

## Docket SU24-17

### Special Use Authorization for a Dog Rescue/Sanctuary

Planning and Zoning Commission  
September 11, 2024



# DEVELOPMENT SERVICES

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Applicant: Annette Engols

Location: 5520 S. San Juan Avenue  
APN 107-67-052B (1.1 acre)

Zoning: R-36

Plan Designation: Neighborhood Conservation

Growth Area: B – Community Growth Areas

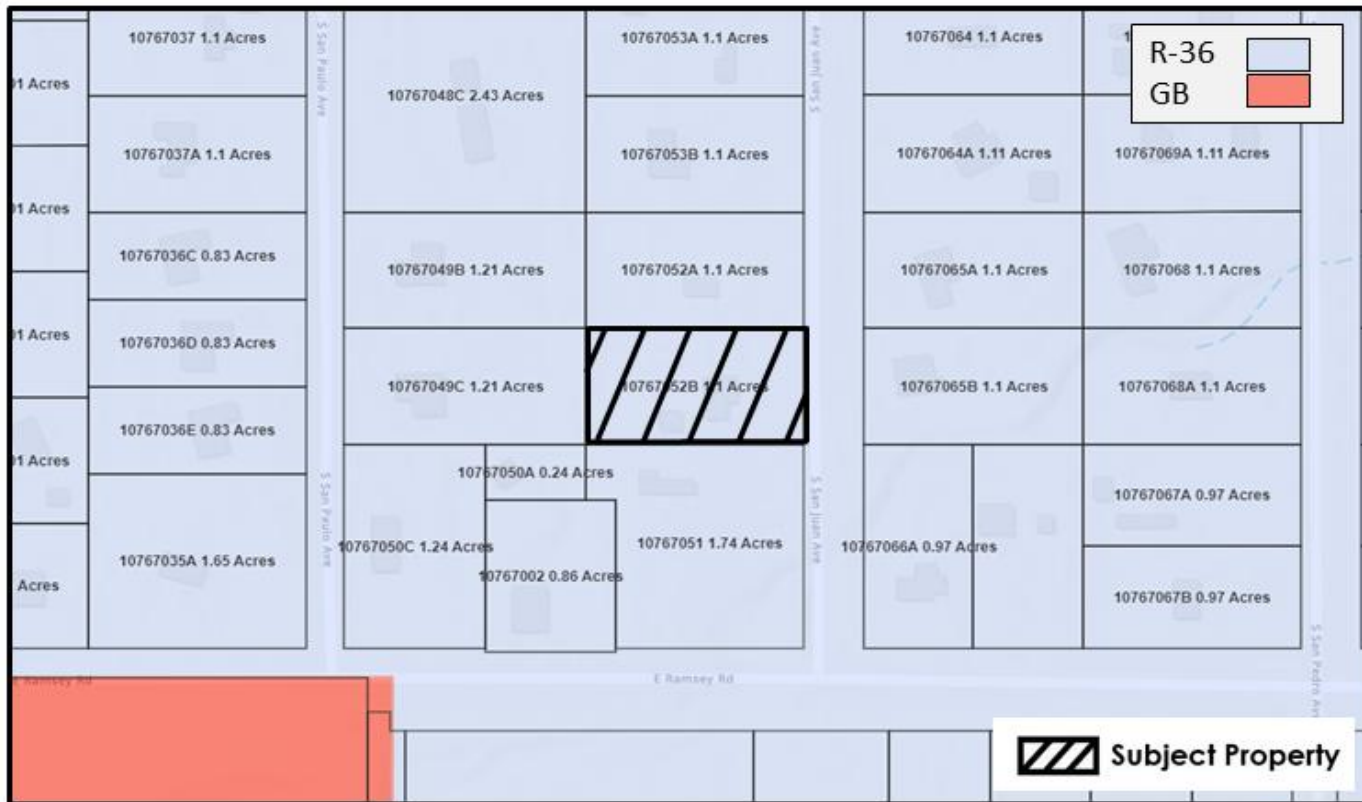
Current Use: Residential

Proposed Uses: Residential, Dog Rescue

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## Property Location and Zoning



