



Saratoga Pet Resort

Conservation Analysis

As per the City of Saratoga Springs 2015 Comprehensive Plan, the site of the proposed Saratoga Pet Resort is within the "Conservation Development District (CDD)." As such, "this designation allows for low density residentials, outdoor recreation, agricultural, and other rural uses utilizing land conservation methods"...Furthermore, "Commercial activities should be limited to those that support rural and recreational uses and which protects valuable open space, protect natural resources and maintain natural systems."

The proposed Saratoga Pet Resort building and site design and use accomplishes the intent of the CDD as stated above. The Saratoga Pet Resort is a kennel for dogs and cats. Such a use is a rural and agricultural activity and is in harmony with the intent of the CDD. The building architecture reflects the character of the numerous horse stables and barns in Saratoga Springs and within the CDD. It's size, bulk, and height is consistent with other such facilities in the area.

As to protecting valuable open space, natural resources and natural systems, the proposed site design responds to and protects all valuable and sensitive natural resources on site. Only 1.53+/- acres of the 8.7+/- acre site is scheduled for development. This area is an open vacant field in the northwest corner of the site and contains natural resources fully capable of supporting such development which will result in no environmental degradation. This constitutes the protection of 82.5% of the site which will remain as permanent open space.

The area of the site proposed to be preserved as permanent open space includes the Kayderosseras Creek, the creeks floodplain and associated wetlands, steep stream bank slopes on the north side of the creek and a drainway and wetlands on the northwest portion of the site. As such, the proposed Saratoga Pet Resort project is in harmony with the stated purpose of the CDD which is to "protect valuable open space, protect natural resources and maintain natural systems" which are "important and valuable community resources." In conclusion, development is only proposed on the northwest portion of the site in order to accomplish the above intent of the CDD.

It should also be noted that as per Section 1.4 "Consistency with Comprehensive Plan," of the City Zoning Law, "The City of Saratoga Springs Zoning Ordinance is consistent with the adopted Comprehensive Plan." Therefore, by definition, the proposed use of the site for an animal kennel is in harmony with and promotes the general purpose and intent of the Comprehensive Plan, including CDD, since it is an allowed use in the RR Zoning District, along with other agricultural and animal related uses, with the issuance of a Special Use Permit.