

Attachment B

CONDITIONAL USE PERMIT APPLICATION REQUIREMENTS

Name of Project: Request to remove or revise Arden Shoreview Animal Hospital Special Use Permit Case No. 84-5

Location of Project: 1261 West County Road E, Arden Hills, MN 55112. See legal description and property information attached

Owner Name & Address: Dr. Richard Routhe, 4306 Reiland Lane, Shoreview, MN 55126

Reason for Request: Owner needs to sell practice and building. Potential buyers need restrictions lifted in order to be able to continue business as ongoing best practice medical concern

Statement of Need including history of business:

Arden Shoreview Animal Hospital opened its doors to our first patients and clients in May of 1985. Dr Richard Routhe founded the hospital and owns it today. Over the last several years Dr. Rich has experienced health complications from being exposed to Agent Orange in Viet Nam during his service in the U.S. Air Force. He is now more than 50% disabled. Due to these health issues the hospitals success has suffered over the last few years and unfortunately, he can no longer continue to practice veterinary medicine. He made the decision to sell the animal hospital and the property it is located on last year. Dr. Rich wants to sell the hospital to someone who would return it to its best and continue to grow its legacy of providing the best quality care to his patients, clients, and staff. He has turned down several offers from individuals or corporations who he felt would not be able to do that.

We are very pleased that we now have a potential buyer who has the vision, experience, and business values to continue to grow the hospital and its legacy and stature in the community. We hope to sell to Mission Veterinary Partners. We have also attached some materials about their organization. While doing a title search on the property, we discovered an old special use permit, Rich did not know existed, but our buyer was concerned could restrict their ability to do quality veterinary medicine and run a successful business. The use permit was from 35 years ago most likely done with the builder and is no longer how the City use permits are done. We would like to request that these old restrictions removed. The buyer or any potential buyer would want to be sure that we have the restrictions cleared so they can assure they would be good business citizens in the City of Arden Hills before buying the property. Therefore, Dr. Rich Routhe of Arden Shoreview Animal Hospital is respectfully requesting the Arden Hills Planning Commission and City Council approve the removal or revisal of the 1984 Special Use Permit.

We believe that Dr. Rich and Arden Shoreview Animal Hospital have been good business citizens of Arden Hills. We have never had a noise, smell, use, neighbor, or property compliant

on our business in the 35 years we have been here. We have never had a successful employee, client, or patient lawsuit or any other regulatory action against our hospital.

The history of our hospital started with Dr. Rich's dream to build a state-of-the-art animal hospital that provided "The Best Animal Care by People Who Care." Prior to building Arden Shoreview Animal Hospital Dr. Rich had worked at two other local practices. He decided in 1984 to build his own practice and spent the next year developing his plans and providing the Twin Cities with one of the first veterinary house-call practices out of his Ford Bronco. His unusual practice was featured on the television show "Good Company" and we still have clients today that remember those days.

Dr. Rich knew that a state-of-the-art animal hospital would be a challenge to build. He was careful to select the best business location, purchase the land, secure financial backing for his new business, select a top-quality builder, and secure all the appropriate community and state approvals. It proved to be a somewhat difficult process. With solid business and building plans, financing and enthusiasm he went before the City of Arden Hills. Three Veterinary practices in the area came in and testified that the community did not need and could not support another small animal hospital. The controversy caused delays, which cost more money. Rich had to prove that his clients wanted the hospital and it could be successful in Arden Hills at the location he had purchased. After much hard work, prayers, and support from many of Rich's clients in the area, the plans were approved. Today in fact there are three more hospitals within a ten-mile radius.

Rich started building Arden Shoreview Animal Hospital in 1984. He put everything he owned into the Hospital. He wanted it to be the best and show the love it took to build his hospital. In May of 1985 Rich opened with one receptionist and one certified veterinary technician. It was hard work and slow at first. There were days that Rich wondered if the community really could support the hospital. With continued emphasis on "The Best Animal Care by People Who Care" which means outstanding service and quality to our patients, clients, and staff, Arden Shoreview Animal Hospital soon earned the reputation as one of the best hospitals in the Twin Cities area. The hospital soon grew to a three-doctor practice with five certified veterinary technicians and several support staff members.

