CAHEN ARCHITECTURAL GROUP P.C.

OWNER ☒
ARCHITECT ☒
CONSULTANT ☐
CONTRACTOR ☒
CITY ☒
OTHER ☐

Case No.: #13-103113 RZ

Response to City Comments:

PROJECT:
Come Sit Stay Pet Resort
Ken Caryl Business Center
Lot 3
Littleton, CO

OWNER:
Come Sit Stay Pet Resort
9099 S. Woodman Way
Parker, CO 80134

ARCHITECT: Cahen Architectural Group P.C.
7076 South Alton Way, Bldg. A
Centennial, Colorado 80112
Phone: (303) 743-0002
Fax: (303) 996-0640

RESPONSE NO.: 01

DATE OF ISSUANCE: 04-09-2013

CONTRACT FOR: Rezoning Documents

ARCHITECT'S PROJECT NO.: *12011*

Response to: ***Jefferson County Planning Division*** 'All Plan Review Remarks'.
(Please see end pages for copy of Review Remarks)

Dated: 04/03/13 **- PLANNING**

1. **Comment:** Traffic information provided by the Applicant shall be verified by a traffic engineer.
   a. **Response:** A letter is attached from the traffic engineer.

Dated: 04/03/13 **- HEALTH**

2. **Comment:** Provide Copy of the original Geotech Report from 2000 in reference to the fill material utilized.
   a. **Response:** The original Geotech Report cannot be obtained. Fill material was placed per Jefferson County LDR requirements per the attached letter from Wassenaar Engineering.

Dated: 04/03/13 **- HEALTH**

3. **Comment:** Provide additional information on the insulation of the Kennel Area.
   a. **Response:** The Kennel space inside the building shall be totally enclosed and insulated to provide sufficient sound barrier to the outside from barking dogs. The exterior walls and roof enclosure shall include 6", R-19 Batt Insulation throughout. The exterior wall finish shall include additional sound barrier with the use of masonry veneer and insulated stucco finish. This construction is similar to the construction of the Applicant's Parker, Colorado location with no issues of interior noise becoming a nuisance to the adjacent property owners.

Dated: 04/03/13 **- HEALTH**

1. **Comment:** Provide additional information on sound mitigation of the exterior play areas.
   b. **Response:** We believe that the most effective sound mitigation method would indeed be additional landscaping along the outside of the South fence line and along the south property line. In regards to comments of double fencing and outside baffling, we have found that neither of these provide significant noise reduction in an outdoor environment. Actually the solid 6'-0 high fencing we are proposing does a good job of blocking the sound of dogs barking from traveling beyond the line of fencing. Also our experience at the CSS Parker

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location has shown that traffic noise from E470 is louder than the sound of dogs barking. In addition, nuisance barking has been shown to be the leading cause of anxiety in and around Pet Care Facilities, therefore we make every effort to limit the amount of barking at our Pet Care Facility to ensure the comfort of the pets in our care as well as the staff and surrounding neighbor businesses. The Applicant has spoken to the Manager of the Hotel to the South. This is a legitimate concern and the Applicant, as responsible business owner, acknowledges and appreciates this concern. The Manager has assured the Applicant that they have received no complaints from Hotel Guests about excessive traffic noise from C470. Our position remains that the dogs in outdoor play yards during the hours of operation will produce less noise than the constant traffic on C470, even with the difference in distance from the Hotel property. After operations begin the Applicant will continue to communicate with the Hotel to monitor any issues if and when they arrive. As responsible business owners and Pet Care Specialists, Come Sit Stay Pet Resort is dedicated to the comfort and well-being of the Pets in their care, the CSS Staff, our neighboring businesses, as well as the local community. Thank you in advance for your consideration. Please see the attached revise "PD Lite" Document outlining the proposed sound mitigation through the use of landscape.

ATTACHMENTS:

(1) Traffic Analysis Letter
(1) Letter from Wassenaar Engineering on Soil Placement from the Year 2000.
(1) Review "PD Lite" Document.

