



MEMORANDUM                      Transportation and Development – PZ Memo No. 13-038

DATE:                      JUNE 5, 2013  
TO:                              PLANNING AND ZONING COMMISSION  
THRU:                      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 Staff recommends approval, subject to conditions.

**BACKGROUND**

In 2010 a Use Permit was approved 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 for a two year timeframe. 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 based in an interior suite of the inline shops of Kyrene Village. The commercial center is zoned Community Commercial (C-2). The C-2 zoning district outright permits a doggy daycare, however, overnight boarding of animals requires a use permit.

The tenant space is approximately 3,755 square feet in size and 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. There is a development south of the commercial center, Paloma Kyrene Business Park, which 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 with the commercial center. The dog boarding occurs on an as-needed basis and indoors only. 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 is recommending Use Permit 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.

**RECOMMENDED ACTION**

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

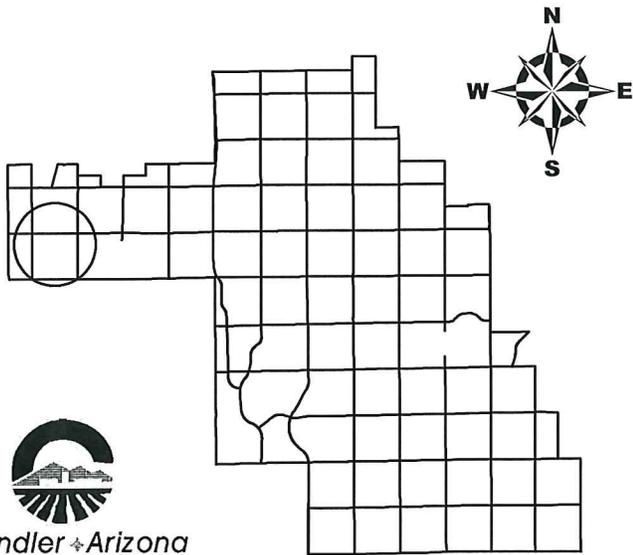
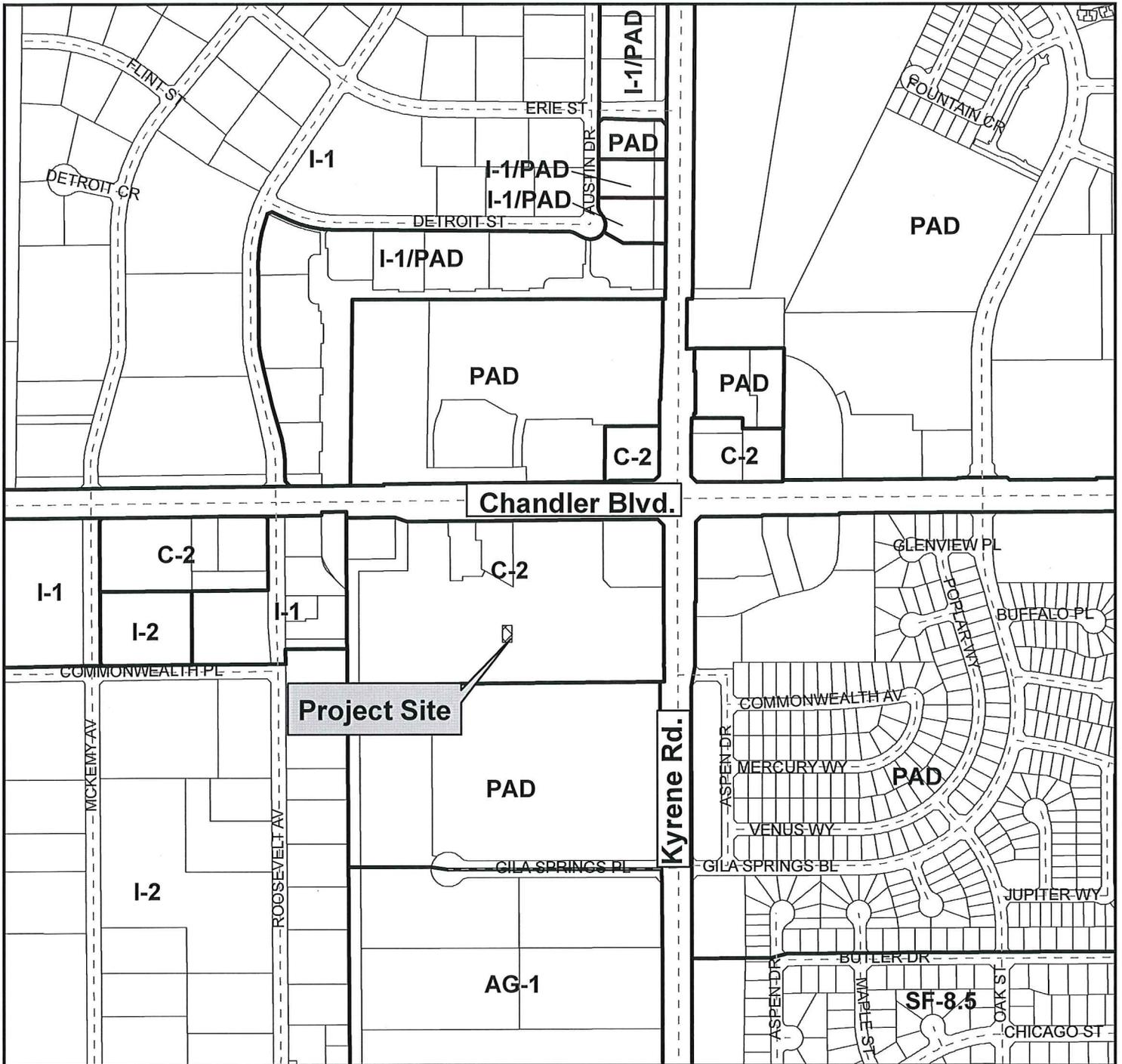
1. The Use Permit is non-transferable to any other property or other suites/tenant spaces on the subject property.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
3. The site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

