this application to be submitted. 31 Eagle Park East Drive is owned by Carson Holdings LLC who has also authorized this application to be submitted.

A map of the properties is provided below:



---

Following the relocation, all Wanderlust Dog Ranch activities will occur at 31 and 45 Eagle Park East Drive. Wanderlust Dog Ranch currently serves approximately 2,600 clients in and around Eagle. The dogs are dropped off and picked up by the owners. The facility includes a retail operation offering supplies desired by the customers. There are indoor and outdoor play areas. When dogs are present for overnight boarding, a staff member is on campus to monitor the dogs.

All dog care and kennel facilities are regulated by the State of Colorado Department of Agriculture. This agency will determine any limits on the number of dogs that can be cared for. All dog caregivers are required to be licensed by this agency and they inspect all facilities and issue permits. They also perform random inspections at least once a year to ensure compliance with all regulations. Because this agency is responsible for regulating the industry, the Town does not require duplicative regulations. The Department of Agriculture requires staff-to-dog ratios for daytime operations, which are 1 staff member per 15 dogs. Wanderlust operations never exceed 15 dogs per 1 employee but often use a lesser dog per staff ratio to give the dogs AND staff a better, more controlled experience. Outdoor space is not a requirement of the license, however, the existing yard will service 45 Eagle Park East Drive and we will have an additional yard between 31 and 45 Eagle Park East Drive.

The following outlines some additional information regarding the operation of the property:

Overnight Operations:

Staff remains on site with the dogs in small groups until 9:00pm before putting them into their overnight accommodations. One person is staffed on-site through the evening in case of emergencies until the morning staff arrives at 6:30am. Dogs are permitted to use the yards in the evening, but groups are smaller and always supervised. The operation remains as it has been for almost 9 years now without a single noise complaint or problem. While there is a near-by residential unit, the intention of this zone district and area is clearly oriented to high intensity commercial and industrial uses, mostly due to its proximity to I-70 and the noise impacts of traffic. Residential uses are accessory to commercial uses, intended to provide housing for employees of these uses, and also require a special use permit review process. Residential uses in this area were not intended to override the need for commercial uses, as is clear from the intent of the CG zone district:

*For commercial and tourist uses including lodging, dining, and recreation facilities and compatible uses, and for heavier commercial uses, low-impact manufacturing uses, and compatible uses.*

Noise Abatement:

Noise mitigation is done through the use having speakers indoors throughout the facility that drown out any noises from outside that the dogs would be reacting to. At night, classical music is played to calm them and drown out outside noises. While during the day, it is a little more upbeat. When dogs are outside, they under constant supervision to control the possibility of barking.

---

## Process

The relocation to 45 Eagle Park East requires new special use permit for a kennel. Though the Town of Eagle has already approved the kennel use at 31 Eagle Park East, this application is intended to cover both properties. A kennel is defined as follows:

*Kennel means a facility licensed to house dogs, cats or other pet animals where single or multi-day day overnight boarding, including daytime for multi-day boarding, is conducted for a fee or compensation.*

The only exterior changes are the removal of an existing door and small deck area (identified above with a rectangular box on the photo above) at 45 Eagle Park East. Due to the limited scope of work, only a special use permit is required.

The applicant has provided plans indicating the proposed interior changes to the property. While the current plans are limited in scope to Units 1, 2, and 3 at 45 Eagle Park East, the Special Use Permit applies to the entirety of the property. If current industrial tenants cancel their leases for Units 4 and 5, the kennel use may be expanded into these areas. All work at 31 Eagle Park East has been approved previously, and the approved building permit plans have been included for reference.



Subject Property: 45 Eagle Park East Drive (above) and  
31 Eagle Park East Drive (below)



---

## Parking

The office, reception area, and employee lounge total 1,746 sq. ft. for Wanderlust Dog Ranch. These are the areas that translate to office or public use. Using the calculation for “medical, dental, veterinary office, and service establishment” of 1 space per 250 sq. ft. of floor area used or designed for office or public use, this equates to the need for 7 parking spaces.