REQUESTED BY:

SIGNATURE

Scott A Boduch, R.A. .
PROJECT MANAGER

7076 South Alton Way, Building A ■ Centennial, Colorado 80112 ■ Phone: (303) 743-0002 ■ Fax: (303) 996-0640

Come Sit Stay Official Development Plan
Rezoning Case # 13-103113RZ

A Intent – The purpose of this rezoning is to allow all of the continuation of all of the uses allowed in the existing Ken Caryl Ranch North "Plains" North Amended Official Development Plan (Book 16 Page 46) as well as a Pet Care Facility / Dog daycare use.

B Permitted Uses: All primary and accessory uses listed in the Ken Caryl Ranch North "Plains" North Amended Official Development Plan (Book 16 Page 46) shall apply to the property as shown on the legal description attached hereto as Exhibit A, with the following additions:

i Pet Care Facility including dog daycare, kennel and outdoor dog play areas.

C General:

1) All other requirements (i.e. setbacks, lighting, etc.) shall follow the applicable requirements in the Ken Caryl Ranch North "Plains" North Amended Official Development Plan (Book 16 Page 46) and the Jefferson County Zoning Resolution
2) Parking standards will be as required by the Jefferson County Zoning Resolution for all uses except for the Pet Care Facility / Dog Daycare Use which will have a parking ratio of 1 space per 400 square feet of Gross Floor Area, excluding areas used as kennel / animal pen space.
3) All outdoor play areas shall be provided with 6'-0" solid fencing to mitigate sound from adjacent properties and additional Landscape shall be provided along south play areas and the south property line for additional buffering and assist in mitigating sound from the adjacent properties. Landscape shall include varying evergreen species to maintain foliage and buffer throughout the entire calendar year.

Ownership Certificate:

DCL Concepts LLC, a Colorado Limited Liability Corporation, as owner of the affected land, accepts and approves all conditions set forth herein.

By:_____
Mr. Bill Ferguson, Manager

County of)
)SS
State of)

The foregoing instrument was acknowledged before me this ___ day of _____ 2013, by _____, DCL Concepts LLC Manager

WITNESS my hand and official seal

_____
Notary Public
My commission expires: _____

COUNTY COMMISSIONER'S CERTFICATE:

This Official Development Plan, titled Come Sit Stay Official Development Plan, was approved the ____ day of _____ 2013, and is accepted by the Board of County Commissioners this ___ day of_____, 2013.

BOARD OF COUNTY COMMISSIONERS:

_____
Chairman

_____
Clerk

Exhibit A

Legal Description

Parcel A:

Lot 3, Ken-Caryl Business Center Phase 3, Amendment No. 1, Exemption 2, Amendment 1, Exemption 1, Recorded January 7, 2003 under reception No. F1647101 in Plat Book 169 at page 54, county of Jefferson, State of Colorado.

Parcel B:

Easement rights within lots 7A through 10A, inclusive, Ken-Caryl Business Center Phase 3 Amendment No. 1, Exemption Survey No. 2 recorded October 23, 1998 under reception No. F0721327 in Plat Book 144 at page 10, as set forth in reciprocal access, Utilities and Drainage Easement Agreement recorded November 4, 1998 under reception No. F0727649.

SM ROCHA, LLC
TRAFFIC AND TRANSPORTATION CONSULTANTS

April 12, 2013

Mr. Scott Boduch
Cahen Architectural Group, P.C.
7076 South Alton Way, Building A
Centennial, CO 80112

RE: Come Sit Stay Pet Resort / Traffic Generation Analysis
Jefferson County, Colorado
13-04248tg

Dear Mr. Boduch:

SM ROCHA LLC is pleased to provide traffic generation information for the proposed development entitled Come Sit Stay Pet Resort. This development is located at Ken Caryl Avenue and Shaffer Parkway in the Ken Caryl Business Park, Jefferson County, Colorado.

The purpose of this analysis is to present traffic likely generated by the proposed development, evaluate potential impacts to the adjacent roadway network, and make recommendations for roadway improvements where appropriate.

The following is a summary of analysis results.

