

## Board of Adjustment

### *Staff Report*

**CASE NUMBER:** BA15-025 (PLN2015-00194)  
**STAFF PLANNER:** Lisa Davis, Planner  
**LOCATION/ADDRESS:** 3660 E. Inverness Avenue  
**COUNCIL DISTRICT:** District 2  
**OWNER:** KC Propco, LLC  
**APPLICANT:** Doggie District Pet Resort

**REQUEST:** *Special Use Permit to allow a small animal day care and kennel in the LC zoning district.*

#### SUMMARY OF APPLICANT'S REQUEST

The applicant is requesting a Special Use Permit to allow a small animal day care and an animal kennel in the LC zoning district for Doggie District Pet Resort. The applicant is proposing to occupy the existing 7,528 square feet (SF) with 7,000 SF outdoor play area building previously used for child day care.

#### STAFF RECOMMENDATION

Staff recommends approval of case BA15-025, conditioned upon the following:

1. *Compliance with the site plan exhibit and narrative submitted.*
2. *After 7 p.m. the maximum number of dogs in the outdoor play area shall not exceed two.*
3. *Provide evidence of sound attenuation of the indoor kennel area at the time of submitting for building permits.*
4. *Compliance with all requirements of the Development Services Division in the issuance of any necessary building permits.*
5. *Compliance with the Title 6-12-2 of the Mesa City Code which addresses the noise ordinance.*
6. *All dead and missing landscape material along the street frontage and within the parking area of the site shall be replaced.*

#### SITE CONTEXT

**CASE SITE:** Vacant day care center - Zoned LC  
**NORTH&WEST:** Existing multi-residence – Zoned RM-3  
**EAST:** Existing open space- Zoned RS-6  
**SOUTH:** (across Inverness Avenue) Existing Multi-residence- Zoned RM-2

#### STAFF SUMMARY AND ANALYSIS

The applicant is requesting a Special Use Permit to allow small animal day care and kennel to allow a doggie day care with overnight lodging, grooming and training. The kennels for the dogs are proposed to be located inside the building. The site plan indicates that the building will have sound proofing/attenuation to meet the Zoning Code requirements. As identified in the project narrative, the existing outdoor play area will be utilized for the dogs. An interpretation by the Zoning Administrator, has determined that the outdoor play area could be allowed but must be approved as part of the Special Use Permit for the kennel.

Staff is supportive of the request; however, there is a concern for noise travel to the adjacent multi-residential property. The applicant has indicated that the building will have sound attenuation, there is an 8' high masonry wall proposed along the property lines to the north and to the west that enclose the outdoor play area. In addition to the wall there is more than 60' to any building to the north as measured from the north wall and more than 150' to the west. The open space to the east is part of the Brigata residential subdivision.

## FINDINGS

1. The facility is proposed to be manned 24 hours a day 7 days a week. Dogs are supervised at all times in the outdoor play area. Hours of operation are from 6:30 am to 7 pm and according to the narrative, no dogs are allowed outside after hours.
2. The location of the business is a free-standing building. The proposed use of the outdoor play area is over 60 feet away from any residential structure. Adjacent to the north and west property line there is landscape and driveway between the outdoor play area and the multi-residence buildings.
3. The outdoor space was previously utilized as an outdoor play area for children.
4. To the east is an existing open space that serves the Brigata residential subdivision.
5. The dogs will be kenneled inside the building. The building is proposed to be sound attenuated as required by the Zoning Ordinance.
6. There is an 8' high masonry wall surround the outdoor play area.
7. Based on these findings the use should not be detrimental or injurious to any surrounding properties.

## ORDINANCE REQUIREMENTS

### Zoning Ordinance, Sec 11-70-5: Special Use Permit

- A. **Special Use Permit (SUP).** A SUP is a discretionary permit issued by the Zoning Administrator or Board of Adjustment. Required findings:
  1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies.
  2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
  3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general weifare of the City; and
  4. Adequate public services, public facilities and public infrastructure are available to service the proposed project.

