CAHEN ARCHITECTURAL GROUP P.C.

Date: August 2nd, 2013

To: Jefferson County – Planning & Zoning
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419

Re: **SDP Submittal Cover Letter – Come Sit Stay Pet Resort**
Rezoning Case Number: #13-101110PA

Location: **Lot 3 – Ken Caryl Business Center, Phase 3, Amendment 1**
A part of NW ¼, Section 32, T.5S, R.69W, of the 6TH P.M.
County of Jefferson, State of Colorado

It is our pleasure on behalf of Come Sit Stay Pet Resort to submit this request for a Site Development Plan (SDP) Submittal Review on their new facility proposed at Ken Caryl Boulevard and Shaffer Parkway in the Ken Caryl Business Park, Littleton, CO. Following their first successful location in the Parker Area, Come Sit Stay Pet Resort is excited about opening their 2nd location in the Denver Area. The Applicant's intent on purchasing Lot 3 from the existing owner DCL Concepts, LLC is pending and the Applicant is excited about moving forward with the next step of the entitlement process with the County. After the rezone approval to permit the pet care / dog daycare use, we are proceeding with the attached Site Development Plan (SDP) submittal review and required documents. The following is the contact information for the parties included on this application:

Applicant:	Architect:	Current Owner:
Come Sit Stay Pet Resort	Cahen Architectural Group PC	Parker Group, LTD
9099 S. Woodman Way	7076 South Alton Way	11525 E. Stagecoach Dr.
Parker, CO 80134	Building A	Parker, CO 80138
Ph: 720-530-6830	Ph: 303-743-0002 x208	Ph: 720-530-6830
Attn: Tim Cruser	Attn: Scott A. Boduch, R.A.	Attn: Tim Cruser

The site is currently Zoned C-1 as part of the Ken Caryl Ranch Official Development Plan and is located within the existing Ken Caryl Business Center Planned Development. There are existing internal drives within the Center that provide access from the site out onto Ken Caryl Boulevard and Shaffer Parkway. All these accesses are conveyed through dedicated easements as part of the original platting of the Ken Caryl Business Center and are included with this submittal. The site is bordered by the following existing uses:

North Side: Restaurant (Closed)
West Side: Golf Course
South Side: Hampden Inn Hotel
East Side: Coloradoland Tire & Auto Service

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The applicant is proposing a new Single-Story, 10,817 square foot facility. We are proposing approximately 10,200 square feet of outdoor play and exercise area for its users that will be enclosed by a 6'-0" high solid fencing. The building will include space for approximately 84 kennel spaces and additional internal play areas for bad weather days. The site plan includes a Porte Cochere for customers to drop off their pets with 31 onsite parking spaces proposed to account for current and future staffing needs and required customer parking. As approved during the rezoning process, parking calculations are based on 1 space per 400 S.F. of gross floor area, excluding areas used as kennel / animal pen space.

The following is an outline of the proposed operation of the new facility and the potential impact the project has on the adjacent Community:

Hours of Operation: The proposed of operation are as follows:

- Monday thru Friday: 6:30 AM to 7:30 PM
- Saturday: 8:00 AM to 5:00 PM
- Sunday: 9:00 AM to 10:00 AM and 6:00 PM to 7:30 PM. This is for drop off and pick up services. No day care services are provided on Sundays.
- This facility will not have staff onsite 24 hours. The facility will be fully fire sprinkled and provided with a 24-hour alarm and monitoring services.
- Outdoor play areas will occur between 7:00 AM and 6:30 PM on good weather days. On bad weather days, dogs have indoor play areas provided.

Facility Staffing:

- This facility will open with 10 initial staff members and will grow as demand requires based on current state regulations of 1 staff member per 15 dog customers.
- It is estimated that approximately a maximum of 10 to 12 staff members would be onsite at any one time during full occupancy.

Facility Building Area Allocation: This is the approximate area of uses within the facility.

- Total building area is 10,817 square feet.
- Approximately 4,400 S.F. of internal play area.
- Approximately 10,200 S.F. of external playground area.
- Approximately 6,000 S.F. of indoor kennel / guest room area.
- Approximately 400 S.F. of indoor training area.
- 84 Guest Rooms at full capacity

Services Provided: The following services shall be provided at this facility:

- Day Care Services
- Boarding Services (Dogs, cats and exotic pets)
- Dog Training (Individual classes and group sessions)
- Dog Transport services

Traffic:

- See attached traffic analysis letter for the proposed traffic impact on the adjacent community

Health Issues: The following is the proposed health and noise mitigation that is proposed for the project.

Noise from the outdoor play areas is minimal since staff is always present when the dogs area outside playing. The additional of the 6'-0" high solid fencing help reduced noise from these areas when they do occur. All indoor kennel areas are enclosed and insulated for sound.

- Animal waste disposal and odors will be removed on a daily basis and controlled. Dog feces will be picked up and disposed of in a disposal can system in each yard that is connected to

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the sanitary sewage system. All residual feces or urine will be washed down and will pass thru the artificial turf just like it would with natural landscape groundcover. Bacteria and odor control will be implemented through the use of an environmentally safe product called Consume. This product is made up of organic odor eaters and no harmful chemicals. All specification sheets can be provided upon request.

Please feel free to contact me if you have any further questions. (303) 743-0002 x208.

Sincerely,
CAHEN ARCHITECTURAL GROUP, PC

Scott A. Boduch, R.A.
Project Manager - Architect

Cc: Craig I. Cahen – Cahen Architectural Group
Tim Cruser – Come Sit Stay Pet Resort
File

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