**PROPOSED MOTION**

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

**Attachments**

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



## Vicinity Map



**ZUP13-0009**

**Happy Tails Pet Resort**



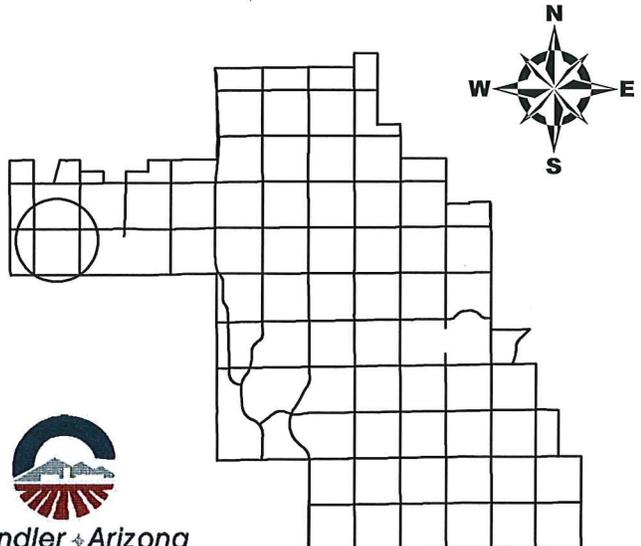
**Chandler Blvd.**

**Project Site**

**Kyrene Rd.**

AG-1

**Vicinity Map**



**ZUP13-0009**

**Happy Tails Pet Resort**



Happy Tails Pet Resort  
DBA

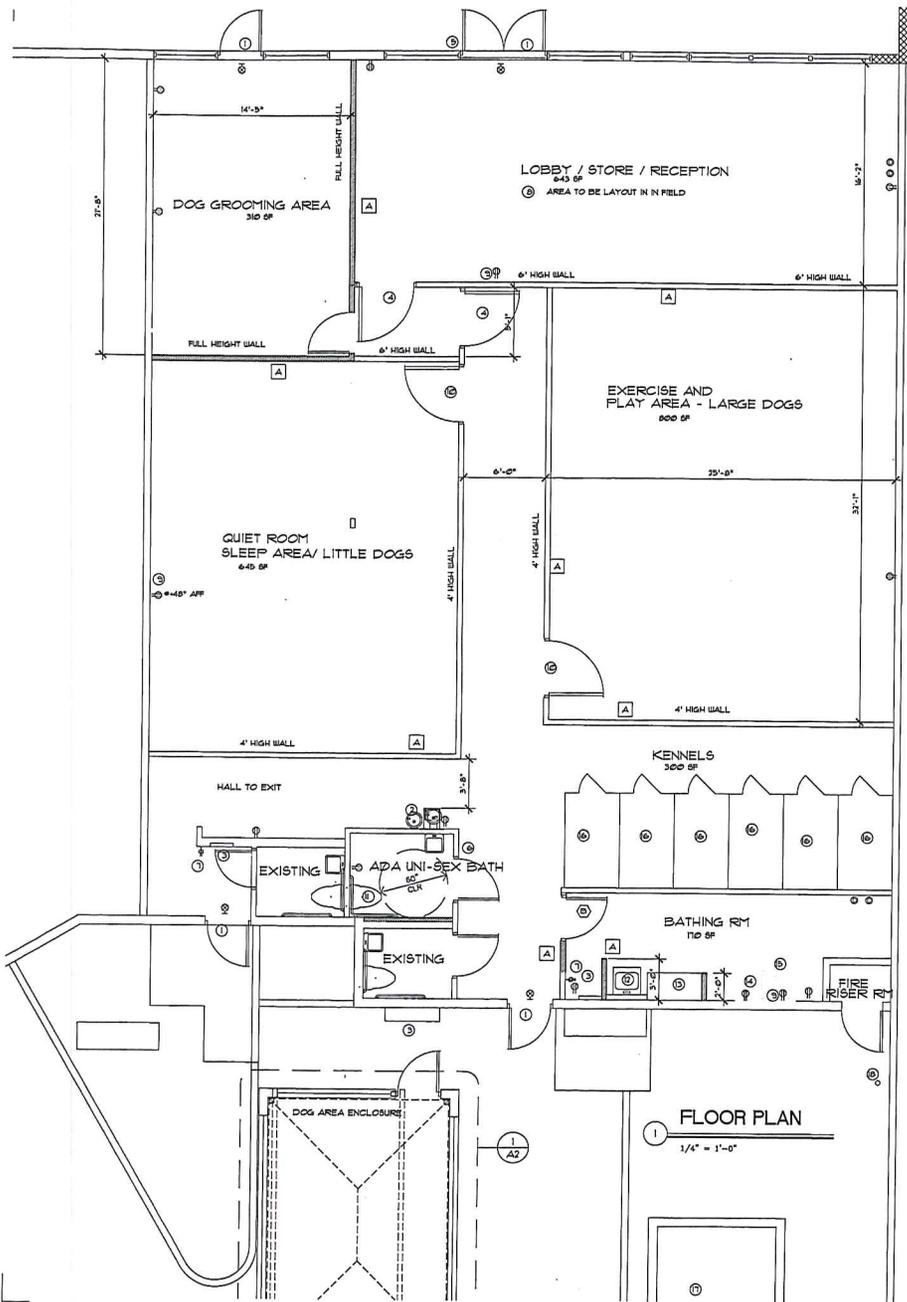


Happy Tails Pet Resort DBA as Chandler Dogs 24/7 is a facility currently open at 6125 W. Chandler Blvd Suite 1, Chandler, AZ 85226. This facility's total square footage is 3,755. We have been in business since May of 2011.