Mesa AZ  
Planning Commission

RE: Special Use Permit for Pet Resort with outside play

We will be appearing before you at the June 3, 2015 planning committee meeting regarding approval on a use permit for a doggie daycare and boarding facility with outside play area. Doggie District pet resort is a full service pet resort, offering doggie daycare, overnight lodging, grooming, and training.

We are proposing to go into a building that has been vacant for more than 2 ½ years. The building is a former KinderCare childcare facility.

Doggie District will use the facility in a very similar manner as when it was a children's daycare. We will utilize the outside yard areas for dogs to play and socialize outside during their stay. Dogs will be able to utilize the outside play areas from 6 AM until 7 PM each day. The dogs are constantly supervised when in the play area. Staff is monitoring dogs behavior, cleaning up after the dogs, and ensuring that everybody is playing by the rules. We also do evaluations on every dog before they can attend doggie district pet resort. Dogs are evaluated on behavior, barking, and interactions with dogs and people. All dogs must pass our evaluation before they are able to attend. Our operation hours and traffic patterns are also very similar to the previous children's daycare. We are busy in the morning before normal business hours from 6:30 AM until about 9:00 AM from people dropping their dogs off for daycare. We are again busy from 5:00 PM until 7:00 PM with people picking up their dogs after work. There are typically no more than two or three people picking up or dropping off at the same time. During pickup and drop off all clients will park in a designated parking stall, park their car and then bring their dog into the facility. There is no need to change any of the traffic patterns or procedures from the existing building.

We are manned 24 hours a day seven days a week. Dogs are never outside without a staff member, and never outside after hours.

We will be updating the look of the building to include paint, rock façade, updating the landscaping, resealing the parking lot, installing artificial turf in all play areas, as well as new signage.

We have 6 other locations that are in similar buildings. 3 are Former Daycares such as this location. We have been open for over nine years and take great pride in being great neighbors to those in close proximity to us. We understand that sound and smell are the biggest concerns with our use. As for the sound we are very conscience of our neighbors, we do orientations on all dogs to ensure that we have no chronic barkers. Our staff is well trained on how to maintain a group of dogs and to minimize all noise coming from our facility. With this in mind we never allow dogs outside after 7 PM or before 6:30 AM We will also be adding height to the existing block wall that will help in blocking any noise coming from the facility.

As far as smell we will be taking steps to ensure that smell will never be an issue.

First of all we will be removing all of the existing grass and replacing it with artificial turf. By doing so it makes it much easier to clean up pet waste. We also use specially designed chemicals for the pet care industry that neutralize pet waste so as to not emit any kind of odors. Our staff is also constantly supervising the dogs and are trained to pick up the waste as quickly as the dogs put it down. Waste is then double bagged, placed in a dumpster for pickup.

Our use is a very sought after service, and will add greatly to the community.

We have met with the City of Masa and feel that the use meets the city code, general plan and is a very compatible use at this location.

Below are some items to consider:

