



PlaySchool & Grooming

Zona K9 PlaySchool & Grooming, LLC
2820 East University Drive STE 122
Mesa, Arizona 85213

Citizen Applicant: Sarah Ringering
11129 East Flossmoor Circle
Mesa, Arizona 85208
(602)686-9191

Zona K9 PlaySchool & Grooming Project Special Use Permit

Project Description:

We have leased a single suite which was an existing limited commercial use located at 2820 East University Drive Suite 122, Mesa, Arizona 85213. We are looking to convert this space that was once used as an exercise studio into a dog daycare, training and grooming facility. The only new projects being proposed for the space; other than change of use; are the installation of a dog grooming station, sound attenuation of the walls and minor plumbing and electrical upgrades. There will be no alterations to the buildings square footage, height, parking calculations, fire lanes, etc. within the scope of this project.

The dog grooming station will be assembled into existing plumbing. Additional efforts are being made to ensure the health of the plumbing and water lines to the city. This will be achieved with a drain filter system for hair entrapment to filter the hair at the primary source and not allow the hair to continue down the water lines. Since this is an existing space, we will be installing additional sound attenuation to the shared demising wall. We will achieve this with sound resilient channels and an additional layer of drywall. This will accomplish an STC rating of 60 throughout the space. The plumbing/drain filtration and sound attenuation will be explained in further detail within the application. Additional strategies are also welcomed to meet the conditions required for the change of use.

Justification and Compatibility Statement:

- 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;*

Given that as a small animal daycare is specially called out as an allowed use in the Limited Commercial (LC) zoning district as long as a Special Use Permit (SUP) is obtained, concludes that the use is viewed favorably by the City as long as the use is carried out in a way that does

not negatively impact the community (sound, smell, nuisances, etc.). The intent of the daycare facility is to utilize the indoor space resources as the exclusive areas of containment for the dogs. A majority of the walls in this space are exterior concrete masonry unit (CMU) affording excellent sound attenuation. These alone achieve a STC of 56 without drywall. The CMU walls in the front room that is being used for daycare and training are already framed and finished with single layer 5/8 Gypsum board. Currently, the CMU walls in the back room that is being used for the grooming and kennels are not finished. These walls in the back room will be framed and finished with single layer 5/8 Gypsum board to achieve a STC of 60 to provide a greater attenuation for our surrounding community. The interior demising common wall is insulated and double sided drywall with a single layer of 5/8 Gypsum board on each side. This demising wall will also be lined with additional sound resilient materials secondary to the existing demising wall to achieve an even greater sound attenuation of STC 60. (See example of sound resilient channel in example 1 below) Furthermore, we are willing to work with The City to develop a design that meets the needs of the facility while also providing maximum sound attenuation and nuisance mitigation. Finally, the proposed facility is filling a commercial space within an area of Mesa that has many redeveloping and vacant commercial spaces.

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;*

The interior space of the proposed dog daycare facility will not have a negative effect on the overall character of the existing commercial complex/plaza on account that the primary focus of the project is an interior tenant improvement and no exterior improvements are being proposed on the primary frontage of the existing building. The proposed dog daycare facility within the use of the existing building will not have an effect on the overall appearance of the existing facility.

The Mesa 2040 General Plan Character Area designation for the subject site a Neighborhoods Character type. Per Chapter 7 of the Plan, the primary focus of the Neighborhoods Character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. The total area devoted to local serving businesses within the Neighborhood Characteristic type in one location is generally less than 15 acres and these businesses typically serve people within a mile radius of the area. The goal is to redevelop these strip commercial areas over time to provide more of a mix of uses and to integrate better into the surrounding neighborhood. The design, development, and maintenance of neighborhoods focuses on ensuring clean, safe, and healthy areas where people want to live and maintain their investments. (Page 7-2, 7-8 of Mesa 2040 General Plan) The purposed dog daycare facility is a commercial use that fits the goals and visions of the Neighborhood Character type area defined in the Mesa 2040 General Plan because it provides a clean and safe environment to serve the

community as well as attract a diverse populace to the overall commercial complex from a distance further than 1 mile. Our current clientele are within a roughly 5 mile radius as well as surrounding cities and counties.

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 welfare of the City; and*

Similar to the two answers above, the proposed use for a small animal daycare has already been identified within the zoning ordinance as one that is deemed appropriate and beneficial to the overall community as long as it is done in a manner approved by the City. The interior conditions of the facility will be altered as required to ensure sufficient sound attenuation as to not negatively impact the community. Accommodations will be made to ensure that the required attenuation is provided with the assistance of the City Staff. All of these factors minimize the risk of injury or detrimental uses by the proposed dog daycare both for the surrounding properties and the City as a whole.

