



#34



MEMORANDUM Transportation and Development – CC Memo No. 13-062

DATE: JUNE 27, 2013
TO: MAYOR AND COUNCIL
THRU: RICH DLUGAS, CITY MANAGER
MARSHA REED, ASSISTANT CITY MANAGER
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER
FROM: SUSAN FIALA, CITY PLANNER
SUBJECT: ZUP13-0009 HAPPY TAILS PET RESORT

Request: Use Permit extension to allow the continued use of overnight dog boarding and an outdoor area to operate together with a doggy daycare and pet grooming business
Location: 6125 W. Chandler Blvd., Suite 1, southwest corner of Chandler Boulevard and Kyrene Road
Applicant: Stephen Biles for Happy Tails Pet Resort LLC

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend approval, subject to conditions.

BACKGROUND

A Use Permit was approved in 2010 for the subject tenant suite to allow overnight dog boarding and an outdoor area to occur in conjunction with a doggy daycare and pet grooming business. The initial use permit was approved with a two year time condition. The business has been operating since 2011 within the Kyrene Village shopping center. The request is to approve the Use Permit with no time limit. There are no changes proposed to the business's operation, uses, or to the floor plan.

The subject business is located in an interior suite of the inline shops of Kyrene Village, zoned Community Commercial (C-2). The C-2 zoning district outright permits a doggy daycare, however, overnight boarding of animals requires a use permit.

June 27, 2013

The approximate 3,755 square foot tenant space is located immediately west of the former Bashas' grocery store. To the rear of the tenant space is the commercial center's service drive aisle, truck dock/loading, and some parking. The Paloma Kyrene Business Park is located south of the commercial center and includes general and medical offices, and light industrial warehouse buildings.

The business continues to operate as primarily a doggy daycare. The facility accommodates approximately 25 to 30 dogs. The business also offers dog grooming and overnight dog boarding. The dog boarding component occurs on an as-needed basis and occurs indoors only. A staff member stays overnight at the business to care for any overnight animals. The doggy daycare business includes a reception area, three playrooms, dog runs, groom room, office, and a backyard area. All animals are supervised 24 hours a day, seven days a week. Clients can pick up and drop off their dog between the hours of 6 a.m. and 8 p.m. The business has two full-time employees and four part time employees.

The freestanding outdoor dog area is located outside of the tenant space, south of the building. This area is a dog restroom area as well as an area for exercise and fresh air. Animal waste is managed by removing any solids first and then spraying the surface which drains to a new French drainage system. The outdoor dog area is covered by an 11-foot high fabric shade structure with support posts. The shade structure is located within a fenced area constructed with concrete columns and low walls with wrought-iron fencing. The outdoor dog area and fabric awning matches the building's paint colors and stucco.

DISCUSSION

Planning Staff finds that the continuation of overnight dog boarding and an outdoor dog area with the doggy daycare are well-suited uses within the commercial center. The outdoor dog area structure is located and designed in a manner to not interfere with existing exits, service utilities, trash containment areas, or parking.

Planning Staff recommends approval with no time limit given this doggy day care business has been operating since May 2011, the business is surrounded by commercial uses, and there have been no complaints from area property owners during this time. Staff is of the opinion that the continued operation of the doggy daycare with the associated outdoor dog area and overnight boarding are compatible uses at this location and does not impact the surrounding developments.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on May 1, 2013. No citizens attended.
- As of the writing of this memo, Planning Staff is not aware of any opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of ZUP13-0009 HAPPY TAILS PET RESORT Use Permit, subject to the following conditions:

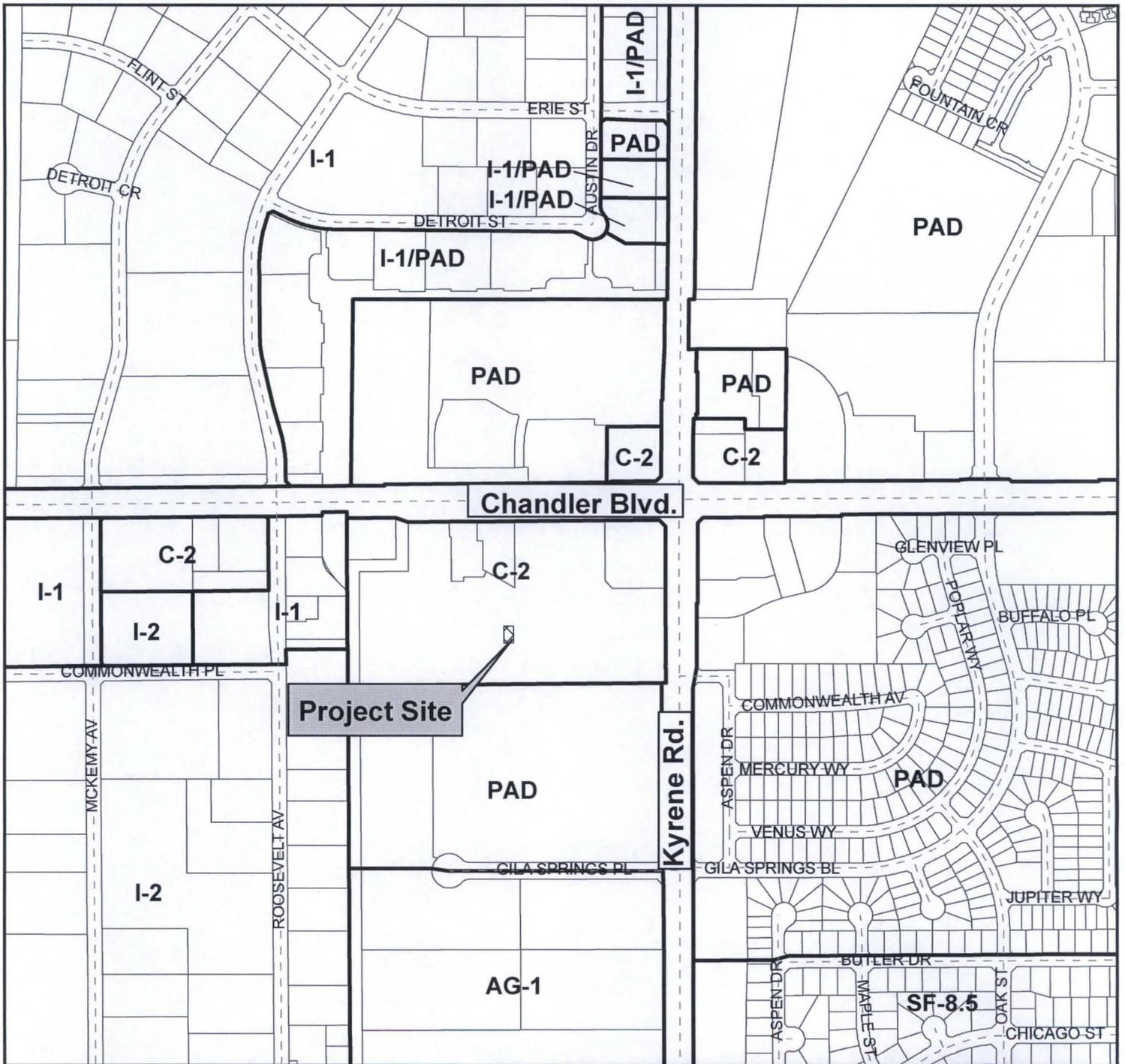
1. The Use Permit is non-transferable to any other property or other suites/tenant spaces on the subject property.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
3. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

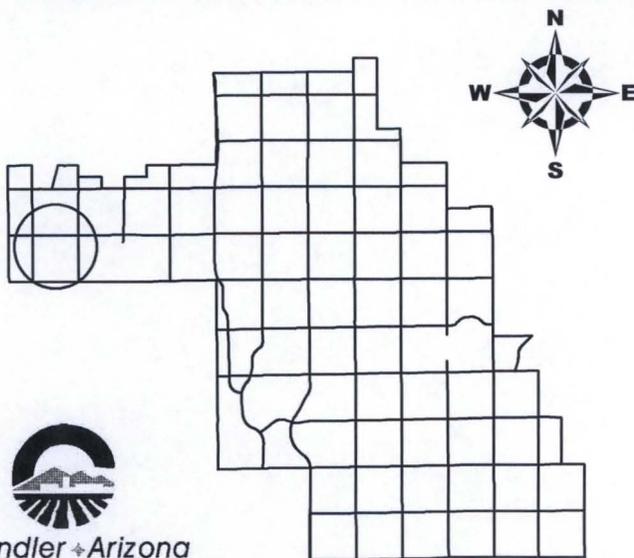
Motion to approve ZUP13-0009 HAPPY TAILS PET RESORT Use Permit with no time limit, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Floor Plan and Outdoor Area
4. Photos