On December 20, 2022, the Eagle Planning and Zoning Commission reviewed and approved the off-street parking determination for “dog-care and kennel use” for the property, based on the parking study by McDowell Engineering, which recommended a range of 0.13 to 0.16 parking spaces per dog. This would equate to a need for 12.8 spaces. The total parking requirement is then 20 spaces for Wanderlust. The parking available between the two properties is 26 spaces, in excess of the approved parking determination.

The existing use at 11 Eagle Park Drive East has operated for many years with limited shared parking with the Orthodontics Office next door. This is because dogs are dropped off quickly, with limited need for longer-term parking. There is more than adequate parking between the two sites at 31 and 45 Eagle Park Drive East for employee parking and drop off areas.

The existing uses at 45 Eagle Park Drive in Units 4 and 5 are workshops and warehousing for construction uses. With the remaining excess parking at the property, there is sufficient parking to meet the Eagle Town Code and the demand of the property. It remains the intention of Wanderlust to lease these units for additional dog play area when these units become available. This Special Use Permit covers these spaces if and when Wanderlust expands into these areas.

# ZONING ANALYSIS

The following is for information purposes only as there are no exterior modifications that change the building as to affect any of the zoning standards.

Location: 45 Eagle Park East Drive

Parcel Number: 193933202003

Zoning: Commercial General

Lot Size: 0.423 acres / 18,426 sq. ft.

Standards of the CG Zone District	Allowed	Existing	Proposed
<b>Minimum Lot Area</b>	20,000 sq. ft.	18,426 sq. ft.	18,426 sq. ft.
<b>Minimum Front Yard*</b>	25 ft.	25 ft.	25 ft.
<b>Minimum Side Yard*</b>	> of 12.5 ft. or 1/2 building height	> of 12.5 ft. or 1/2 building height	> of 12.5 ft. or 1/2 building height
<b>Minimum Rear Yard*</b>	25 ft.	25 ft.	25 ft.
<b>Maximum Building Height</b>	35 ft.	< 35 ft.	< 35 ft.
<b>Maximum Building Coverage</b>	50%	22%	22%
<b>Maximum Total Impervious</b>	80%	60%	60%
<b>Maximum Floor Area</b>	150% (27,639 sq. ft.)	8,302 sq. ft.	8,302 sq. ft.

Location: 31 Eagle Park East Drive

Parcel Number: 193933202002

Zoning: Commercial General

Lot Size: 0.426 acres / 18,556 sq. ft.

Standards of the CG Zone District	Allowed	Existing	Proposed
<b>Minimum Lot Area</b>	20,000 sq. ft.	18,556 sq. ft.	18,556 sq. ft.
<b>Minimum Front Yard*</b>	25 ft.	25 ft.	25 ft.
<b>Minimum Side Yard*</b>	> of 12.5 ft. or 1/2 building height	> of 12.5 ft. or 1/2 building height	> of 12.5 ft. or 1/2 building height

Standards of the CG Zone District	Allowed	Existing	Proposed
<b>Minimum Rear Yard*</b>	25 ft.	25 ft.	25 ft.
<b>Maximum Building Height</b>	35 ft.	25 ft.	25 ft.
<b>Maximum Building Coverage</b>	50%	16%	16%
<b>Maximum Total Impervious</b>	80%	60%	60%
<b>Maximum Floor Area</b>	150% (27,639 sq. ft.)	3,836 sq. ft.	3,836 sq. ft.

