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**CITY OF ARNOLD, PLANNING COMMISSION, OCTOBER 9, 2018  
MEETING**

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**TO:** PLANNING COMMISSION  
**FROM:** CHRISTIE HULL BETTALE EIT, COM DEV ENGINEER  
**SUBJECT:** 2018-33, CONDITIONAL USE PERMIT FOR PET DAYCARE, WITH  
OPTION OF BOARDING SERVICES AT 2136 TENBROOK RD  
**DATE:** OCTOBER 2, 2018  
**CC:**

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**Request**

Philip & Melanie Pieper, prospective tenants on behalf of Larry Jones, owner, are requesting approval of Conditional Use Permit for a Pet daycare, with option of Boarding services at 2136 Tenbrook Rd. Attached are the application, a rough site plan, their request letter, aerial of the site and for reference the C-4 Conditional Uses for this parcel.

**Analysis**

This area has been zoned C-4 for many years and after research this parcel doesn't have a detailed C-4 development plan including options for Conditional Uses in the district. Tonight, Planning Commission reviewed and considered the C-4 Planned Development Zoning amendment for TENBROOK PLAZA 2 LOT 3, to include Conditional Uses for this parcel.

The Piepers have made a request to use part of the building space for a pet daycare. Doggie Daycare and Pet Daycare are services that are becoming a popular choice for many pet owners and this is a service that is new to the city. That being said, pet daycare is not described in the code and it is different from kennels; in that typically, there is no selling, breeding or overnight boarding of animals.

This request is 2-fold; 1<sup>st</sup> to operate a pet daycare and 2<sup>nd</sup> to operate a secondary service of overnight boarding for pets. Overall, staff believes these are appropriate services as a Conditional Use at this location.

The Planning Commission, after public hearing, may permit those developments and uses where such developments and uses have met the below criteria:

**The use is consistent with good planning practice;** The approval of the Pet Care use is consistent with good planning practice, as it provides a desirable service to the community.

**The use can be operated in a manner that is not detrimental to the permitted developments and uses in the district;** The Pet Care will be located inside the building and monitored outside yard with a sight proofed fence.

**The use can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area;** The Pet Care will be located inside the building and the exterior will have a sight proof fence, as allowed in all commercial districts making it visually compatible with the surrounding area.

**The use is deemed essential or desirable to preserve and promote the public health, safety, and general welfare of the City of Arnold.** The use is not essential but it is a desirable service for the city and surrounding community.

### **Recommendation**

Staff recommends the Planning Commission approve the Conditional Use Permit for Pet Daycare AND optional Pet Boarding based on the following findings and conditions:

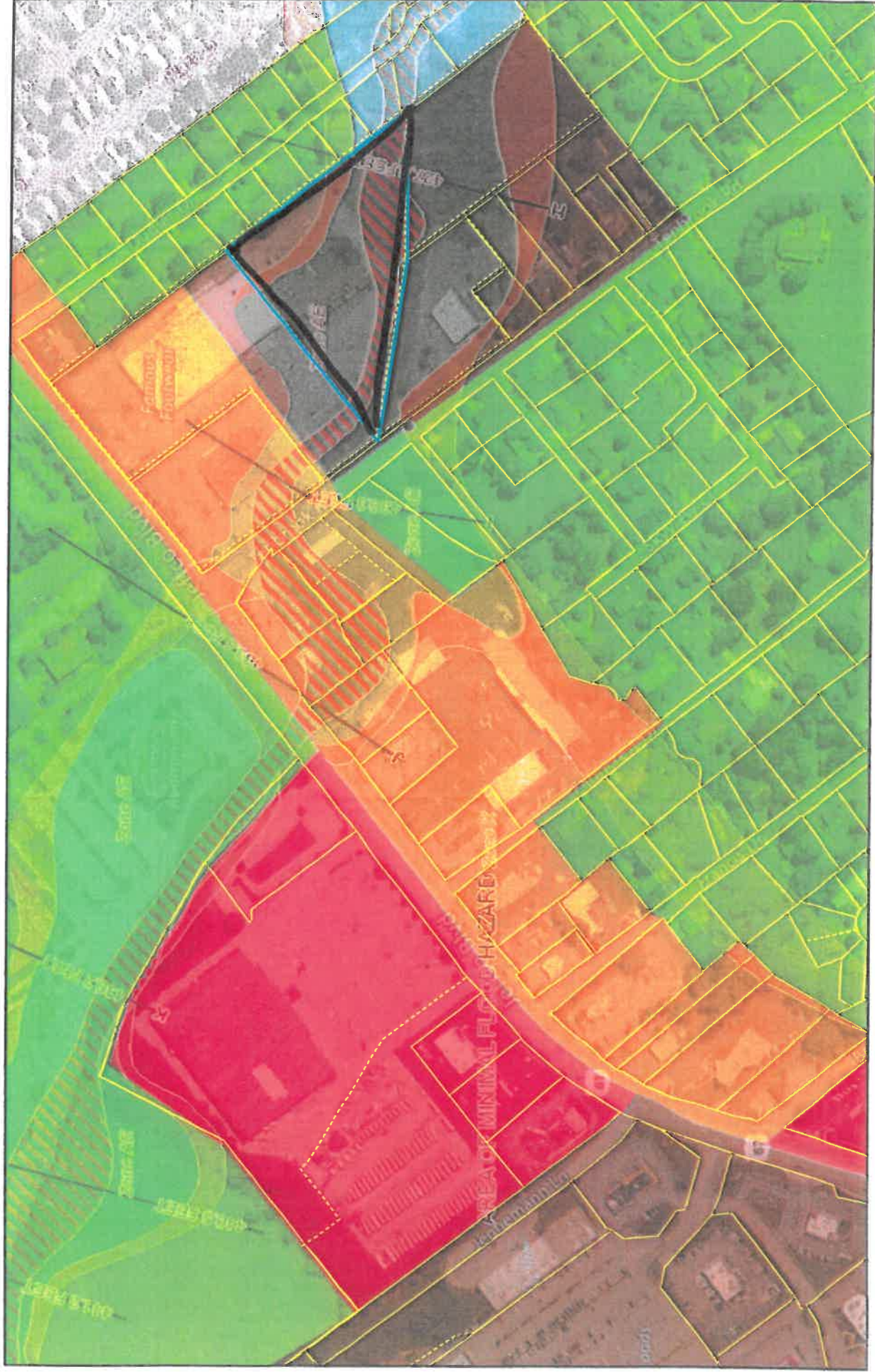
#### **Findings:**

1. The approval of the Pet Care use is consistent with good planning practice, as it provides a desirable service to the community.
2. The Pet Care will be located inside the building and monitored outside yard with a sight proofed fence.
3. The Pet Care will be located inside the building and the exterior will have a sight proof fence, as allowed in all commercial districts making it visually compatible with the surrounding area.
4. The use is not essential but is a desirable service for the city and surrounding community.

#### **Conditions:**

1. Pet Daycare must be offered as a primary service.
2. Boarding adjacent to Residential zoning.
  - a. For the interior housing and play area, the building should have sound baffled air intake and discharge.
  - b. For the interior housing and play area, no operable windows allowed, and fixed windows (if provided) must be double glazed. Light from non-operable skylights is allowed.
  - c. Conditional Use Permit -Boarding Option - expiration is one year from approval with possibility for renewal.
3. Exercise in outdoor areas is not permitted between the hours of 9:00 pm and 7:00 am.
4. Site plan shall be provided and identify location of outdoor area to be used. Sight proof fencing, 6 foot high, around all outdoor areas.
5. Exterior areas must be monitored by a caregiver.
6. Conditional Use Permit, Business license and occupancy permit may be revoked if any nuisance is not mitigated to satisfaction of city.
7. Approval for Conditional Use Permit does not supersede other local, state or federal requirements.

# City of Arnold MO Online GIS Base Map Viewer



10/2/2018 3:04:24 PM

1:4,514

- Arnold\_MO\_City\_Limits
  - Jefferson County Parcels
  - Jefferson County Subdivision Lot Lines
  - Flood Hazard Zones
  - 1% Annual Chance Flood Hazard
  - Regulatory Floodway
  - Special Floodway
  - Area of Undetermined Flood Hazard
  - 0.2% Annual Chance Flood Hazard
- City of Arnold MO, Website User  
City of Arnold Missouri
- City of Arnold Community Development, © 2018 Microsoft Corporation ©

## Description of Business

My name is Melanie Pieper and I am a current resident of the City of Arnold. I am requesting assistance to open my own business of a pet daycare and boarding service. I am currently interested in a property located at 2136 Tenbrook Rd here in Arnold. I am offering daycare for pets of people who do not have anyone to watch them or do not want to leave them home alone while they are at work or running errands. I will also be offering a boarding service for those who want to take vacations and have no one to stay at home to watch their pets. Inside I will have 4 areas fenced in to allow dogs to play and interact with one another. There will be places for them to lie and toys for them to play with. Even the dogs that are boarding will be able to enjoy playing and will not be kenneled until we close and go home for the night which will be 8pm. I am planning to have a closed fenced in area in the back where they can go out regularly for some fresh air. Dogs will be taken out in small groups of 6 to 8 at a time. The business will have set hours of operation from 6:30 am to 8pm, but will be checked on by me after those hours. I want to place this business here in Arnold so that I can be close to it if I should need to be there quickly for anytime of situation that may occur. This is my business and I plan to be there working along with any other staff.