Vicinity Map



ZUP13-0009

Happy Tails Pet Resort



Chandler Arizona
Where Values Make The Difference



Vicinity Map



ZUP13-0009

Happy Tails Pet Resort



Happy Tails Pet Resort
DBA

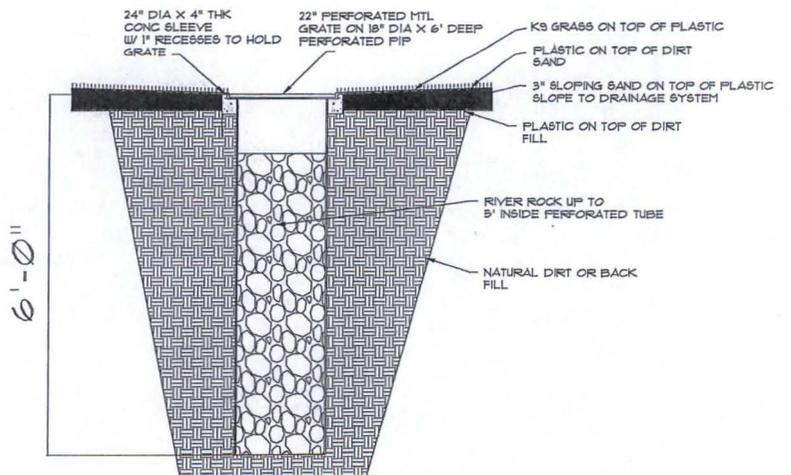
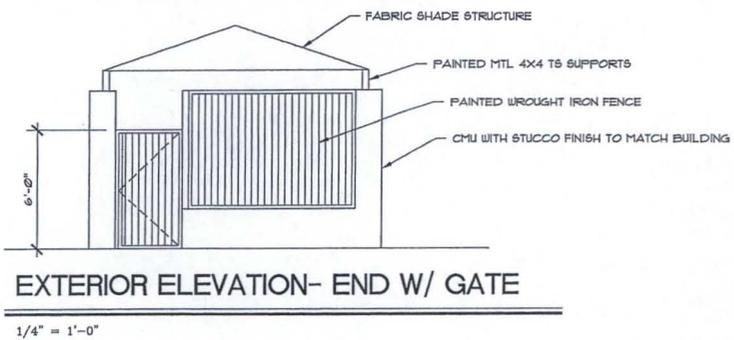
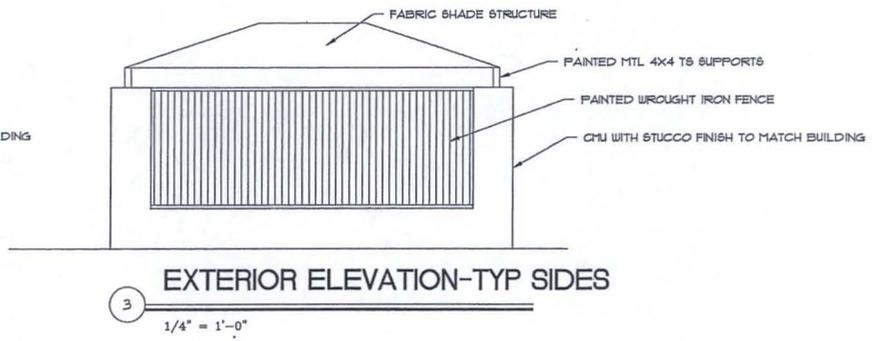
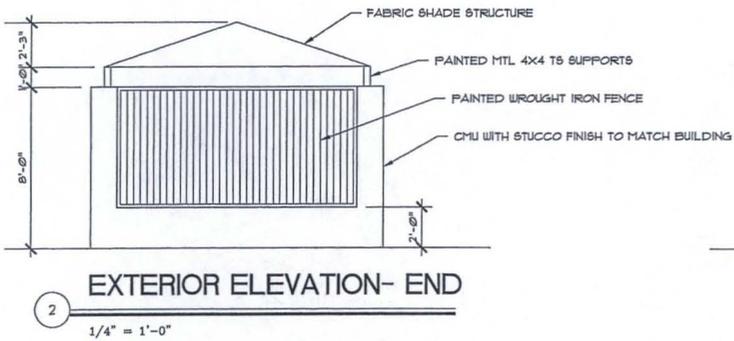
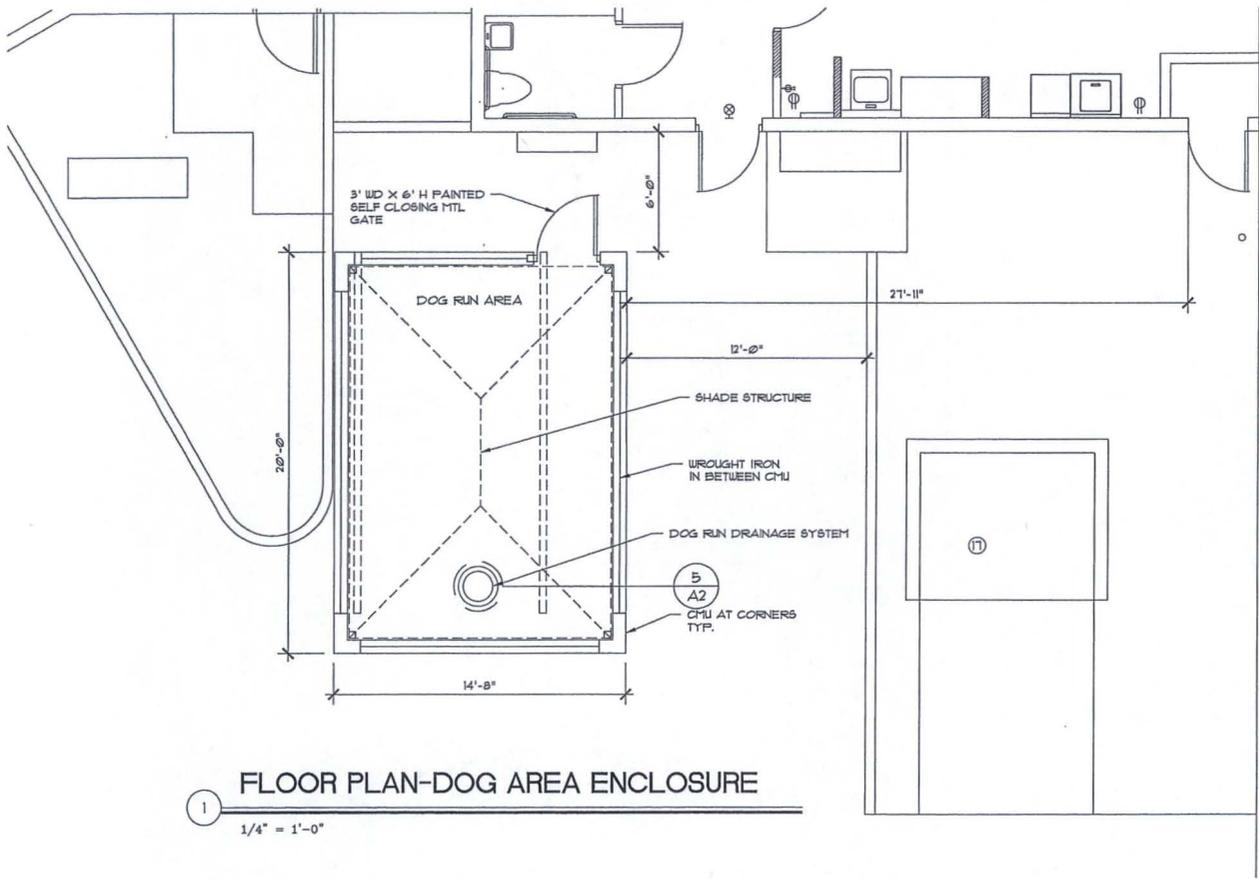