## SPECIAL USE REVIEW CRITERIA

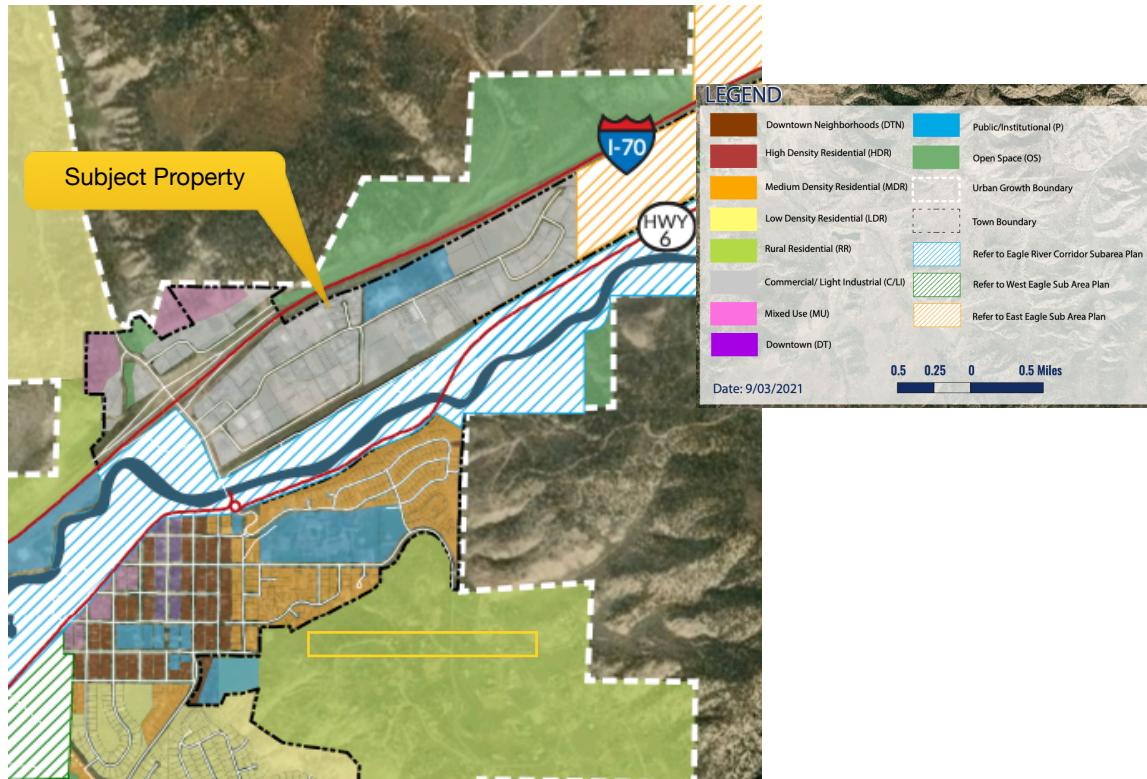
Section 4.05.010 of the Land Use and Development Code provides the criteria for a Special Use Permit review for both the Planning Commission and the Town Board. Each is listed below, along with the applicant's response for compliance with each criteria.

### 1. The proposed use is consistent with the provisions of this Chapter (Chapter 4.05) and with the Town's goals, policies, and plans, and

#### Applicant Response:

The Town of Eagle recently adopted *Elevate Eagle*, a new comprehensive plan providing a road map for future development redevelopment. *Elevate Eagle* provides land use designations for properties within the Town, identifying appropriate types of uses within each designation.

As indicated on the Future Land Use Map, the subject property is located within the Commercial/Light Industrial land use designation.



The Commercial/Light Industrial land use designation includes most of the Chambers area (excluding the Eagle County Courthouse and Jail) and incorporates the Commercial General and Industrial zoning within this area.

Elevate Eagle recognizes the importance of this economic base of the Town. This area provides commercial services to the entire region and provides significant employment opportunities. Elevate Eagle describes the Commercial/Light Industrial land use designation as follows:

Description:	PRIMARY USES	SECONDARY USES
Centers of high economic base located near regional transportation corridors providing regional commercial services to locals and visitors. These areas support employment in more suburban development patterns, yet provide an intensity of uses to serve the immediate community and the larger region.	Light industrial, manufacturing, services, construction, employment, civic, storage, medical, larger scale lodging facilities.	Larger scale retail, accessory residential and/or employee housing.

