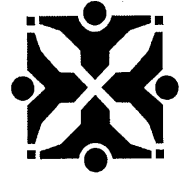


City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: REP 67-15

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: 6/15/2015

Re: Report - Zoning text amendment to kennel use standards (Case #15-152)

Documents Included With This Agenda Item

Council memo

Supporting documentation includes: Correspondence

Executive Summary

In recognition of the practical difficulty associated with meeting the minimum two-acre site area requirement for stand-alone kennel operations located within the city, staff is requesting that Council direct the Planning and Zoning Commission to draft an amendment to the Zoning Regulations to remove this standard condition.

Discussion

Sections 29-16 (C-3, General Business District) and 29-20 (M-1, General Industrial District) allow kennels as permitted uses, subject to the following conditions:

C-3 (General Business District) standards allow...

Kennels for the boarding of animals, subject to the following conditions:

- (1) The minimum site size shall be two (2) acres.*
- (2) The maximum density shall be fifty (50) animals, cared for at full capacity, per acre.*
- (3) Any outside animal run structure, pen or enclosure shall be fully fenced (including overhead).*
- (4) A secondary or perimeter fence or wall shall be constructed around all outside animal runs.*
- (5) The minimum yard, when the facility abuts residential uses and/or zoning, shall be one hundred (100) feet to an unvoided wall or two hundred (200) feet to outside animal runs.*

M-1 (General Industrial District) standards allow...

Pounds, kennels and veterinary hospitals where domesticated animals or fowl are treated, kept, cared for, bred or boarded, under the following conditions:

- (1) Minimum site size shall be two (2) acres.*
- (2) The maximum density shall be fifty (50) animals, cared for at full capacity, per acre.*
- (3) Any outside animal run structure, pen or enclosure shall be fully fenced (including overhead).*
- (4) A secondary or perimeter fence or wall shall be constructed around all outside animal runs.*
- (5) The minimum yard, when the facility abuts residential uses or zoning, shall be one hundred (100) feet to an unvoided wall or two hundred (200) feet to outside animal runs.*

Recent inquiries from animal care business operators wishing to establish facilities within the city have raised concerns about the practicality, need, and challenges associated with finding available

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commercially zoned sites within the city that meet the two-acre size minimum (see attached correspondence). The Zoning Regulations accommodate the boarding of animals as accessory to “hospitals for small animals, if within an enclosed building” as a conditional use within the office districts and C-1 (Intermediate Business District), and list the same as a permitted use in the C-2 (Central Business District) and C-3 districts. However, similar accommodations are not currently available to stand-alone boarding or “doggy daycare” operations, which may also function within an enclosed building.

The proposed text amendment is consistent with specific use standards in the latest public draft of the Unified Development Ordinance, which suggests removing the two-acre minimum site size as an “unnecessary” standard.

Fiscal Impact

Short-Term Impact: None

Long-Term Impact: None

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: N/A

Strategic Plan Impact: N/A

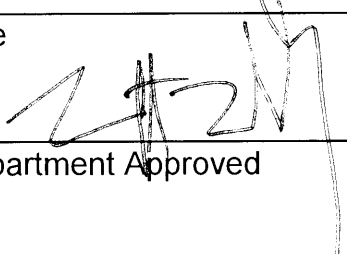
Comprehensive Plan Impact: N/A

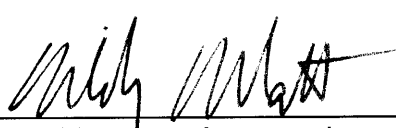
Suggested Council Action

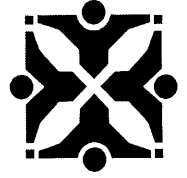
Direct staff to prepare necessary text changes and refer the matter to the Planning and Zoning Commission for a public hearing.

Legislative History

None


Department Approved


City Manager Approved



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Correspondence



Steve MacIntyre <sjmacint@gocolumbiamo.com>

Zoning for doggy daycare

stuart@thetuningspot.com <stuart@thetuningspot.com>

Tue, Jun 2, 2015 at 12:56 PM

To: Steve MacIntyre <sjmacint@gocolumbiamo.com>

Steve,

I am writing to request a change of text in the zoning requirements for a new business that we are attempting to start in Columbia, Missouri. I understand that the New Development UDO has suggested that the "2 Acre Minimum" requirement in zones M1; C2; and C3, be deleted once the new ordinances are updated. This email is to request this change and apply it to the current regulations in advance of the new regulations already slated to be altered.

Myself and my girlfriend, Rihana Hawk, are attempting to start a new Doggie Day Care business inside the city limits of Columbia. Among other possible services, we plan to offer Day Care, Grooming and Boarding/Kenneling of Dogs. While the final location is unknown, we have found that the current site regulations stating a "2 Acre Minimum" for a small animal care facility makes our business plan and execution virtually impossible. We believe that there is a great need for this business inside the city of Columbia, and are therefore requesting an advanced change of text in the current regulations, which are already slated to be changed under the proposed future UDO once approved.

Please let me know if you need any further information. I look forward to hearing from you.

Thank you,

[Quoted text hidden]