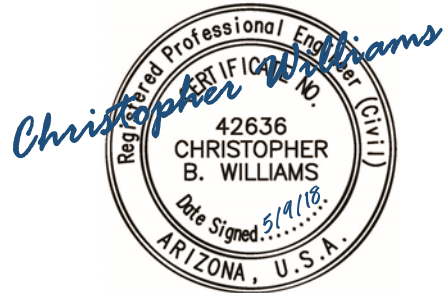


May 9, 2018

Julie-Rae Steinmeyer  
Up Out & About LLC.  
2530 W. Carson Road  
Phoenix, AZ 85041  
Email: julie-rae.steinmeyer@campbowwowusa.com

Phone: (602) 796-6881

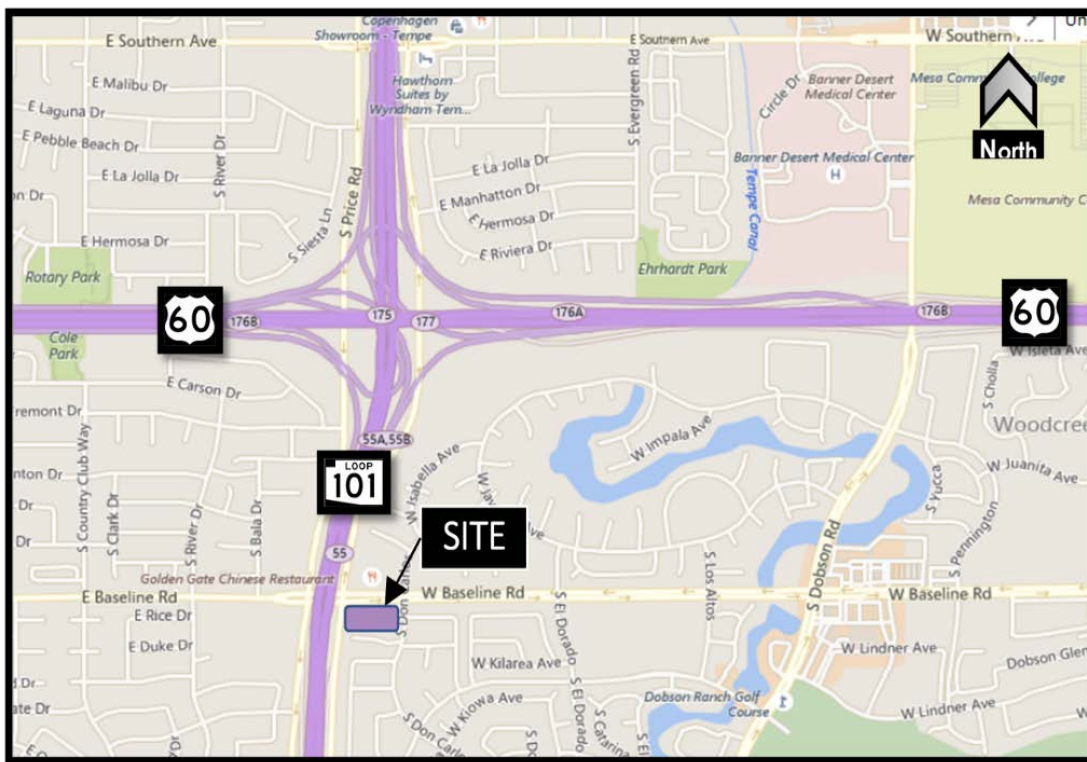


Expires 6/30/20

**RE:           Parking Demand for Proposed Camp Bow Wow Dog Kennel  
              2647 W. Baseline Road, Mesa, Arizona**

Dear Mrs. Steinmeyer:

Y2K Engineering has been retained to provide traffic engineering services for a parking demand study as required by the City of Mesa. The goal of the study is to identify the actual parking demand of a dog kennel called Camp Bow Wow located at 2647 W. Baseline Road in Mesa, Arizona. **Figure 1** shows the vicinity of the project.