Wanderlust provides a beneficial service to many residents, providing high-quality dog care, consistent with this land designation. Serving 2,600 clients with a waiting list of approximately 700 more, Wanderlust's value to the community is immeasurable. This application furthers other Town goals established by Elevate Eagle:

**GOAL 1-2. EXPAND AND DIVERSIFY THE TOWN'S ECONOMIC OPPORTUNITIES.**

- 1-2.1. *Provide opportunities that increase the likelihood of the Town's citizens to work within Eagle.*
- 1-2.2. *Promote commercial development that fits the desired character of the community and its character areas.*
  - a. *Support businesses and activities that benefit from Eagle's proximity to the I-70 corridor.*
  - b. *Improve signage to draw visitors from Interstate 70 and US Highway 6.*
- 1-2.3. *Support opportunities to expand and diversify the commercial and light industrial base.*
- 1-2.4. *Work to attract and retain businesses that support and enhance Eagle's tourism revenues, while also seeking to build upon entrepreneurship.*
- 1-2.5. *Provide opportunities for a balanced mix of housing and services to support local businesses, employees, residents, and visitors.*
- 1-2.9. *Create a positive business environment that encourages (re)investment and expansion.*
- 1-2.10. *Support the retention and expansion of regionally serving commercial and service uses. Protect the light industrial areas from dilution and intrusion by other uses.*

**GOAL 2-7. POLICIES FOR THE INTERSTATE 70 INFLUENCE CHARACTER AREA (SHOWN ON MAP): INCLUDING THE MARKET STREET AREA, EBY CREEK ROAD AREA, AND THE CHAMBERS AVENUE AREA.**

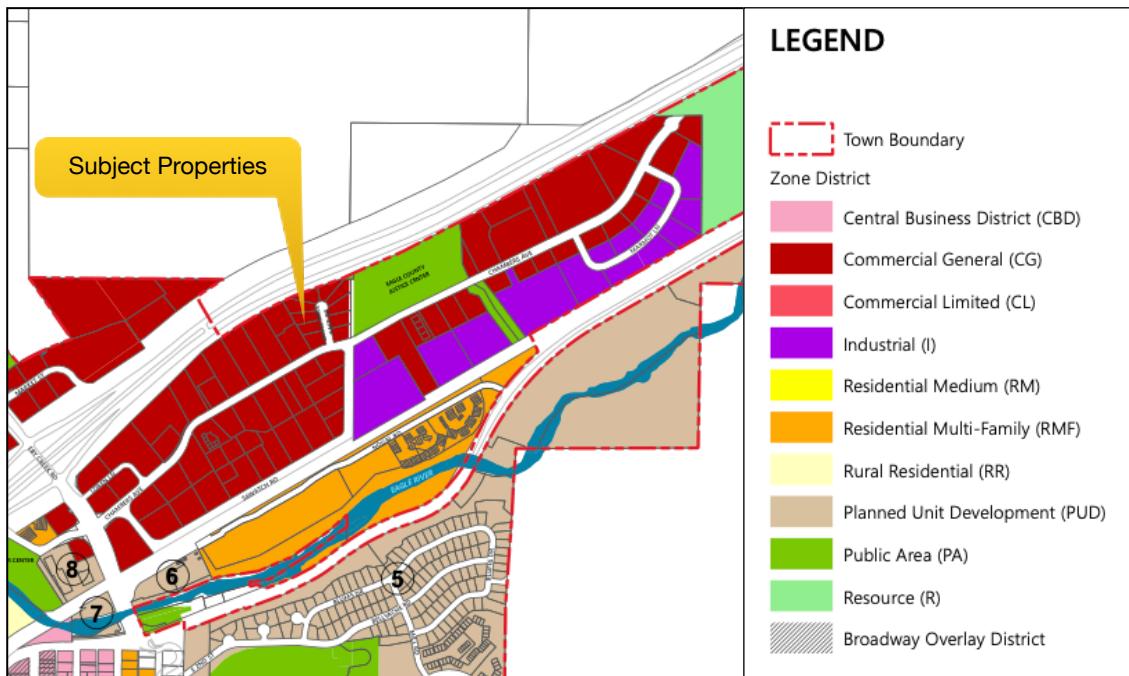
2-7.1. Portions of the I-70 Influence character area are intended to support commercial and industrial uses, exclusive of other uses. Improvements along Chambers Avenue and Market Streets are auto oriented with limited pedestrian amenities.