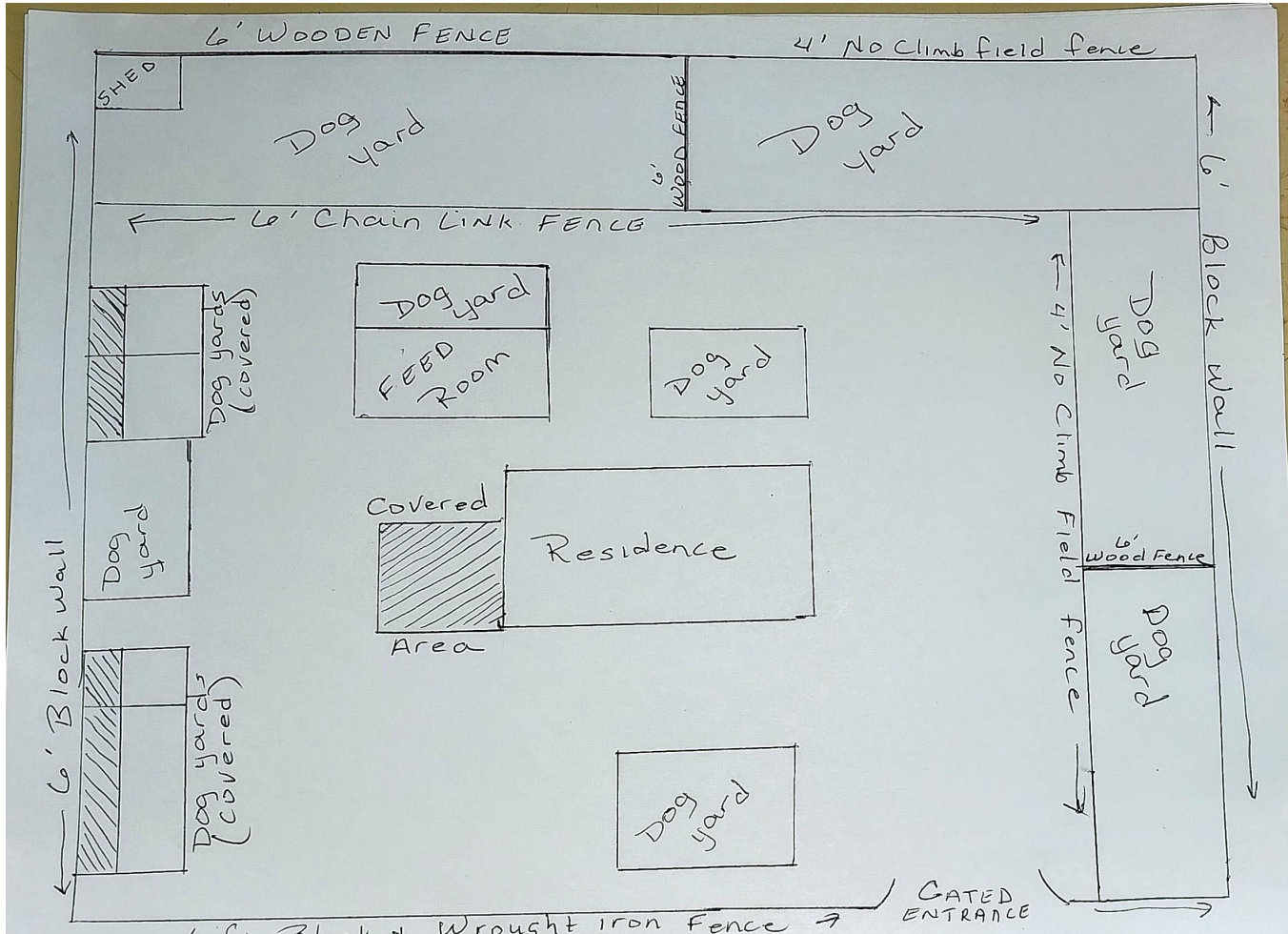
SU24-17 (Dog Rescue/Sanctuary)

5520 S. San Juan Ave (APN 107-67-052B)

N.T.S



## Site Plan



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



**San Juan Avenue**

# DEVELOPMENT SERVICES



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## Special Use Authorization Factors

<input type="checkbox"/> Compliance with adopted plans	<b>Complies</b>
<input type="checkbox"/> Compliance with zoning district purpose	<b>Complies</b>
<input type="checkbox"/> Development along major streets	<b>Not Applicable</b>
<input type="checkbox"/> Traffic circulation	<b>Complies</b>
<input type="checkbox"/> Adequate services and infrastructure	<b>Complies</b>
<input type="checkbox"/> Significant site development standards	<b>Complies</b>
<input type="checkbox"/> Public input	<b>Complies</b>
<input type="checkbox"/> Hazardous materials	<b>Not Applicable</b>
<input type="checkbox"/> Off-site impacts	<b>Complies w/conditions</b>
<input type="checkbox"/> Water conservation	<b>Not Applicable</b>

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## Factors in Favor of Approval

Complies with 7 of 7 applicable factors

Private shelter reduces demand on public shelters

Operated for several years without neighbor complaints

Support from nearby neighbors

## Factors Not in Favor

Noise nuisance resulting in complaint and active code compliance action

Opposition from nearby neighbors

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## Citizen Review / Public Notice

13 July

Applicant letters

15-21 August

Notices

Posting

Legal ad



## Applicant Presentation / Discussion



## Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU24-17 to allow a dog rescue with the following conditions:

- No more than 40 dogs shall be on the property at a time.
- Property shall be kept in a sanitary condition. Refuse bins and feeding areas shall be maintained daily to limit odors and pests.
- The dog rescue shall remain privately operated with no advertising or on-site customers.

*\*Standard conditions related to condition acceptance, permitting timeframes, and special use modifications apply and have not been modified by this request.*

## Sample Motion

Madam Chair, I move to approve Docket SU24-17 to allow a dog rescue/sanctuary with conditions recommended by staff, the factors in favor of approval constituting the findings of fact.

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