**C-4 PLANNED DEVELOPMENT ZONING AMENDMENT FOR  
TENBROOK PLAZA 2 LOT 3**

*Conditional Land Use and Development Permits Issued by the Commission under conditions and requirements specified in Conditional Use Permits in Section 405.870: Conditional Use Permits.*

1. Conditional uses identified in the C-2 and C-3 Commercial Zone Districts of the most current Zoning Code.
2. Pet Daycare.
  - a. Exercise in outdoor areas is not permitted between the hours of 9:00 pm and 7:00 am.
  - b. Site plan shall be provided and identify location of outdoor area to be used. Sight proof fencing, 6 foot high, around all outdoor areas.
  - c. Exterior areas must be monitored by a caregiver.
  - d. Conditional Use Permit, Business license and occupancy permit may be revoked if any nuisance is not mitigated to satisfaction of city.
  - e. Any approval for Conditional Use Permit does not supersede other local, state or federal requirements.
  - f. Conditional Use Permit expiration is at Planning Commission's discretion.
  - g. The care of wild animals is prohibited as defined in Section 210.010: Definitions.

**WILD ANIMAL**

Any live monkey (non-human primate), raccoon, skunk, fox, poisonous snake, python or boa constrictor longer than six (6) feet in length, leopard, panther, tiger, lion, lynx, or other animal which can normally be found in the wild state.[Ord. No. 6.31 (Bill No. 2672) § 1, 8-17-2017] or most current code.

3. Pet Overnight Boarding - Option
  - a) Pet Daycare must be offered as a primary use.
  - b) Boarding adjacent to Residential zoning.
    - i. For the interior housing and play area, the building should have sound baffled air intake and discharge
    - ii. For the interior housing and play area, no operable windows allowed, and fixed windows (if provided) must be double glazed. Light from non-operable skylights is allowed.

*FOR REFERENCE*



# Rock Community Fire Protection District

## Board of Directors

Ken Baker  
Nathan Smith  
Dan Meyer

**Fire Chief**  
Jeff Broombaugh

3749 Telegraph Road  
Arnold, Missouri 63010  
636-296-2211  
636-467-5793 Fax  
[www.rockfire-rescue.org](http://www.rockfire-rescue.org)

***"Whatever It Takes"***

**Fire Marshal**  
Jeffrey L DeLapp

(636) 296-2211  
(636) 467-5734 Fax

September 18, 2018

Christie Hull-Bettale  
City of Arnold  
2101 Jeffco Blvd  
Arnold, MO 63010

## **RE: Conditional Use Permit-2136 Tenbrook-Pet Daycare & Boarding**

Mrs. Bettale,

After reviewing the Conditional Use Permit for the above location, the following items need to be addressed.

1. Maintain 20 foot Fire Lane around rear of building.

If you have any questions please feel free to contact me at 636-296-2211 extension 5748.

Yours in Fire Safety

Jeff DeLapp  
Fire Marshal

## Christie Hull-Bettale

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**From:** Brandy Sheehan <Brandy.Sheehan@jeffcohealth.org>  
**Sent:** Monday, September 24, 2018 3:43 PM  
**To:** Christie Hull-Bettale  
**Subject:** Re: 2018-33: Conditional Use Permit - 2136 Tenbrook Arnold

Christie,

We received the plans and description of business that was sent over. Melanie will not need a review by Jefferson County Health Department unless she plans to prepare and serve food or beverages for human consumption. If she does plan to store/sell human food, please have her contact JCHD to continue the Food & Beverage permit process.

*Thank you,*

*Brandy Sheehan*

Environmental Public Health Specialist III, CEHS  
North Environmental Team Lead  
Jefferson County Health Department  
405 Main Street Hillsboro, MO 63050  
636-282-1010 Ext. 146  
[www.jeffcohealth.org](http://www.jeffcohealth.org)

***Public Health. Better Health, Better Jefferson County.***