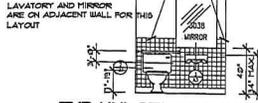
The business' sole purpose is dog daycare, grooming, training and overnight boarding. We are requesting a renewal of our special use permit for overnight boarding and an outdoor dog area. We are requesting a permit for a long-term renewal.

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.



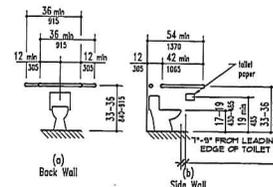
RPP OR CERAMIC TILE TO 48" OVER TOP OF GYM DOOR THIS WALL AND SIDEBALLS ADJACENT TO PLUMBING FIXTURES



**1 TYP UNI-SEX RESTROOM ELEV.**

**ADA NOTES**

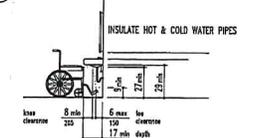
1. VAN ACCESSIBLE PARKING STALLS ARE EXISTING IN CURRENT PARKING LOT
2. ACCESSIBLE ROUTE WITH RAMP IS EXISTING
3. PROVIDE OR VERIFY PULL TYPE HANDLES ARE USE FOR MAIN ENTRANCES
4. PROVIDE SIGNAGE INDICATING LOCATION OF ACCESSIBLE ENTRANCE



**2 Grab Bars at Water Closets**



**3 Clear Floor Space at Lavatories**



**4 Lavatory Clearances**

Toilet and Bath Accessories - ARE EXISTING BUT WILL BE EQUAL TO THOSE SPECIFIED  
 Accessory list to be provided, install as directed by manufacturer, plumb and level, securely anchored, verify exact location of accessories with Owner before installation.  
 Accessories shall include grab bars, toilet paper holders, wash receptacles or similar items.  
 Provide blocking for all accessories.  
 Toilet Accessories: American Specialties Inc. 314-476-9000 or equal.  
 Grab Bars: Concealed mounting, 3100 series, type 36  
 Paper Towel Dispenser model # 6481 ADA compliance.  
 Toilet paper dispenser: model # 6481-HC - ADA compliance.

**DOOR SCHEDULE** NOTE: ALL WOOD DOORS SHALL BE FLUSH PANEL-SOLID CORE

| NO. | MAT'L | GRID WIDTH | HEIGHT | THICK | FINISH | BUCK | REMARKS | HANDICAP | QTY |
|-----|-------|------------|--------|-------|--------|------|---------|----------|-----|
| A   | WOOD  | INT        | 3'-0"  | 1'-0" | 1 3/4" | INT  |         | PS       | 1   |
| B   | WOOD  | INT        | 3'-0"  | 1'-0" | 1 3/4" | INT  |         | PS       | 1   |

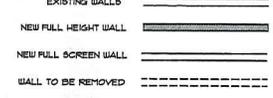
**HARDWARE SET #**  
 15 BUNTTS - 4 1/2" x 4 1/2" - US 10 D FINISH  
 1 PASSAGE SET - 2 3/4" BASKET / LAMPOST SW 613 FINISH  
 1 WALL STOP - 1 7/8" W/TS 613 (NOT REQ'D # DR F)  
 3 SILENCERS - 129 B