Site Description and Access

Land for the development is vacant and is surrounded by a mix of restaurant, retail and commercial land uses. The proposed development is understood to entail the construction of a two-story building that is approximately 14,200 square feet in size and provides for a maximum of 84 kennel spaces (guest rooms).

Development traffic is accommodated by multiple accesses existing on Ken Caryl Avenue and Shaffer Parkway. These accesses are described as: one right-in only on Ken Caryl Avenue, and two full-movement accesses onto Shaffer Parkway. Each access intersection operates under unsignalized traffic control. No new access is proposed.

The proposed site plan as prepared by Cahen Architectural Group is attached for reference.

Vehicle Trip Generation

Standard traffic generation characteristics compiled by the Institute of Transportation Engineers (ITE) in their report entitled Trip Generation, 8th Edition were considered for application to the proposed land use in

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order to estimate the average daily traffic (ADT) and peak hour vehicle trips for the development. A vehicle trip is defined as a one-way vehicle movement from point of origin to point of destination. However, the ITE Trip Generation report does not provided traffic generation information for this particular or similar land use. As such, the proposed development operations, with focus on offered animal day care service, were evaluated to estimate average weekday daily and peak hour trip generation.

Development operations as summarized from Cahen Architectural Group's March 1, 2013 cover letter to Jefferson County Planning and Zoning are as follows:

- Operation hours Monday thru Friday: 6:30am to 7:30pm,
- This facility will not have staff onsite 24 hours,
- Estimated an approximate maximum of 10 to 12 staff members would be onsite at any one time during full occupancy,
- Maximum 84 Guest Rooms at full occupancy,
- Proposed services include: Day Care, Boarding, Training, and Transport,
- Anticipated that approximately 15% of the dog customers are multi-pet families,
- Peak drop off time is between 6:30am and 7:30 am, and
- Peak pick up time is between 4:30am and 5:30pm.

We were then able to calculate the number of daily and peak hour trips generated by the proposed development using the above information and confirm the accuracy of trip generation information initially provided by Cahen Architectural Group.

In terms of day care trips and the earlier described definition of a vehicle trip, the number of daily trips per animal would be four per day (i.e., one round trip to deliver the animal and one round trip to pick up the animal). Assuming that all 84 guest rooms are occupied for animal day care services and considering that 15% customers are multi-pet families dropping off/picking up, the 84 guest rooms produce an average of 288 daily trips. The maximum 12 staff members create two daily trips per staff member, or 24 trips. The proposed development is then estimated to generate an approximate maximum of 312 daily trips.

It is understood that of those 312 daily trips, approximately 8-10 percent would be generated during typical weekday a.m. or p.m. peak hours (i.e., a maximum of 30-31 peak hour trips).

Table 1 summarizes the projected average daily traffic (ADT) and peak hour traffic volumes estimated for the proposed development.

TABLE 1
TRIP GENERATION SUMMARY

PROPOSED LAND USE	TOTAL TRIPS GENERATED						
	24 HOUR	AM PEAK HOUR			PM PEAK HOUR		
		ENTER*	EXIT*	TOTAL	ENTER*	EXIT*	TOTAL
Come Sit Stay Pet Resort	312	15	15	30	16	15	31

* A 50%entering/exiting directional distribution assumed for peak hour

Pursuant to peak drop off/pick up times expected for the development, the vast majority of the above estimated trips are to occur outside the typical commute peak hours on adjacent roadways which are 7:00-9:00 a.m. and 4:00-6:00 p.m. These trips would also be distributed amongst the three existing accesses along Ken Caryl Avenue and Shaffer Parkway.

Development Impacts

As Table 1 illustrates, daily and peak hour traffic volumes anticipated for the proposed development are minimal. These minimal volumes are not likely to negatively impact operations of the existing access intersections with Ken Caryl Avenue and Shaffer Parkway.

Since the roadway sections of Ken Caryl Avenue and Shaffer Parkway are built out and site access intersections were originally designed to account for a land use with a higher trip generator than that proposed, the need for roadway improvements to accommodate traffic volume generated by the proposed development is not anticipated.

