



Justification and Compatibility Statement

July 13, 2018

RE: 4 Paws Pet Resort – Dog Kennel expansion
1608 N Greenfield Rd
Mesa, AZ
PRA18-00098

Location:

This project is located at 1608 N Greenfield Rd. It is approximately ½ mile south of McKellips on the East side of Greenfield Road. The property is an existing LI zoned property with an allowed use of dog kennels. The property currently operates as a dog kennel business and dog grooming establishment. The current use is proposed to remain.

Scope:

The scope of this project includes the construction of a new building that will add additional kennel space for the growing local small business. It will house 42 new kennels that match the existing on site as well as an additional 5 kennels with upgraded amenities as kennel suites. The new proposed building will also house employee only uses such as an office and break room for the staff. This building will not be occupied by the customers, but will be employee only areas.

Parking:

The existing South parking is not currently proposed to change. The North lot is being expanded to accommodate paving for the existing employee only covered parking behind an existing entry wall into the back of house portion of the property. An additional 2 spaces are being provided to allocate the removal of 2 spaces in the existing North parking lot as the only suitable solution to provide a solid waste enclosure that meets the City of Mesa's design criteria. There are currently 19 parking stalls provided, 6 of which are within a current landscape setback on the South property line. This lot was constructed on a prior zoning code and was acceptable at the time. We are not able to allocate the relocation of these existing 6 non-conforming spaces and are requesting that they are approved to remain as current. We propose to upgrade the landscape islands as possible to bring them up to the current zoning requirements. This Southern lot is typically the customer parking lot as it is immediately adjacent the main customer lobby entrance. Not only is it infeasible to relocate this parking on the site from a financial and site programming standpoint, but it would also be removing the most efficient customer parking on the site. The average customer has a 5-minute turn-around time from entering the parking stall to leaving. The peak hours for the property are at opening time around 7:00am for animal drop-off and at closing time around 5:00pm.



Fire Access:

The proposed structure will be fire sprinklered with an NFPA 13 automatic fire sprinkler system. The existing parking drive will give adequate dead end pull in for the fire truck and will provide all structures within 300' of the fire truck. The existing fire hydrant is adequate for the property and is located along Greenfield to the South of the property. Fire man gates will be provided with knox boxes throughout the property to allow access throughout the site.

Landscape:

The street front landscape will be upgraded to meet the current City of Mesa design standards in providing 1 tree and 6 shrubs per 25 linear feet of street frontage. The rear yard 20' landscape setback is currently landscaped and is proposed to remain. The Southern yard 20' landscape setback will be accomplished everywhere physically possible. Two new fully landscaped play yards will be fenced in to provide safe play areas for the dogs at the rear (West) end of the Southern property line. An existing fully landscaped dog play yard is proposed to remain in the middle of the Southern property line. At the street front, an existing driveway into the property and the main customer entry/parking lot currently resides within the landscape set back. As noted above, we propose that this existing parking lot remain within the property's landscape setback as removing it would be detrimental to the project.

Sincerely;

A handwritten signature in blue ink, appearing to read 'Covey Groff', with a long, sweeping vertical stroke extending downwards from the end of the signature.

Covey Groff
Project Manager