



***JUSTIFICATION & COMPATIBILITY STATEMENT
CITY OF MESA – BOARD OF ADJUSTMENT
MARCH 11, 2019***

The Pet Club currently does business in the Town of Gilbert in the Encore Shopping Plaza at the southeast corner of Baseline and Gilbert Roads. US Pets, Inc., operating as The Pet Club, wants to relocate this neighborhood store from Gilbert to the City of Mesa into a vacant building that is located at 1928 S. Gilbert Road in order to expand its footprint and bring on additional service components (including wellness and veterinarian care, a grooming salon, retail, boarding, and dog training).

The .942 acre subject site is located just north of the northwest corner of Gilbert & Baseline Roads. The site is comprised of an approximately 6,000 square feet commercial retail building with surface parking and is located within the Mesa Commons Shopping Center. The building has been vacant for several years. The Pet Club is proposing the addition of an outdoor employee patio and an enclosed dog run on the east side of the building in an area that is currently a dead-end drive aisle and 6 excess parking spaces. Providing the patio, dog run, and additional landscaping along the site's Gilbert Road frontage requires removal of the dead-end drive aisle and the excess parking spaces. With the reduction of 6 parking spaces, the new total is 36 parking spaces – which is still in excess of Zoning Ordinance requirements for The Pet Club's 6,000 square feet building.

There are 10 existing parking spaces book-ended by landscape islands along the north face of the building. Although the current Zoning Ordinance would typically require a landscape island every 8 parking spaces for new construction, US Pets, Inc., operating as The Pet Club, is proposing to repurpose an existing vacant building that has a run of 10 parking spaces. The addition of a parking island along the north face of the building would create an unnecessary and readily avoidable hardship because an additional island (if required) within that run of spaces would become a natural relief point for animal waste as it would be in line with the main entry. The Pet Club strongly encourages City relief from adding an additional parking landscape island; thereby, proactively protecting against the repeated use of a "front door" parking landscape island as an unwanted pet relief area. Instead of adding an unneeded and potentially problematic "front door" island, US Pets proposes to add two above ground planter boxes to the left and right of the main entry placed within the column lines and, moreover, also proposes to include a fully designated and maintained "pet relief area" in the new landscaped area to the east of the new patio. We believe this approach will provide both effective and purposeful landscaping proximate to the front door and will also proactively address concerns with pet waste.

The Pet Club store hours (including retail, vet appointments and walks-ins, grooming, day care, and boarding) will be from 8:00 a.m. to 8:00 p.m., 7 days/week with after-hours vet accessibility. The potential outdoor run will be available with supervised use during the hours of 8:00 a.m. to 6:00 p.m. on an as needed basis. Noisy animals (if any) will be taken back inside of the building. Given the new landscaped area, its location adjacent to Gilbert Road, the potential outdoor exercise area will have adequate screening and buffering to ensure that the exercise area will not disturb anyone on the adjacent property or across Gilbert Road. There will be an employee on site 24/7 for any boarded animals or animals recovering from vet care procedures and staying overnight.

In the areas where the employee patio and dog exercise run are located, the existing asphalt will be removed and replaced with new landscaping consisting of ground cover, shrubs and trees. The new landscaping will complement the existing surrounding landscape and substantially enhance the site's Gilbert Road frontage. The enclosed dog run and patio will tie into the existing surrounding building sidewalk. The dog run enclosure will be 8" CMU at +/- 6' high painted to match the building paint color, topped with +/- 3' of view fencing for added safety.