

Site Location: 2154 E Baseline Rd

APN: 140-62-312A

Part of Mesa Shores development shopping center

Current Zoning : LC

### **Mesa Dogs 247**

**OBJECTIVE:** To obtain the special use permit for indoor small animal day care service along with a special use permit for the supplement outdoor area dog area.

#### **PROJECT NARRATIVE:**

##### **SUP for Interior use:**

Mesa Dogs 24/7 (formerly Gilbert Dogs 24/7) has been in operations at the Goodwill Shopping Center on the NWC of Gilbert Road and Guadalupe Road since 2013. The current 4,000 square foot facility accommodates overnight boarding and has no outside area. They are currently in the process of moving their operations one mile north to the NEC of Baseline Road & Gilbert Road to a new 7,100 square foot suite in the Mesa Shores shopping center. The business' sole purpose is pet daycare, grooming, and overnight boarding. The new facility will continue to be a cage-free environment. It will have four large inside play areas, larger reception – grooming space and 10 kennels for mainly feeding. Once the dogs have passed the behavior evaluation, they are allowed into the large play areas. Cage-free environments reduce the anxiety and improve the experience of the animals and their owners. All animals are supervised 24 hours a day and clients are able to pick up and drop off their dogs 24 hours a day. The existing building is block construction which will solve any concerns of sound transmission to adjacent tenant. Additional sound attenuation will be added as needed.

##### **SUP for Outdoor area**

The proposed use permit is to construct a 1,300 square foot exterior dog run behind the facility to the north of the new doggie daycare suite and to allow overnight boarding. The proposed outdoor area does fall on a different parcel number 142-62-312A, however all the Mesa Shores parcels are owned by the same owner/landlord and landlord has approved this use. The outdoor area will be an open covered structure to support the inside dog play areas. The proposed addition will be constructed of 8'-0" high CMU exterior walls to be stucco and painted to match existing building, 2'-0" of wrought iron fencing with a Class A fire rated canvas covering system. No more than 20 dogs at any one given time will be in the outdoor area with professional supervision. Hours of use for the outdoor areas meet and exceed Mesa sound ordinance of 10-pm to 6am, however typical hours of use would from 7AM to 8PM restricting hours from 8PM to 7AM. The interior space will be covered with plastic and K9 grass that is easily cleaned from dog waste. The k9 grass has anti-bacterial backing and is designed to drain the pet waste. The current operating procedure will continue which includes; all solid waste be picked up and double bagged prior to being deposit into the trash collection bins. The area will be rinsed with water on a daily or as needed basis diluting the liquid waste. The new block (stucco) walls will have appropriate drainage spouts at grade to allow for the natural drainage of the property.

##### **Additional Planning Note:**

During additional research and discussions with Mesa Planning, it had been determined that there is a PUE that is approximately 50' off the back of this existing building. The new proposed outdoor area will not encroach this area. This has been indicated on the Site plan.

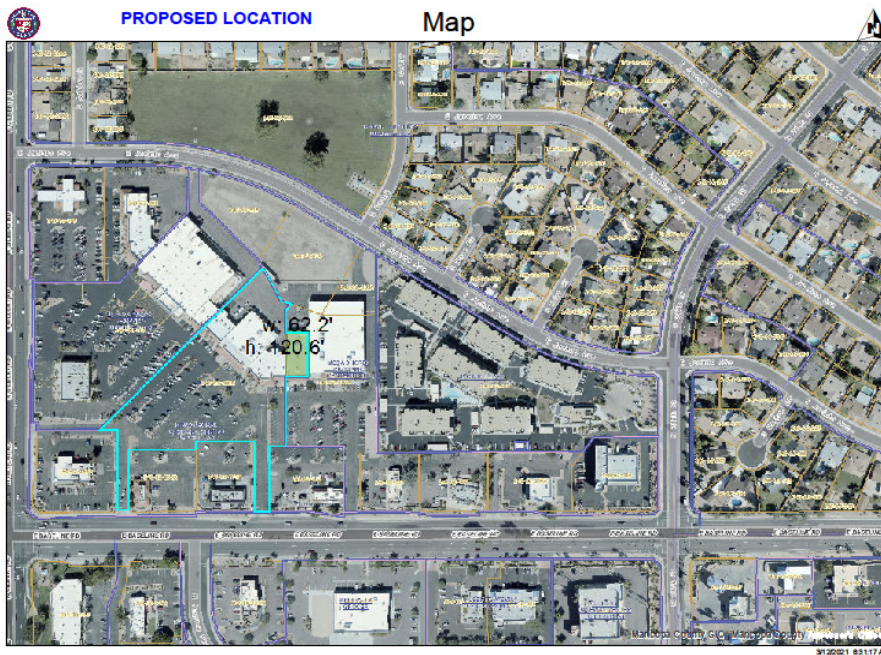
**Additional information:**

Three competitors in Mesa, all within 4 miles of the proposed project, operate with outside areas similar to the proposed project. They are Doggie District-Mesa at 3660 E. Inverness Ave; Camp Bow Wow at 2647 W. Baseline; and Exceptional Pets at 1928 S. Gilbert Road. The business currently operates four other locations throughout the Phoenix-Metro area with outside areas and a 10-year history of no complaints and good stewardship.

**SITE**

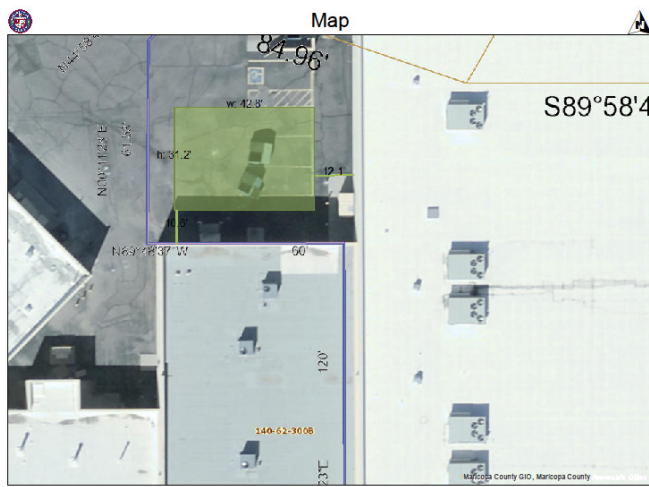
**Existing Site/ Proposed location**

**(Full size Site plan has been provided)**



**Proposed outdoor area:**

The proposed outdoor area will be approximately 1,300-1,400 sf of space located behind the tenant suite. It will be set back 10'-6" to the north of the building and 12'-1" to the west of the adjacent building. Building trash location will be relocated to the east wall of the new outdoor structural per the landlord's request.



**Existing Exterior Site photos**

Photo of the back of building proposed location for out door dog area. *Existing recycle dumpsters will be relocated to another area .*



View looking from back parking to the back of the building looking North



View from the back of the building looking North



**Photos of proposed outdoor structure.**

The below photos are from a current location owned Dogs 24/7 in Tempe to illustrate the final look of what is being proposed for the Mesa Location.





Proposed floor plan with outdoor area.