Conclusion

This analysis assessed traffic generation and potential impacts to the adjacent roadway network for the development located at Ken Caryl Avenue and Shaffer Parkway in the Ken Caryl Business Park, Jefferson County, Colorado.

It is our professional opinion that the addition of site-generated traffic is expected to create no discernible impact to traffic operations of existing access drives and surrounding roadway network. Analysis results for the site-generated traffic condition conclude that the additional traffic volume is minimal and below the County threshold for requiring a Transportation Impact Study.

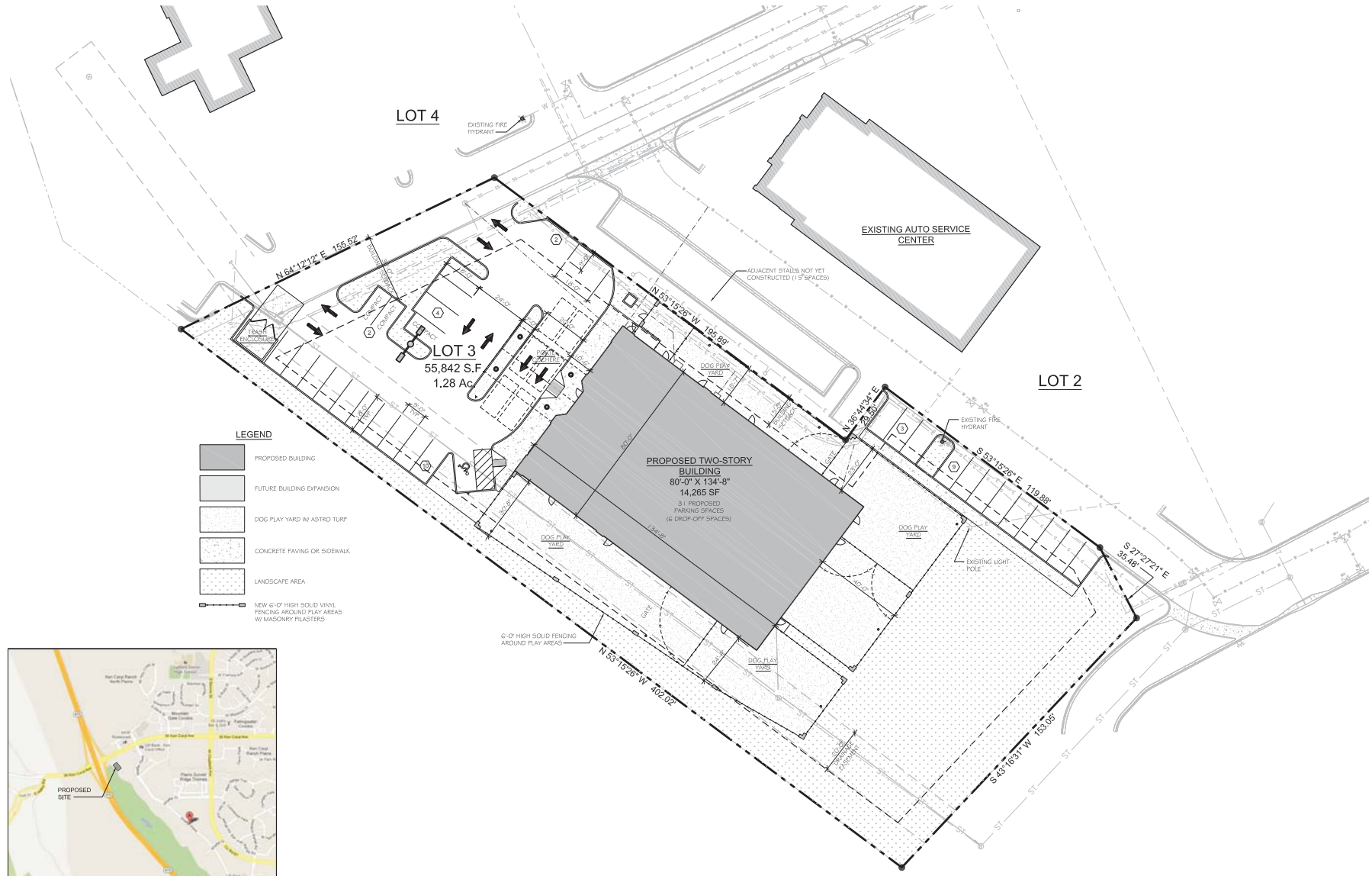
We trust that our findings will assist in the planning and approval of the proposed Come Sit Stay Pet Resort development. Please contact us should further assistance be needed.