As indicated in the analysis provided above, the proposed uses are consistent with and in many ways, further the goals and policies as provided in the Elevate Eagle Comprehensive Plan.

## 2. The proposed use is compatible with the existing and allowed uses surrounding or affected by the proposed use, and

### Applicant Response:

The properties are zoned Commercial General, as are all of the surrounding properties as indicated in the Town of Eagle Zoning Map provided below:



The Commercial General District is intended:

*For commercial and tourist uses including lodging, dining, and recreation facilities and compatible uses, and for heavier commercial uses, low-impact manufacturing uses, and compatible uses.*

Both the permitted and special uses allowed in the Commercial General zone district are in furtherance of this intent. The proposed relocation of the kennel is a commercial facility that provides services primarily to local residents. Eagle, like the rest of Colorado, is a very dog friendly community, and this business provides opportunities for locals to have appropriate dog care when needed. These types of commercial services are

critical to the sustainability of the Town, reducing the need for locals to travel out of town to find such services.

This zone district and this area in particular are appropriate for overnight boarding given the commercial uses in close proximity. Well operated kennel facilities can operate with minimal disruption of the neighboring uses. The existing kennel operation has been operating for years without significant issues or complaints from neighboring businesses. The proposed kennel is compatible with the allowed uses for the surrounding properties. In addition, the proposal will meet all of the development standards of the Commercial General zone district.

The following uses are adjacent to the property:

- Colorado Slab and Tile
- Multiple Automotive repair shops
- R&H Mechanical
- Orthodontics Office
- Professional Building across Chambers Avenue



**3. Street improvements adequate to accommodate traffic volumes generated by the proposed use and provision of safe, convenient access to the use and adequate parking are either in place or will be constructed in conjunction with the proposed use, as approved by the Town, and**

Applicant Response:

The access to the property is from Eagle Park East Drive. There is little change in traffic volume due to the overnight boarding facility as most of the dogs are likely being cared for during the day as well. There is no need for any roadway improvements due to the addition of overnight boarding of dogs. Adequate parking already exists on the property, in excess of that available at the current location.

**4. The special conditions for specific uses, as provided in this Section, are met.**

Applicant Response:

There are no special conditions for specific uses listed in Section 4.05.010 of the Land Use and Development Code.

---

## ADJACENT AND WITHIN 300' FT. PROPERTY OWNERS

**11 Eagle Park East LLC**  
PO Box 1897  
Edwards, CO 81632-1897

**D & S FAMILY HOLDINGS LLC**  
PO BOX 3780  
EAGLE, CO 81631-0810

**Holeshot Enterprises LLC**  
PO Box 5467  
Eagle, CO 81631-5467

**POSS, THOMAS R. & CAROL A.**  
PO BOX 171  
EAGLE, CO 81631-0171

**Northgate Eagle LLC**  
1187 Gore Trl  
Edwards, CO 81632-6335

**RED CANYON ASSOC LLC**  
PO BOX 1595  
EAGLE, CO 81631-1595

**Carson Holdings LLC**  
PO Box 4178  
Eagle, CO 81631-4178

**BURKI, ULRICH & ROSMARIE**  
PO BOX 595  
EAGLE, CO 81631-0595

**Bradford, Robert**  
6430 Signal Mountain Road  
Beulah, CO 81023-8702

**SENN, ROBERT J. & KATHERINE E. PAISON**  
PO BOX 1440  
EAGLE, CO 81631-1440

**EAGLE COUNTY**  
PO BOX 850  
EAGLE, CO 81631-0850

**Peggy Brasington Revocable Trust**  
PO Box 3130  
Eagle, CO 81631

**HILLCARA LLC**  
PO BOX 99  
WOLCOTT, CO 81655-0099

**A Storage Place - Alpine LLC**  
PO Box 9443  
Ranch Sante Fe, CA 92067-4443

**HOLM, CLAES**  
PO BOX 5356  
VAIL, CO 81658-5356

**ABWD PROPERTY HOLDINGS LLC**  
IN CARE OF MARIA WRIGHT  
PO BOX 3840  
EAGLE, CO 81631-3840