**Figure 1: Vicinity Map of Project**





## EXISTING CONDITIONS

The proposed Camp Bow Wow development is located within the Don Carlos Plaza which was originally platted with a cross-access agreement in 1978. With a cross access agreement in place the following three areas, all within the Don Carlos Plaza, were evaluated for parking demand. The sites adjacent to Camp Bow Wow (Don Carlos Plaza Lot 1 and A&P Nursery Lot 3) are the extent of the study area. There are three additional lots (Lots 4 - 6) within in the Don Carlos Plaza shared parking agreement. These lots are made up of the J'z Food Market, Dobson Ranch Dental Care and Best Friends Preschool. These 3 lots are being included in the total parking demand calculations to ensure that required total spaces are met. However, it is assumed that visitors at the businesses beyond the study area will not impact the parking demand of Camp Bow Wow and the adjacent two lots.

### CAMP BOW WOW #2

The existing building for the proposed Camp Bow Wow facility was formally a title loan company but the building is currently unoccupied. The associated parking lot has 27 spaces, including 12 in the front of the building and 15 striped spaces behind the building.

### A & P NURSERY LOT #3

Adjacent to the east side of the proposed Camp Bow Wow building is the existing A & P Nursery. The plant nursery commercial building space is approximately 1,700 square feet with an additional 22,500 square feet of nursery plant storage. The existing nursery provides 21 parking spaces.

### DON CARLOS PLAZA LOT #1

Adjacent to the west side of the proposed Camp Bow Wow building is the existing Don Carlos Plaza, Lot #1. Lot #1 of the Plaza hosts 7 businesses, all of which are commercial retail land uses. The existing Don Carlos Plaza Lot #1 provides 35 striped spaces, with informal (unstriped) parking in the back currently being used by several employees.

**Table 1** below summarizes the existing tenants of Lot #1 of the Don Carlos Plaza and lists the hours of operation for each existing business within the project site.

**Table 1: Hours of Operation**

Business	Weekday	Saturday	Sunday
A&P Nursery	7:00AM-5:50PM	7:00AM-5:50PM	9:00AM-5:00PM
Camp Bow Wow	6:30AM-7:00PM	7:00AM-10:00AM, 4:00PM-7:00PM	7:00AM-10:00AM, 4:00PM-7:00PM
Furniture Memoryzzz	10:00AM-7:00PM	9:00AM-6:00PM	BY APPOINTMENT
Kingdom Nutrition	CLOSED	CLOSED	CLOSED
L&L Mirror & Glass	7:00AM-12:00PM	9:00AM-12:00PM*	CLOSED
Kirby Vacuum Sales & Service	9:00AM-6:00PM	9:00AM-4:00PM	CLOSED
Royal Styles & Cuts	By Appointment	By Appointment	By Appointment
Arizona Fine Violins	10:00AM-6:00PM	10:00AM-3:00PM	CLOSED
Detail Garage Mesa	8:00AM-6:00PM	8:00AM-4:00PM	8:00AM-3:00PM