Sincerely,

SM ROCHA, LLC
Traffic and Transportation Consultants

Mike Rocha, TSOS, TOPS
Principal

COLORADO REGISTERED
FREDERICK C. LANTZ
23410
4/12/13
PROFESSIONAL ENGINEER



VICINITY MAP

SCALE: N.T.S.

01 PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

0" 5' 10' 20' 40'

SCALE: 1" = 20'-0"

TRUE NORTH

PLAN NORTH

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KEN CARYL BLVD. &
SHAFFER PKWY.
LITTLETON, COLORADO

come sit stay.com
"Jo exclusive, no humans allowed."

DATE	04-10-13
PROJ NO.	12012
DRAWN	TEK
CHECKED	SAB
ISSUED/REVISED	DATE

DRAWING TITLE
PROPOSED SITE PLAN

A0.0

PRELIMINARY DESIGN 04-10-13

A. G. WASSENAAR, INC. GEOTECHNICAL CONSULTANTS

PHONE: 303/759-8100 FAX: 303/756-2920 2180 S. IVANHOE, SUITE 5 DENVER, COLORADO 80222

February 7, 2000

Maritza Hotels, LLC
6703 West Rockbury Place
Littleton, Colorado 80128

Attention: Mr. Robert Brown

Subject: Response to Jefferson County Comments
Ken Caryl Hilton Garden Inn and Restaurant
Ken Caryl Business Center, Phase 3
Southwest of Ken Caryl Avenue and Shaffer Parkway
Jefferson County, Colorado
Project Number 39852-1

Gentlemen:

As requested by Steve Strickling with Burkett & Wong, we contacted David Field who is an engineering geologist with Jefferson County Planning and Zoning. The purpose for this contact was to discuss a memorandum sent to Mr. Strickling and prepared by Mr. Field, addressing several geotechnical related issues. After discussing the memorandum, Mr. Field asked that we prepare a letter in response to his comments.

At this point, it is our opinion that we are exempt from Mr. Field's comments. It should be noted that the site has previously been platted and overlot graded according to Jefferson County LDRs. Previous preliminary studies were prepared by CTL Thompson (Job No. 11,321, dated April 1, 1985), A. G. Wassenaar, Inc. (Project No. 21394-4, dated March 29, 1996, and again by A. G. Wassenaar, Inc. (Project Number 39852, dated January 27, 1998). Representatives from Jefferson County were involved in the formulations and review of the A. G. Wassenaar, Inc. reports. Each report was conducted in such a manner as to supplement the previous study in an effort to better define the subsurface profile. As a result, a portion of the site was overexcavated and the material replaced with controlled structural fill in order to provide a pad in accordance with general conditions outlined by the Jefferson County LDRs. All appropriate field observations and testing have been documented by A. G. Wassenaar, Inc. and JR Engineering. These reports have been previously distributed.

Subsequent to these referenced preliminary studies and grading operations, we have recently conducted a finalized geotechnical report (Project No. 29852-1, dated January 20, 2000) in order to further evaluate the depth to bedrock and to evaluate the design parameters for the recently placed fill and the natural on-site soils. This report yielded results that successfully met the intent of the Jefferson County LDRs.

If additional consultation or documentation is required, do not hesitate to contact our office.

Sincerely,

A. G. WASSENAAR, INC.

Donald L. Taylor, Jr., P.E.
Vice President

DLT/lia

Enclosures
Statement of Services