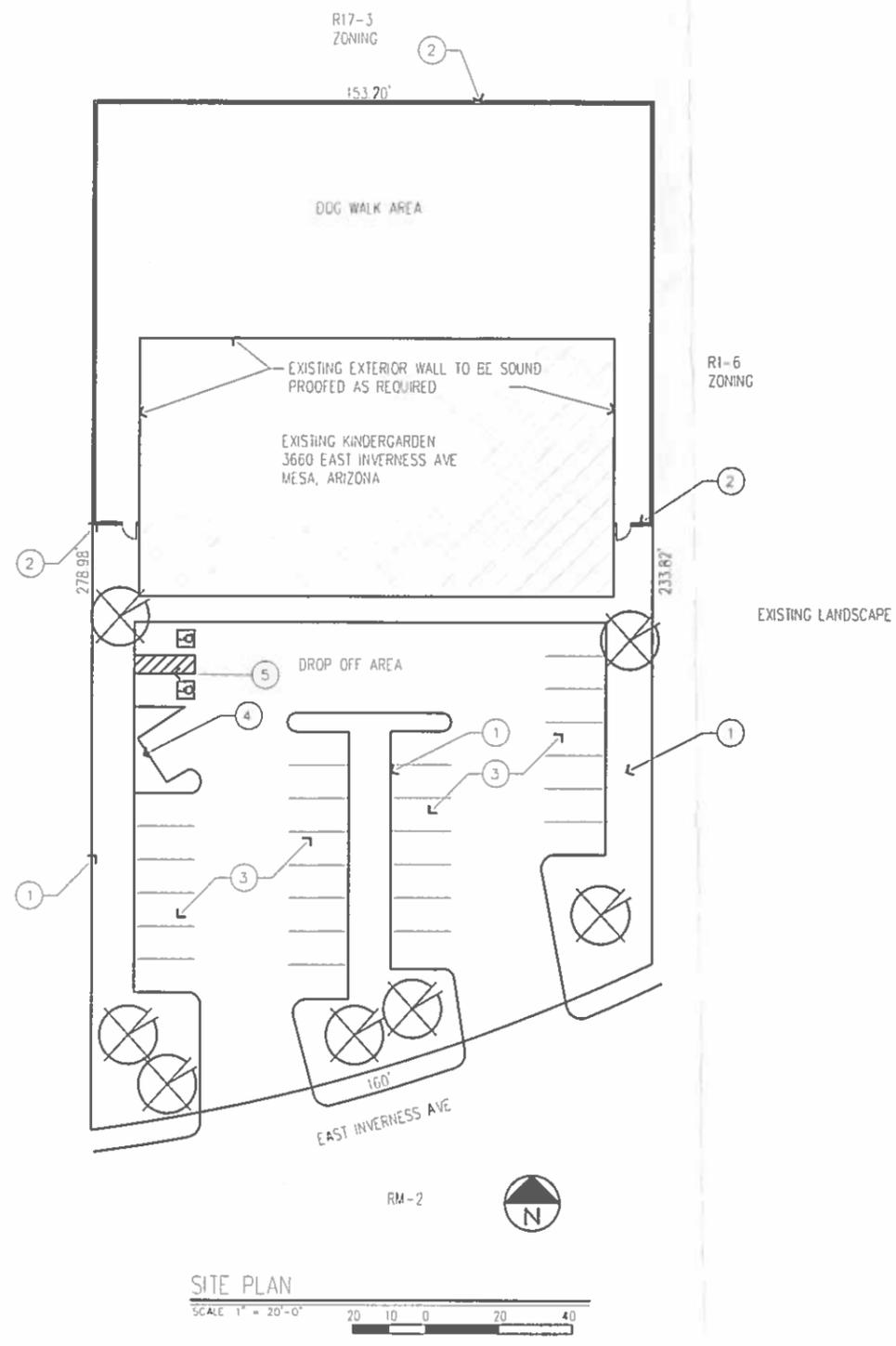
1. We are not a kennel; dogs are cage-free and able to play at our facility from 6am – 7pm. We are more of a retail dog park.
2. We have been in business for over 9 years and have 6 current locations. We have worked very hard to be great neighbors.
3. We provide 24-hour supervision.
4. We will be opening this new location in a building that has been vacant for over two and half years.
5. Our business will provide 20 new job opportunities to members of the community.
6. We currently provide service to 23,500 clients. This use is in high demand.
7. We participate in a semi-annual animal control inspection in which we have been awarded nothing less than an A or A+ standing.
8. We are also giving back to the community by allowing local dog rescuers to keep dogs at our facility that are waiting to be placed into good homes.

This facility will be good for the community as well as the surrounding shopping centers, future employees and vendors. I hope that this letter was informative and has helped to show that we are and have been committed to being great neighbors at our existing locations and that we will continue to be so at this new location as well.

