

Application for Conditional Use Permit Cole Park Veterinary Hospital

General Application Requirements:

1) Location <Required>

The proposed project is the relocation of the existing Cole Park Veterinary Hospital currently located in Cole Park Plaza Shopping Center. The project site is located at the south west corner of Hwy 15-501 and Woodbridge Drive. The current zoning of the property is RA-90 and this application will request the property to be rezoned to Community Business-Conditional Use (CB-CU) District. The project will be served by a single driveway located on Woodbridge Drive. The site is located within the WSIV-PA, Watershed, and is limited to 36% impervious surface. There are no "Major Wildlife Areas" identified in the "Inventory of the Natural Areas and Wildlife Habitats of Chatham County, North Carolina", adjacent to the site. The proposed redevelopment will recombine two existing lots to create a single lot totaling 1.83 acres. The two lots are currently used as single-family residences, and utilize well and septic systems. There are no Conditional Use Permits issued for these lots.

2) Description of Use <Required>.

The proposed development is the relocation of the existing Cole Park Veterinary Hospital veterinary practice at the Cole Park Plaza Shopping Center. Services presently provided at the Cole Park Plaza Shopping Center location include small animal veterinary care and surgery, boarding and grooming.

3) Site Plan and Drawing <Required>

Please see the enclosed Site Plans.

4) Start and Completion Projections <Required>.

Estimated start time for the project is the spring or summer of 2009 and we estimate completion of construction to be the spring 2010.

5) Reference to Existing County Plans <Required>.

This Site is not specifically cited in any existing County Plans.

Specific Application Requirements:

Five Affirmative Findings found in the Chatham County Zoning Ordinance. **All** of these findings must be met to grant the application.

Finding #1: The use requested is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located.

1) Validation of use in the Zoning Ordinance <Required>

The proposed use is listed in the Zoning Ordinance as a permitted Conditional Use in the Community Business Zoning District.

2) Land Development Plan Reference <Required>

Please see Finding #4, Item 2.

Finding #2: The requested conditional use permit is either essential or desirable for the public convenience or welfare.

1) Need and Desirability <Required>.

Cole Park Veterinary Hospital is a well established successful business presently doing business in Chatham County at Cole Park Plaza Shopping Center. The practice was started in approximately 1986 as the Animal Hospital of Cole Park. The present Owner's of the practice purchased the business in 1993 and have continued to grow the business. They have had two expansions of their clinic space since that time and have cobbled together a total of seven individual tenant spaces within the Shopping Center to create their clinic. They have a proven track record over 20 years of operation and a well established client base and are in need of some additional leg room and a space more conducive to the practice of veterinary services.

This use is more desirable than the existing residential use at this location in that it is more appropriate for a commercial use to abut a 4 lane divided highway.

2) Survey of Similar Uses <Required>.

The proposed project is a relocation of an existing, operational veterinary clinic currently located a few miles from this site. The research information describes what is considered to be the relevant examples of the "similar use" facilities. Due to the recent growth in the county and the expected growth, the need for veterinary services in this area will also increase.

Dogwood Veterinary Hospital (2.4 miles) is the newest vet facility in the area, which opened within the past year. It is primarily a veterinary office but offers many other services including grooming, training, boarding etc.

Village Veterinary Hospital (3.4 miles) is a full service small animal hospital without boarding capabilities.

Animal Hospital of Carrboro (3.9 miles) is a standard veterinary hospital providing general care, grooming, and boarding with a small outdoor area.

Carrboro Plaza Veterinary Clinic (4.4 miles) provides medical care with limited boarding facilities.

Four Paws Animal Clinic (5.0 miles) is a standard veterinary clinic with limited surgical capabilities and boarding facilities for cats only. They also offer grooming and dental care.

Hope Crossing Animal Hospital (5.3 miles) offers general veterinary care with boarding primarily for medical treatments.

Vine Veterinary (5.5) provides general veterinary care including grooming, dental and boarding facilities.

Hill Creek Veterinary Hospital (10.8 miles) includes regular **routing** services, dental and grooming. The office provides boarding for medical purposes.

3) Public Provided Improvements <Required>.

The only public improvement required of this project is the requested water service to the facility. The water service will be a standard residential size service (3/4" meter) and will be of benefit to the system by becoming another customer to the County water system.

Finding #3: The requested permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety, or welfare of the community.

1) Emergency Services <Optional>

The site is located at one of the few intersections along the 15-501 corridor between the County line and Pittsboro with a median break which provides optimal access to the property for emergency services.

2) Traffic <Required>.

Please see the attached Technical Memorandum by Greene Transportation Solutions which documents a net increase in vehicle trips per day resulting from the project of ½ of 1%.

The only road improvements associated with the project are:

- *closing the existing driveway along 15-501 by installing approximately 30' of curb & gutter, and*
- *Installing a new driveway pipe at the new driveway on Woodbridge Drive*

3) Visual Impact & Screening <Required>.

The completed project will abut three residential properties. The site is currently surrounded with dense mature vegetation. Although some on-site vegetation will be removed for construction and proper drainage, buffers will be re-planted with a dense mix of trees and shrubs. These buffers, primarily evergreen, will be of varying heights, shapes, and flowering species to add visual variety. The frontage of the property along Highway 15-501 and Woodbridge Drive will remain substantially buffered with existing vegetation with additional screening provided near the parking lot. Portions of the existing required buffer along Highway 15-501 presently lacking adequate vegetation will be planted with trees and shrubs that coincide with the other planted areas to reduce the visual impact on properties across the street.

4) Lighting <Required>.