Over the years Rich was active in the community and profession. Rich was the first President of the Arden Shoreview Rotary Club, President of the University of Minnesota Alumni Association, active in the North Suburban Area Chamber of Commerce, the American Animal Hospital Association, the Minnesota Veterinary Medical Association, the Minnesota Veterinary Hospital Association, and the American Veterinary Medical Association. He served on the Board of Directors of the Waseca Technical College for five years and had served on the Board of Directors of the Medical Institute of Minnesota and later Argosy University. He was also active in the YMCA, his church, and also with Arden Hills and Shoreview city projects.

Arden Shoreview Animal Hospital also became known as an outstanding hospital for specialty dogs. Dr. Rich served as the Head Veterinarian for the St. Paul, Ramsey County, Washington

County, Hennepin County, and Minneapolis Police Canine Departments before several cities required vendors be located within city limits. Dr. Rich was Chief Veterinarian of the National Police Canine Foundation for over ten years. He served as the National K9 Trials Veterinarian providing veterinary support at twenty-two regional and ten national police canine trials around the country. Arden Shoreview has also been active and supported many animal rescue organizations including Feline Rescue, the local and national Humane Societies, Paws for People, Friends of the Animals, Greyhound Rescue, and Ragon.

In 1991 Dr. Rich Routhe bought out the original financial partners who helped finance the business. His wife Louise became involved in the business as the Hospital Administrator and today they run Arden Shoreview Animal Hospital together with an outstanding staff of management, support, and veterinary professionals. Arden Shoreview Animal Hospital has always been considered one of the best animal practices in the Twin City area by providing the "The Best Quality Animal Care by People Who Care." What really sets our hospital apart from other hospitals in the area is the original vision that built our hospital, the professionalism and skill of our staff, our quality medical equipment and facility, our commitment to the profession, our community, and continuing education, our standards of cleanliness and care, the caring committed people on our hospital team, and our wonderful clients and patients. We treat our clients, patients, and staff like family and blessings. Our potential buyer has the same philosophy as we do and wants to continue it. We hope you will help us do that.

The restrictions that we would like removed or revised are presented on the table attached.

Arden Shoreview Animal Hospital Special Use Permit Change Requests

Current Special Use Permit Restrictions	Asking to Remove or Amend
<ul style="list-style-type: none"> • “Maximum staff” is 6. 	<ul style="list-style-type: none"> • Delete maximum staff allowed (this is restricting potential growth and employment opportunities for the community. We employ over 10 staff now)
<ul style="list-style-type: none"> • It will provide “animal house call service” for elderly and handicapped animal owners in the area and a boarding facility. 	<ul style="list-style-type: none"> • It may provide “animal house call service” for elderly and handicapped animal owners in the area and a boarding facility. (we can’t guarantee we will <u>always</u> be able offer these services)
<ul style="list-style-type: none"> • Hours of operation are limited to 9:00 AM to 6:00 PM M-F and 9:00 AM to 12:00 PM on Saturdays. Emergencies are handled on an “on-call” basis. Unclear if hours can be extended as a result of the on-call provisions. 	<ul style="list-style-type: none"> • No restriction on hours of operation, as long as noise and disruption to the community are negatively impacted (we want to be able to adjust IF needed. We have traditionally been open 8-6 M-F and 8-12 on Saturdays. (Most hospitals adjust hours based on client and community needs and we would like to be able to do that)
<ul style="list-style-type: none"> • Only small animal practice (i.e., no farm). 	<ul style="list-style-type: none"> • Only small animal practice, unless deemed emergency care for local animals that can be handled by veterinary staff at the hospital. (If a duck or rabbit gets hit in the McDonalds parking lot, someone usually brings it to us, we do what we can before we transfer it to a wildlife center. We have never been asked to look at a large or farm animal.)
<ul style="list-style-type: none"> • Building shall be constructed of brick and cedar with brick columns in front and a dark brown metal truss roof. 	<ul style="list-style-type: none"> • Delete. (If we update the building (exterior / roof / etc.), we’d like the ability to do so in a fashion consistent with the growth of the hospital and best building practices at the time.)
<ul style="list-style-type: none"> • Refuse area shall be located at the northwest corner of the building and must be screen. Pickup shall be once or twice per week. 	<ul style="list-style-type: none"> • Refuse area shall be located at the northwest corner of the building and must be screen. Pickup shall be as needed. (We currently need pick up every other week. Some of our waste is regulated medical waste and picked up by appropriate medical waste service)