\*Open every other Saturday

**Figure 2** shows the proximity of the three buildings within the study area.



**Figure 2: Project Study Area**

## PARKING DEMAND

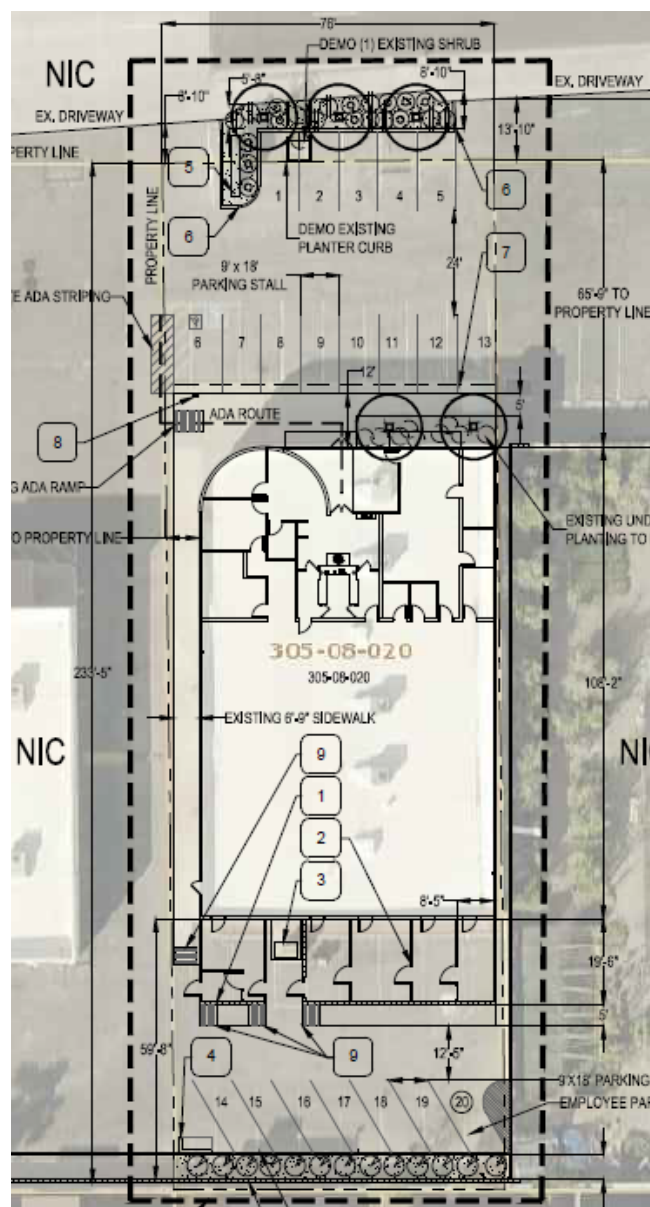
### CAMP BOW WOW

Camp Bow Wow is proposed to occupy an existing commercial building (formerly occupied by a title loan company) consisting of approximately 7,340 total square feet. The public space and employee office/restroom areas will occupy approximately 2,580 square feet of the building. The remaining area will be for dog kennels and indoor play. Parking requirements are determined for retail facilities by a ratio of square feet to parking spaces required. Because approximately 65% of the site area is not useable retail space and will be occupied by dogs, 2,580 square feet is the true retail area. Per the City of Mesa code, the total site square footage requires  $\pm 19$  parking spaces. The abbreviated square footage requires  $\pm 7$  parking spaces.

Camp Bow Wow is a franchise company with nearly 140 locations across the country. Based on information provided by other Camp Bow Wow facilities of similar size along with plans provided by the owner, it is expected that there will be 3 - 8 employees on site on any given day. Typically, there are not more than 5 people dropping off dogs at any one given 15-minute period. From this information, 13 total parking spaces would be sufficient to handle the anticipated parking volume for the site.

The proposed site plan includes an outdoor play area for dogs. This area will be on the south side of the building, where there are 7 existing parking spaces. A trash enclosure is proposed to take away 2 existing parking spaces. As such, the existing 27 parking spaces is being reduced to 19 total parking spaces. There are 13 proposed spaces on the north side of the building and 6 additional parking stalls behind the building.

Based on an existing wall between the Camp Bow Wow building and the A & P Nursery, the driveway behind the building does not provide through connectivity in the east/west direction. The 6 spaces on the south side of Camp Bow Wow will require users to back out in a three-point-turn to safely exit the parking lot. As such, it is recommended that these spaces be used for employees only to avoid confusion among customers. The existing lot layout has a similar issue. **Figure 3** shows the proposed parking layout.



**Figure 3: Project Site Plan**



## CITY OF MESA PARKING REQUIREMENTS

Parking requirements are specified in Article 4, Chapter 32 of the City of Mesa Zoning Ordinance. Required parking was calculated based on the City of Mesa's determined ratios by land use as specified in Section 11-32-3 of Chapter 32. The calculated required spaces can be seen in **Table 2** below.

**Table 2: Parking Requirements**

Lot	Area	City of Mesa Required Ratio	Required Spaces	Actual Spaces
Don Carlos Plaza, Lot 1	13,500 SF	1 space per 375 square feet	36	35
Camp Bow Wow, Lot 2	7,340 SF	1 space per 375 square feet	20	20
A&P Nursery, Lot 3	1,700 SF	1 space per 375 square feet of sales and service building	5	21
J'z Convenience Store, Lot 4	3,209 SF	1 space per 375 square feet	9	11
Dobson Ranch Dental Care, Lot 5	2,589 SF	1 space per 200 square feet	13	16
Best Friends Preschool, Lot 6	5,292 SF	1 space per 375 square feet	14	7
TOTAL:			97	110

As shown in **Table 2**, the overall site shows a surplus of 13 parking spaces. Lot #1 of the Don Carlos Plaza requires the highest number of spaces and shows a deficit of one parking stall. If parking is an issue for Lot #1, there is an abundance of space behind the building that could be striped to create additional parking. Employees can easily park behind the building leaving the prime spaces for customers. The Camp Bow Wow site is shown to provide adequate parking per the City's requirements. Per the City of Mesa code, A&P Nursery exceeds the required parking spaces by 16. The immediate study area of Lots 1-3 exceeds the City of Mesa parking requirements by 15 spaces.