4. *Adequate public services, public facilities and public infrastructure are available to serve the proposed project.*

The proposed small animal daycare will not have any impact on the public services, public facilities, nor public infrastructure. The public infrastructure is already on-site and will adequately serve the site and proposed use.

Example 1:

RC-1 PROPLUS™ RESILIENT CHANNEL (RCUR HEAVY)



HEAVY-DUTY SINGLE-LEG RESILIENT CHANNEL

Made of 22mil steel to provide a stiffer resilient channel.

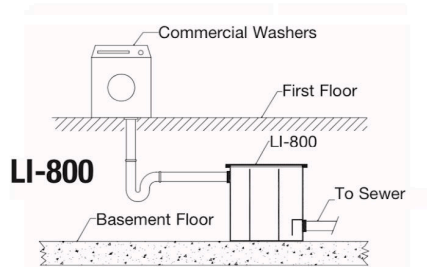
* These resilient channels are applied perpendicular to the studs and covered in additional gypsum board. The application technique allows for the sound to diminish within the wall before flowing through the other side of the wall. This system is being placed over the existing walls as a secondary layer of sound attenuation. We will achieve this with sound resilient channels and an additional layer of drywall. This will accomplish an STC rating of 60 throughout the space from floor to roof. Further detail will be noted in the floor plans.

Example 2:

Lint Interceptors LI-800 & LI-LT Series

Function

Watts LI-800 Series interceptors and LI-LT Series lint troughs are specified for installation downstream of commercial washers in laundromats, hotels, medical and other facilities performing commercial washing. The LI-800 and LI-LT separate both light solid and floating debris.



LI-800 Series Sizing

LI-800 lint interceptors are typically sized according to the number of washing machines serviced.

LI-800 Series Placement & Installation

LI-800 lint interceptors are installed downstream of commercial washing machines. They can be installed on the floor or recessed in a minimum 4" concrete slab. Recessed installations may require an extension to meet the below grade piping (see **Extensions**).

LI-800 Series interceptors are supplied with IPS piping connections on the inlet and outlet side. Connections can be made with IPS nipples (by others) corresponding to the interceptor's connection size. Washing machines should be trapped prior to the interceptor, or alternatively, a trap can be formed with piping on the outlet side of the interceptor.

LI-800 Series Maintenance

Cleaning should be performed regularly to avoid the filter screens becoming clogged and maintain the efficiency of the interceptor. The required frequency of cleaning is dependent upon the volume of incoming debris.

To clean the interceptor, remove the bolts securing the top cover and remove the cover. Collect and remove any large debris that has settled at the bottom of the first chamber. Remove the screens and clean any accumulated lint from the screens and the inside of the interceptor. Replace the screens. Inspect the cover gasket for damage and potential leak points. Reinstall and bolt down the cover.

* This lint interceptor system will be placed within the plumbing lines of the dog grooming station as the planned source of filtration for hair and debris flowing through the grooming

station plumbing outflow. For placement, See Floor Plans. Plumbing will be vented to the roof. This will be detailed and achieved under a separate permit as required by The City.

Additional entrapment measures to be noted, at all times, a stainless steel mesh drain strainer will be placed within the tub of the grooming station to entrap the hair and debris before having the opportunity to exit the tub and flow down the drain pipes. While this entrapment system allows for a higher degree of human error, it is with great diligence that this will be maintained throughout the grooming process of each dog to ensure the safety of the plumbing and waterways.

Plan of Operation/Good Neighborhood Policy:

Zona K9 PlaySchool & Grooming is the product of a restructured business in Mesa, Arizona. We were previously State48 Dog Training & Service Dogs. State48 Dog Training & Service Dogs primarily provided Obedience Training, Service Dog Training and Grooming. With the restructuring of State48 Dog Training & Service Dogs into Zona K9 PlaySchool & Grooming we are seeking to better provide for our rapidly growing clients needs. We can achieve this by expanding our services provided to include dog daycare. In addition to creating a clean facility and environment designed with dogs security, comfort and enrichment in mind. For security, we will have 24-hour security cameras on the interior of the facility. Small to large breeds of dogs are welcome at Zona K9 PlaySchool & Grooming. While taking that into account, behavior and temperament evaluations are completed to ensure the safety of the dogs' and their caregivers. Additionally, dogs will be required to be altered and up-to-date on vaccinations.