I look forward to discussing this item further with you at the upcoming planning meeting and hope that I can win your support for this much needed business. Please feel free to call me in advance of the meeting if you have any questions or comments at 702-808-6505.

Thank you for your time,

Nelson L. Tressler  
Doggie District Pet Resort



PARTNERS 2 LLC

**PROJECT DATA**

Project: Doggie District Dog Day Care  
 Project Owner:  
 Ms. Nelson Trevisler  
 Doggie District 2, LLC  
 3940 Howard Hughes Pkwy #140  
 Las Vegas, NV 89169

Project Applicant & Architect:  
 POCA Architecture & Design, LLC  
 Paul O'Connor  
 5133 North Central Avenue, Suite 226  
 Phoenix, AZ 85012  
 Phone: (602) 944-0699

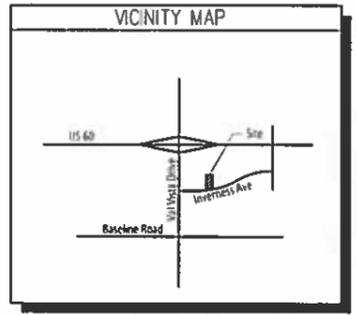
Property Owner:  
 KC Properties, LLC  
 650 NE Holladay Street, Suite 1400  
 Portland, OR 97212

Project Address: 3660 East Inverness Avenue  
 Assessor's Parcel Number: 140-66-788  
 Zoning: C-2  
 Site Area: 39,695 sq ft (0.91 acres)  
 Building Square Footage:  
 Existing: 7,528 square feet  
 Existing Building Height: 15'-0"

Building Code:  
 2012 International Building Code with amendments  
 2012 International Energy Conservation Code  
 2012 International Mechanical Code with amendments  
 2012 Uniform Plumbing Code with amendments  
 2004 National Electrical Code NFPA-70 with amendments  
 1992 CBO ANSI 117.1 & ADAAG (most restrictive)

Occupancy: B  
 Construction type: VB  
 Parking Required:  
 Canine Day Care: 7,528 sq ft / 350 = 21 space  
 Parking Provided: 30 spaces

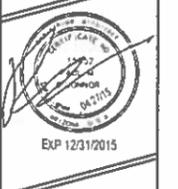
Project Narrative: Project is an existing child day care facility that is to be changed to a canine day care facility. Parking will remain unchanged. Landscape will be restored to original approved landscape plan. Existing outdoor play area will be changed to canine outdoor walk area for use during day time only. Back site wall will be eight foot tall masonry. Existing facility is fully accessible.



- PLAN NOTES**
1. Existing landscaping. Restore to existing approved landscape plan.
  2. 8'-0" high masonry wall.
  3. Existing asphalt parking.
  4. Existing trash enclosure.
  5. Existing accessible parking.