**LEGEND: L6 - LOCKSET**  
 PASS - PASSAGE SET, PR - PRIVACY LOCK  
 TP - THREE PULL

**KEYNOTES:**

1. EXISTING DOORS
2. NEW ADA APPROVED WATER COOLER
3. EXISTING ELECTRICAL PANEL BOX AND SUB PANELS
4. 4" W/ 6" HIGH SID WALLS AND DRYWALL GATE WITHOUT LATCH
5. NO SMOKING SIGN OR SYMBOL TO BE POSTED ON DOOR
6. UNI - SEX ADA APPROVED RESTROOM SIGN BY TRIMCO 1501
7. EXISTING FIRE EXTINGUISHER (A 10 BC)
8. CUSTOMER SERVICES STATION WILL COMPLY WITH ARIZONIAN WITH DISABILITIES ACT, SECTION 12. CUSTOMER SERVICE STATION SHALL BE A MIN. OF 36" IN LENGTH AND A MAXIMUM HEIGHT OF 36", OR AN AUXILIARY COUNTER WITH A MAXIMUM HEIGHT OF 36" IN CLOSE PROXIMITY TO THE MAIN COUNTER OF WHICH AN INDIVIDUAL WITH DISABILITIES CAN WRITE AND USE THE SPACE ON THE SIDE OF THE COUNTER OR AT THE CONCRETE DECK FOR HANDING MATERIALS BACK AND FORTH. ALL ACCESSIBLE COUNTERS AND SERVICE COUNTERS SHALL BE ON AN ROUTE COMPLYING WITH SECTIONS 4.3. REFERENCE ARIZONIAN WITH DISABILITIES ACT, SECTION 4.3 AND 12
9. NEW 110 V POWER OUTLETS
10. 4"x4" DRYWALL GATE WITH LATCHES
11. NEW TOILET WITH ADA APPROVED GRAB BARS
12. NEW HOP SINK - PROVIDE HOT AND COLD WATER AND CONNECT TO EXISTING PLUMBING SYSTEM
13. NEW ANIMAL BATH - PROVIDE HOT AND COLD WATER AND CONNECT TO EXISTING PLUMBING SYSTEM
14. NEW DRYER LOCATION WITH 220 V POWER
15. NEW WASHER LOCATION WITH 110 V POWER
16. 4"x4" WIRE KENNELS
17. EXISTING TRASH ENCLOSURE
18. EXISTING PIV

**WALL SCHEDULE**



- 1/2" PAINTED DRYWALL
- 2x4 HTL STUD # 18" O.C. FRAME WALL
- R-11 ACoustICAL INSUL (FULL HEIGHT WALL ONLY)
- 1/2" PAINTED DRYWALL

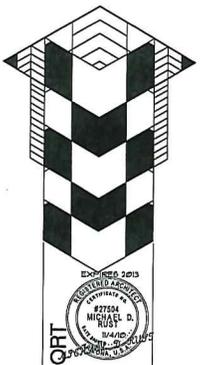
**GENERAL PLAN NOTES**

- NOTES**
1. ALL DIMENSIONS GIVEN TO FACE OF STUD OR CENTERLINE OF DOOR OR WINDOW OPENING.
  2. PLUMBING WALLS TO BE CONSTRUCTED OF 2 X 4 MEMBERS, UNLESS NOTED OTHERWISE.
  3. INTERIOR WALLS TO BE CONSTRUCTED OF 2 X 4 MEMBERS, UNLESS NOTED OTHERWISE.
  4. BEFORE FINISHING STUD WALLS, CHECK FOR TOILET ACCESSORIES OR LIGHT SWITCH LOCATIONS, SWITCHES, ETC.
  5. CEILING GYP BD APPLICATIONS: WHEN APPLYING A WATER BASED TEXTURED MATERIAL, USE 1/2" GYP BD FOR 100°C FINISHING AND 5/8" FOR 24" GYP FINISHING, OR 1/2" GYP RESISTANT GYP.
- ALL FURNITURE SHOWN IS FOR REFERENCE ONLY AND IS NOT PART OF CONTRACT. OWNER TO PROVIDE ALL MOVEABLE FURNITURE
- INSULATING MATERIALS, INCLUDING FACINGS, COVERINGS AND FOIL, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450 PER IBC 718 AND ASTM E 84
- ALL WALLS AND CEILINGS TO HAVE MINIMUM OF CLASS C JOIST INSULATION 16-1600, SMOKE DEVELOPED 0-450 PER IBC TABLE 605.3