Happy Tails Pet Resort DBA as Chandler Dogs 24/7 is a facility currently open at 6125 W. Chandler Blvd Suite 1, Chandler, AZ 85226. This facility's total square footage is 3,755. We have been in business since May of 2011.

The business' sole purpose is dog daycare, grooming, training and overnight boarding. We are requesting a renewal of our special use permit for overnight boarding and an outdoor dog area. We are requesting a permit for a long-term renewal.

The facility is comprised of a reception area, three playrooms, dog runs, groom room, back office and backyard area. The reception area is the west entrance. There are three playrooms depending on size and temperament. We are a kennel-free environment. We keep six dog runs in the back of the facility mainly for feeding. Dogs that pass our behavior evaluations are not kept in cages, which reduce the anxiety and improve the experience of the dogs and their owners. All animals are supervised 24 hours a day. Clients can pick up and drop off their dogs between 6AM and 8PM. We have 2 full-time employees and 4 part-time employees.

The small outside area is in the rear of the facility. It is 20' x 15' fenced in area which has K9 grass and overhead shade for the dogs to be able to get some fresh air, weather permitting. The outside area is the primary bathroom for the dogs. It is constructed using existing asphalt for the base, bordered by 2' high block fence along with graded sand covered with plastic and K9 grass to funnel liquid to an 18" by 6' deep French drain to accommodate pet waste. This waste is not solid but liquid only. The K9 grass has anti-bacterial backing and is designed to drain pet waste and cleans easily by rinsing with water. There is an 8' tall, constructed with stucco block walls in each of the four corners of the structure with 2' block and 6' wrought iron fencing in between each cornerstone. The cloth canopy will rise 4' above the fence in an A-frame configuration. This area is rinsed with water on a daily or as needed basis diluting the liquid waste.



DOG DAY CARE



DOG SITTING

GROOMING

BOARDING

DAYCARE

TAXI