**POCA ARCHITECTURE + DESIGN**

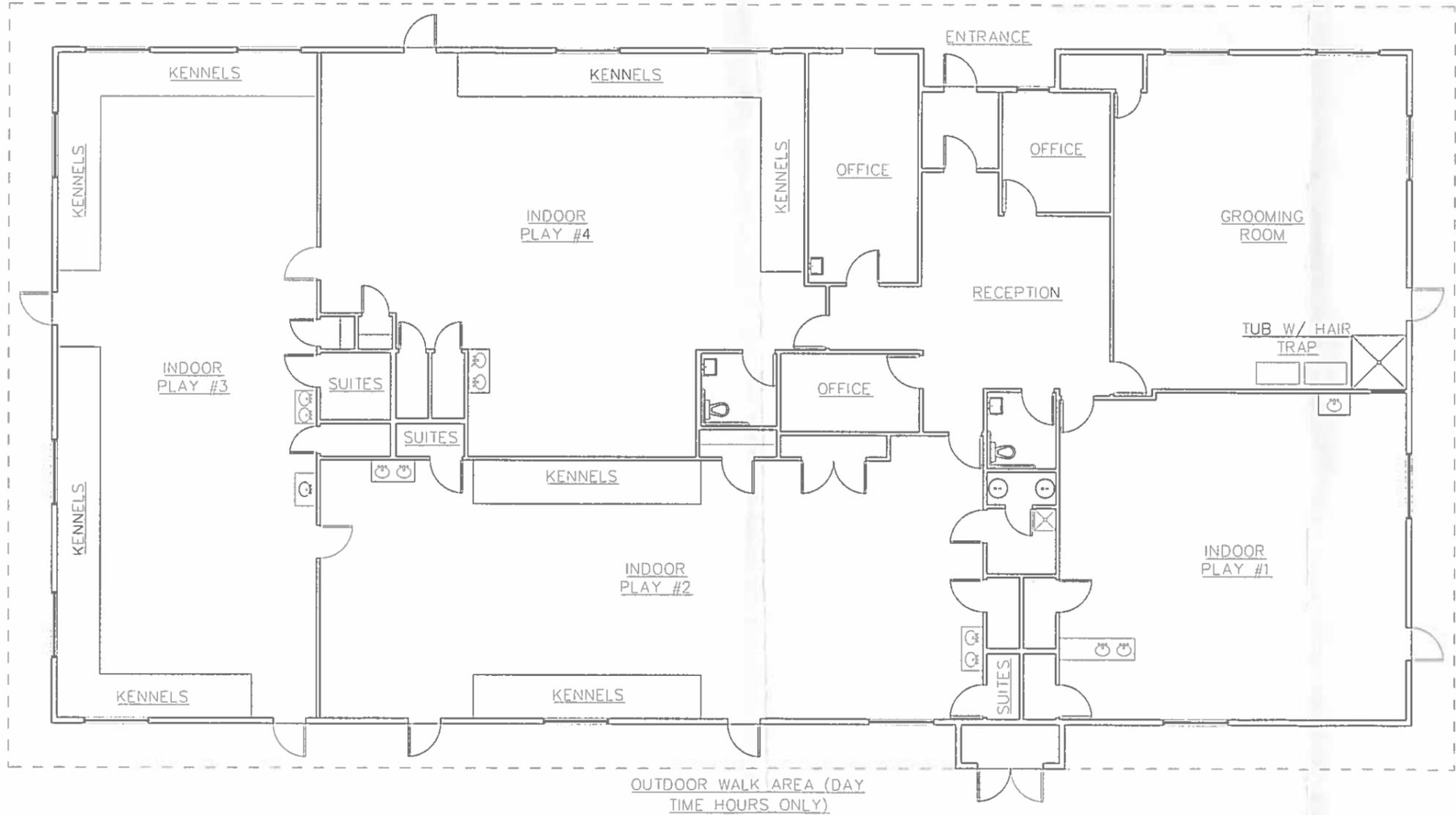
**POCA Architecture + Design, LLC**  
 5133 North Central Avenue  
 Suite 226  
 Phoenix, Arizona 85012  
 pocanor@POCAaz.com  
 602-944-0699



**Doggie District at  
 3660 East Inverness Ave  
 Mesa, Arizona**

Project # - 15017  
 Date - 04-17-15

Sheet Name:  
**SITE PLAN**  
**SP1**

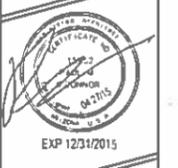


FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

NOTE: EXTERIOR WALLS TO BE SOUND PROOFED W/ R-19 SOUND INSULATION



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 5133 North Central Avenue  
 Suite 226  
 Phoenix, Arizona 85012  
 pocanor@POCAaz.com  
 602-944-0699



**Doggie District at**  
 3660 East Inverness Ave  
 Mesa, Arizona

Revision  
 Project # 1501  
 Date 04-17-15

Sheet Name  
**FLOOR PLAN**

**A1**