Three pole-mounted 400 watt high pressure sodium lights will be used within the parking lot. The high pressure sodium light will emit a yellow softer yellow light than the metal halide option. The heads will be cut-off type units mounted no more than 30 feet high and will provide adequate safety measures without a harsh glare. Bollard mounted lights will be used to light the walkway leading from the parking lot to the front door of the facility. Very little light will be seen by neighbors by directing the pole-mounted lights specifically to the parking area in the center of the property

surrounded by existing and proposed vegetation. The proposed vegetation is, on average, 30 feet thick and our light level study shows there will be no spillage across property lines.

5) Noise <Required>

The facility as proposed will include indoor enclosures with an outdoor exercise facility. The primary noise generated from the site will be from dogs housed inside. The construction of the building will be such that it will contain and absorb most of the noise. Our estimate is that no more than 50dB will be discharged from inside the building, which would occur only during hours of operation when doors or windows could be open for any reason. That level will naturally decrease as it spreads towards neighboring property lines. All animals will remain inside during the hours at which the office is closed. The outdoor exercise area will be located south of the building. This facility will primarily be used by one dog at a time with supervision. The animals taken outside would produce noise on an intermittent occurrence. There is substantial existing vegetation as well as a proposed heavily planted buffer between the outdoor exercise area and neighboring homes to further aid in the absorption of noise from the site.

6) Chemicals, Biological and Radioactive Agents <Required>.

As with any veterinary hospital we have a normal usage amount of the following:

Radio-graphic equipment

****We will have digital radiology development in the new facility.***

Biologicals-vaccines used to protect against both cat and dog diseases.

Medications-including some controlled substances (in locked box) for dispensing rarely, a select chemotherapy agent that is disposed of in accordance with NCVMA guidelines.

Oxygen tanks and gas anesthesia.

Laboratory stains for microscopic evaluation of cells.

Disinfectants that are bactericidal and viracidal.

For a complete list we can refer anyone to our MSDS files

7) Signs <Required>.

Please see the attached sign schematic. The proposed location is shown on the Site Plan.

Finding #4: The requested permit will be consistent with the objectives of the Land Conservation and Development Plan.

1) Land Development Plan:

http://www.co.chatham.nc.us/dept/planning/planning_dept/ordinances/documents/Land_Use_Development_Plan.pdf

2) Land Conservation and Development Plan Reference <Required>.

Cole Park Veterinary Hospital is an independent, locally owned veterinary practice. The proposed project is a single building facility with appurtenant parking, landscaping, stormwater management, lighting, and utilities. The building is architecturally unique, specifically designed for this site and as such will not be a proliferation of the "strip center" design concept.

It is a commercial use abutting a 4 lane divided highway yet it will be accessed via a driveway along the side road that is Woodbridge Drive. In doing so it will enhance the safety of travel along 15-501 by removing an existing residential driveway from 15-501. And the site is optimally located for a commercial use at one of the few median cuts along 15-501 which provides convenient access to the site from both the north and south. As well, the site is well positioned for the potential access to future mass transit strategies along the 15-501 corridor.

This project is self supporting and will not require any roadway or public infrastructure improvements. It will not generate the need for additional classroom space and it will convert property from the residential tax base to the commercial tax base.

The proposed layout sites the building as far from the 15-501 roadway as is practical and thereby endeavors to preserve as much existing foliage as possible along the 15-501 corridor. The project minimizes grading and land disturbance and only increases the impervious surface on the land by less than ½ acre and totals 31% of the lot, almost a 10% reduction to the permitted 36% of the lot as permitted by code.

Where clearing of existing foliage is proposed, substantial replanting will occur and thereby meet or exceed the buffering requirements.

Stormwater management will be provided in the form of a Bio-filtration Cell (Rain Garden) which will remove 85% Total Suspended Solids from the stormwater runoff as well as reduce the peak runoff rate from the 1 year storm to pre-development runoff levels.

As previously mentioned the site presently has two single family residences on it which are served by wells and septic. The proposed project will remove the wells from service, tap on to the County water main

along the property frontage and thereby decrease the localized demand and impact to groundwater.

For the reasons cited above we feel the project adheres to the vision of the Chatham County Land Development Plan in avoiding the strip center development concept, appropriately siting of the use as it relates to traffic and driveway access off of side roads, protecting existing foliage, limiting demands for new public infrastructure, managing stormwater runoff from both the flooding and filtration perspectives and reducing the impact to groundwater.

Please also see the attached letter from the project architect regarding the sustainable design concept for the building.

3) Water shed and flood considerations: **<Required>.**

The project proposes less than the 36% impervious surface ratio permitted by the Watershed Ordinance and provides stormwater management that meets the requirements from both the treatment and flood management perspective.

Finding #5: Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided.

1) Water Source and Requirements. **<Required>.**

The water source for the project will be a new ¾" water service tap to the existing 16" main in 15-501. Water usage for the facility is approximately 533 gallons per day according to the Clinic's existing water meter readings. Please see the attached spreadsheet.

2) Wastewater Management. **<Required>.**

Please see the attached Subsurface Septic Report by the Catena Group, Inc. A subsurface, drip system shall be utilized.

Water/Sewer Impact Statement. **<Required>.**

Please see the attached spreadsheet that documents the average daily water/sewer usage for the facility.

3) Access Roads. **<Required>.**

Access to the site will be via a new driveway on Woodbridge Drive and the existing driveway on 15-501 will be closed. Throughout the preliminary project design we have consulted the NCDOT to arrive at the concept

design for access to the site shown on the plans as submitted. We have not yet submitted for a driveway permit.

4) Storm Water Runoff. **<Required>**.

Please see the attached Storm Water Management Report. In general, the project biofiltration cell performs the function of removing 85% Total Suspended Solids and manages the 1-yr storm to pre-development conditions. The Site is downstream of all adjoining properties and as such discharges all stormwater to the public right of way.

Name of Applicant: _____

Signature: _____