USE PERMIT APPLICATION - 11-5-10

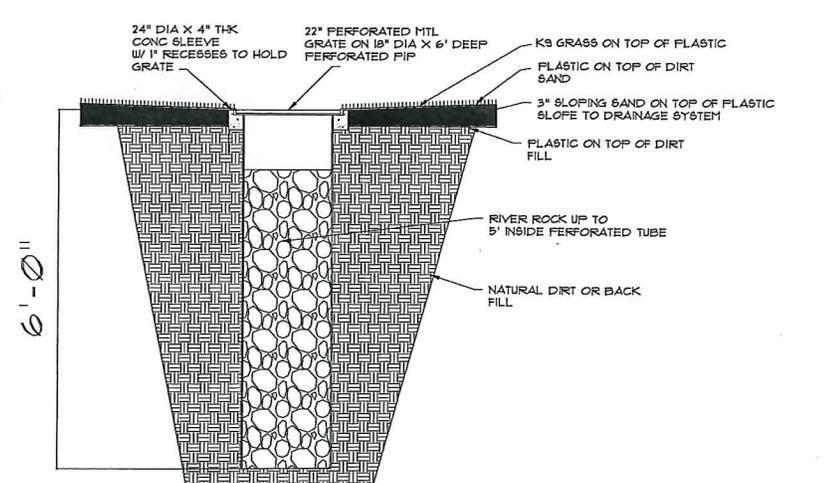
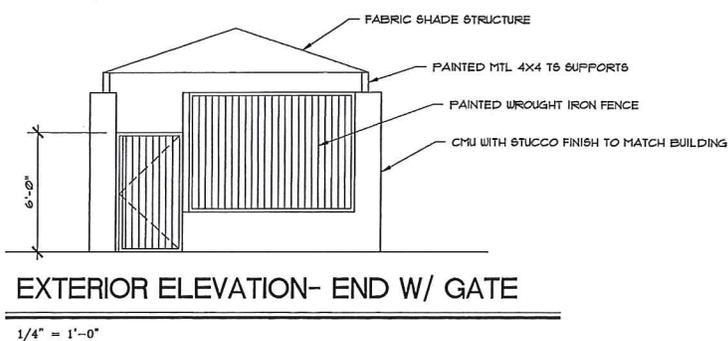
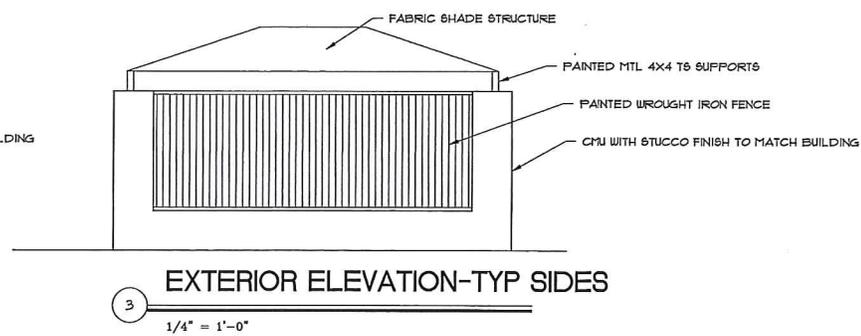
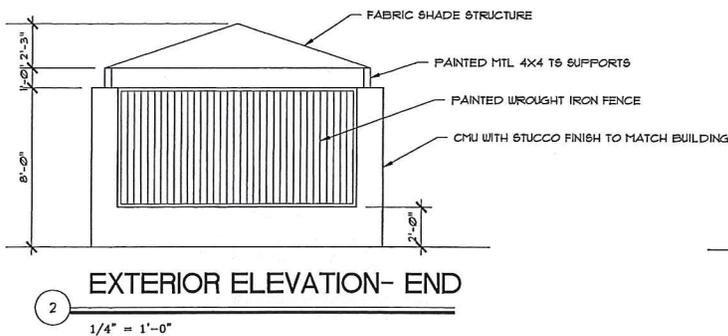
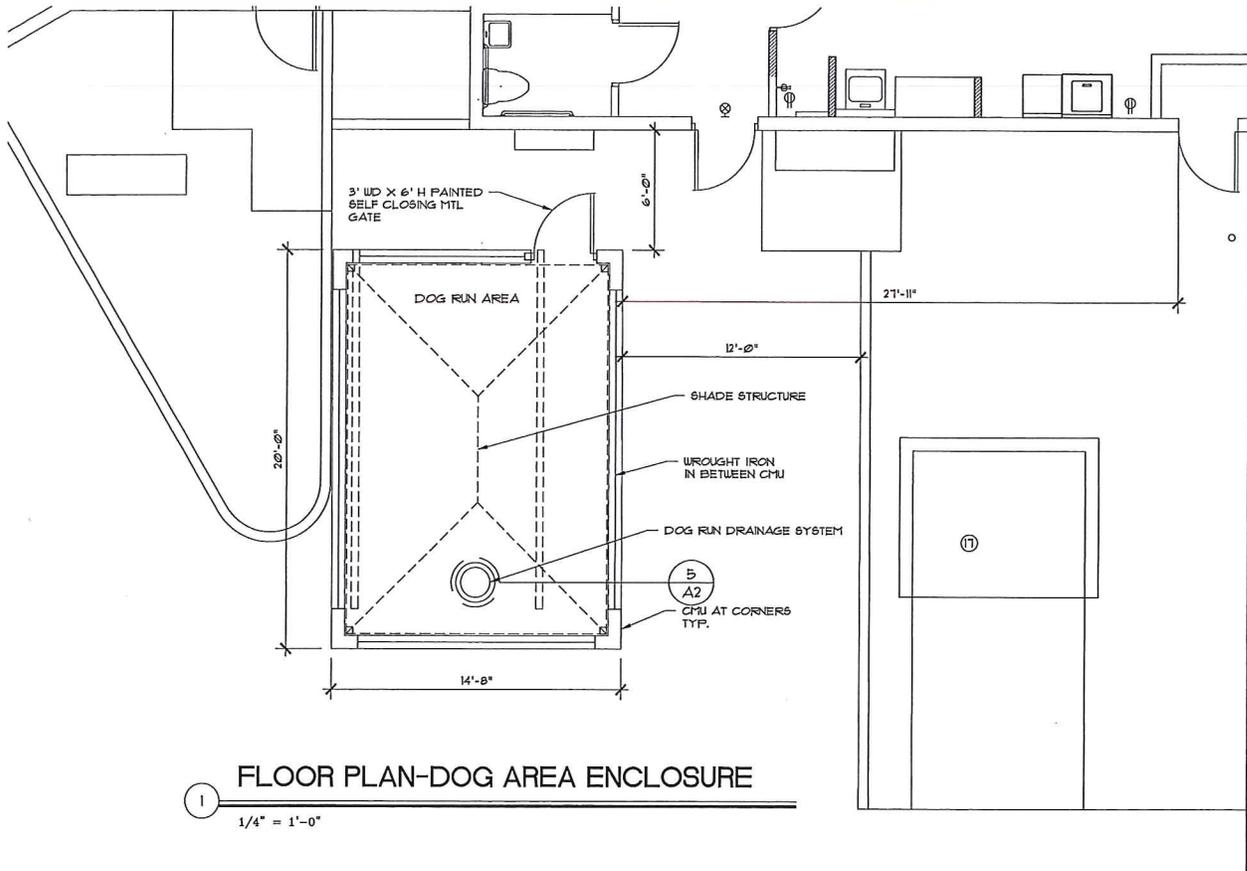
**FLOOR PLAN AND DETAILS**

**A1**



MINOR INTERIOR TENANT IMPROVEMENTS FOR HAPPY TAILS PET RESORT  
 DOG DAY CARE, BOARDING, GROOMING  
 6125 W. CHANDLER BLVD - STE 1  
 CHANDLER, ARIZONA, 85228  
 ARCHITECT: MICHAEL RIST (480) 249-0554

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# DOG DAY CARE

DAYCARE

BOARDING

GROOMING

DOG SITTING

TAXI





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