Zona K9 PlaySchool & Grooming is a woman owned business. We, Sarah Ringering and Krystal Huston, are the owners. We are Arizona Natives and have lived specifically in Mesa for a great majority of our lives. Sarah Ringering is a graduate of Northern Arizona University, Pima Medical Institute and Penn Foster. Her studies began in music, minored in business and landed in Veterinary Medicine where she worked as a Veterinary Technician for 8 years. Krystal Huston is a Graduate of Animal Behavior College where she gained her certification as a Dog Trainer. Additionally, she spent 15 years working in animal related retail and dog training. These two paths crossed leading to create something new and unique for the canine community... Zona K9 PlaySchool & Grooming.

We are working diligently to ensure a safe and clean environment for our clients and our surrounding neighbors. We will be providing pet waste disposal stations to provide a means to dispose of pet waste easily in a way that does not disrupt any of our neighbors. Our facility will be sound attenuated in a manner to provide a peaceful environment for those outside of our facility and in our community.

If there are any issues or disruptions that need to be addressed, please contact us from the following:

Sarah Ringering, Owner (602)686-9191

Krystal Huston, Owner (480)861-9219

Zona K9 PlaySchool & Grooming (480)980-2301

Send us an email to Zonak9playschool@gmail.com.

In addition, we will fully participate in the Citizen Participation Plan requirement per Section 11-67-5 by providing Letters of Notification to all property owners within a 500 feet radius of the property. Signed Citizen Participation Plan Agreement included.

Business Information:

Hours of Operation:

Monday through Friday: 7A to 7P

Saturday: 9A to 5P

Sunday: 9A to 4P

Hours are subject to change and observed holidays

Staffing:

2 full-time employees (Owners)

2 part/full time employees once open

Safety:

- 24-hour security cameras (interior only)
- Neutral area at front door to prevent dogs from being able to get out the facility
- Enclosures for dogs for security and safety in case of a stressful situation
- Multiple slip lead (safety leads) leashes placed throughout the facility to be able to provide security and control to dogs in a stressful situation
- Visitors will only be permitted to stand in the reception area during daycare hours to prevent injury by dog
- Employee education will be provided to ensure the safety of themselves and the dogs

Cleanliness:

- The use of OdorBan to sanitize and keep the smell to a minimum. This is used on the interior and exterior to clean, sanitize and deodorize. Exterior cleaning and deodorizing will be performed weekly, if not more to ensure a clean and pleasant community environment.

Noise:

- Sound attenuation plans are being made to construct walls that provide an STC rating of 60. This sound attenuation level should allow for a peaceful environment for the surrounding community and the adjacent businesses.

Proposed Site for Special Use Permit:

Coconut Groves Plaza Retail

FOR LEASE | 2820 EAST UNIVERSITY DRIVE, MESA, AZ 85213



HIGHLIGHTS

- ±1,200 SF - 1488 SF available for lease
- Strong tenant mix
- Abundant parking (4.07/1000 parking ratio)
- Minutes from the Loop 202 Red Mountain Freeway & US 60 Freeway
- Surrounded by established retail, restaurants, businesses, and residential neighborhoods

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	21,622	155,454	342,536
Average HH Income	\$68,568	\$75,849	\$74,011
No. of Households	9,364	56,789	127,879
Total No. of Businesses	332	3,141	11,266
Total No. of Employees	2,812	23,886	113,244
Traffic Counts	19,649 vpd on University Drive		

Source: CoStar 2021

LEASE RATE

\$10.00/SF NNN



Coconut Groves Plaza Retail

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Coconut Grove Tenants & Vacancy

SUITE	TENANT	SIZE
Outparcel 2	Pirate's Fish & Chips	± 0.43 Acres
Outparcel 3	Banner Urgent Care	± 0.73 Acres
Outparcel 4	Available	± 0.34 Acres
Suite 101 - 102	Catalina Antiques	± 2,400 SF
Suite 103	Available	± 1,200 SF
Suite 104 - 106	East Valley Antiques	± 9,414 SF
Suite 107 - 108	Rauch Family Dentistry	± 2,614 SF
Suite 109 - 110	Bakery	± 2,614 SF
Suite 111	Stella's Resale	± 1,890 SF
Suite 112 - 113	Tumbling	± 2,000 SF
Suite 114 - 117	Let's Play Music	± 5,665 SF
Suite 118 - 119	Family of God	± 1,430 SF
Suite 120	Shipping Store	± 1,098 SF
Suite 121	Available	± 1,488 SF
Suite 122	State 48 Pet	± 1,293 SF



Notes:

1. Neighboring tenants in STE 121 are labeled available/vacant because they will be vacating July 31st, 2024.
2. The proposed STE 122 is labeled as State48 Pets, however, this was our prior entity of State48 Dog Training & Service Dogs, LLC. We will be dissolving this entity and moving forward as Zona K9 PlaySchool & Grooming, LLC.
3. Outparcel 4 is marked as available, however, this parcel currently provides an additional 16 parking spaces for the plaza.