

SITE DEVELOPMENT PLAN

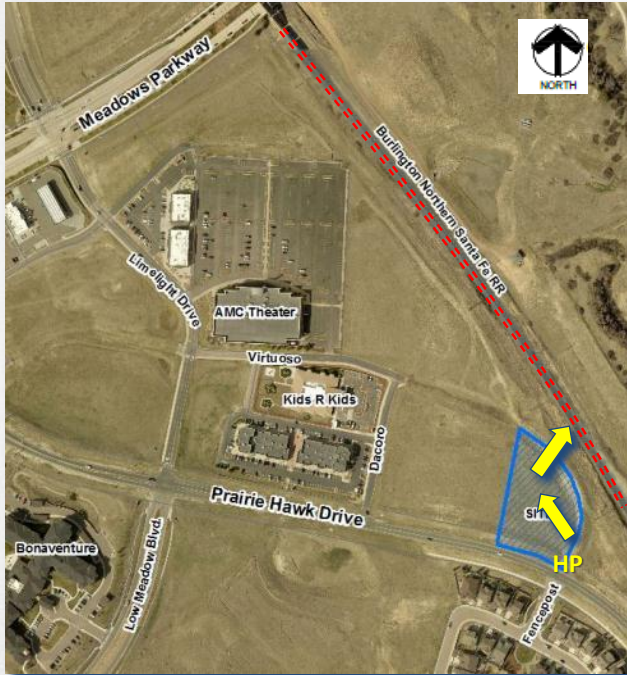
MEADOWS FILING NO. 17, AREA 4, AM. NO. 10, LOT 6E

BROOKLYN VETERINARY CLINIC

TOWN COUNCIL
FEBRUARY 16, 2016



EXISTING CONDITIONS



Vicinity Map

THE MEADOWS

- 1.5 acre lot will be platted
- Vacant Land

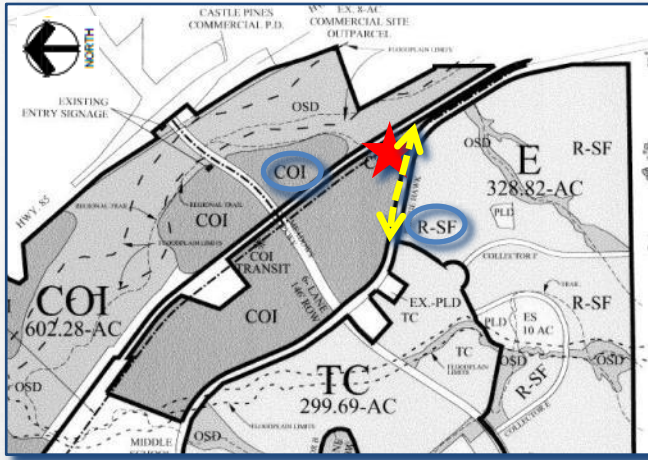


Existing View from Fencepost Drive looking Northwest

EXISTING ZONING

THE MEADOWS 4TH AMENDMENT PD

- Approved in 2003
- Commercial, Office, Industrial (COI)
 - Allows veterinarian clinics and dog kennels



Zoned COI, Site shown with Red Star

RESIDENTIAL/NONRESIDENTIAL INTERFACE REGULATIONS APPLY

- Per Town's Municipal Code, mitigate impacts between residential and nonresidential land uses
 - 15' buffer required between proposed vet and existing homes
 - Transitional screening
 - Well-design facades
 - Clearly defined entrance
 - Compatible in height and scale with existing homes
 - Screen site elements (trash, etc.)

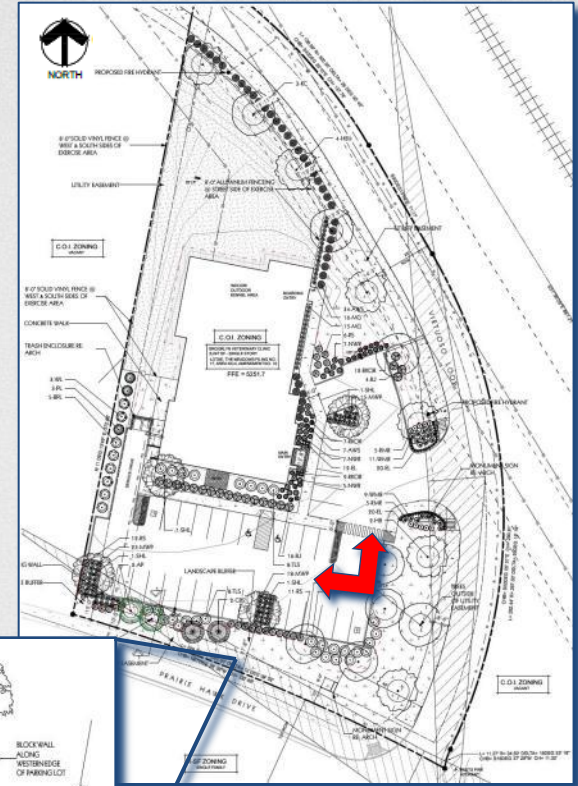
PROPOSED SDP

NEW LOCATION FOR EXISTING VET CLINIC

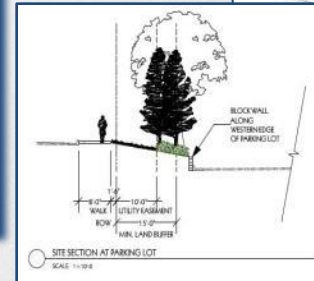
- 8,247 SF, one-story building
- Meets Residential/Nonresidential Interface requirements:
 - Buffer varies from 15' to 40' along Prairie Hawk
 - Berm, retaining wall, and plantings
 - Well-defined facades and front entrance defined
 - Compatible height with adjacent residential
 - Site elements screened



Southeast View from Virtuoso Drive



Proposed Site Plan



FINDINGS

THE SDP REQUEST MEETS THE FOLLOWING OBJECTIVES AND CRITERIA OF:

1. The Vision 2020/Comprehensive Master Plan
2. The Meadows PD entitlement documents
3. The Land Development and General Design Principles in Chapter 17.10
4. The Site Layout and Relationship to Surrounding Area (Chapter 17.38.040.B)
5. The Circulation and Connectivity (Chapter 17.38.040.C)
6. The Services, Phasing and Off-Site Impacts (Chapter 17.38.040.D)
7. The Open Space, Public Lands and Recreation Amenities (Chapter 17.38.040.E)
8. Preservation of Natural Features (Chapter 17.38.040.F)
9. Residential/Nonresidential Interface Regulations (Chapter 17.50)

PLANNING COMMISSION RECOMMENDS APPROVAL



THANK YOU
FOR CONSIDERING THIS SDP