## CONCLUSIONS

The parking demand of the proposed Camp Bow Wow is not expected to exceed 13 spaces. The current site plan shows 13 spaces in front of the building with an additional 7 located behind. It is recommended that the 7 parking spaces behind Camp Bow Wow be reserved for employee only parking. This will assist in avoiding confusion for visitors to the site and will provide open parking spaces directly in front of the storefront.

While the adjacent Don Carlos Plaza Lot #1 is shown to require one additional parking space, site observations show that the parking demands appear to be met. The commercial tenants such as a violin shop, vacuum store and appointment-only hair styling are not showing the parking demand that may be expected from a typical commercial building. If necessary there is sufficient space to stripe several additional parking stalls behind the building which could be reserved for employees.





The A & P Nursery is currently providing sufficient parking and provides a buffer of additional spaces should a special event be held at any of the three primary study buildings. The overall parking demand for the entire Don Carlos Plaza shows to have sufficient parking per City of Mesa's Zoning Ordinance.

Sincerely,

**Y2K Engineering, LLC.**

A handwritten signature in blue ink, appearing to read 'Ch. Williams'.

Christopher B. Williams, PE, PTOE  
Senior Traffic Engineer

Attachments: City of Mesa Parking Zoning Ordinance (Parking Requirements)

## Chapter 32      On-Site Parking, Loading, and Circulation

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### Sections:

11-32-1	<a href="#">Purpose and Applicability</a>
11-32-2	<a href="#">General Regulations and Standards</a>
11-32-3	<a href="#">Parking Spaces Required</a>
11-32-4	<a href="#">Parking Area Design</a>
11-32-5	<a href="#">Shared Parking</a>
11-32-6	<a href="#">Parking Reductions</a>
11-32-7	<a href="#">Alternative Compliance with Minimum Parking Requirements</a>
11-32-8	<a href="#">Bicycle and Motorcycle Parking</a>

### 11-32-1:      Purpose and Applicability

- A.      **Purpose.** The purpose of this Chapter is to provide standards for parking and loading facilities to accommodate the various land uses permitted by this Ordinance. It is the intent of this Chapter to require the minimum number of on-site parking and loading spaces with maneuvering areas, driveways, and surface materials for the efficient movement of vehicular traffic, and to provide flexibility in meeting these requirements for sites with special needs. Additional purposes of this Chapter include:
1.      Ensuring the provision of safe and convenient places to park personal transportation vehicles, including automobiles, bicycles and motorcycles,
  2.      Providing paved surfaces and alternative dust control measures to control and reduce the amount of dust and PM-10 particulates released to the atmosphere,
  3.      Limiting the area of land consumed by parking through allowances for reductions to the number of required parking spaces and allowances for sharing of parking spaces among multiple uses where appropriate,
  4.      Minimizing conflicts between pedestrian and vehicular circulation,
  5.      Reducing the scale of paved surfaces and shading these surfaces, to reduce heat gain that contributes to the urban heat island effect, and
  6.      Encourage sustainable development by promoting the use of alternative modes of transportation, walking and bicycling through recalibrating parking regulations for mixed use and transit-oriented developments.

<b>Table 11-32-2.H.2: Parking Area and Space Dimensions – Compact Spaces</b>					
<i>Angle of Parking</i>	<i>Stall Width</i>	<i>Curb Length Per Stall</i>	<i>Stall Depth</i>	<i>One-Way Aisle Width</i>	<i>Two-Way Aisle Width</i>
Parallel	9'0"	22'0"	9'0"	11'	20'
30°	9'0"	18'0"	14'11"	11'	20'
40°	9'0"	14'0"	16'5"	11'	22'
45°	9'0"	12'9"	17'0"	11'	24'
50°	9'0"	11'9"	17'5"	13'	24'
60°	9'0"	10'5"	17'10"	16'	24'
70°	9'0"	9'8"	17'9"	16'	24'
90°	9'0"	9'0"	16'0"	21'	24'

3. **Loading Spaces.** If loading spaces are provided they shall be a minimum 10 feet by 30 feet.
- I. **Size of Parking Spaces for Motorcycles, Scooters, and Golf Carts.** Motorcycle and Scooter parking spaces shall have a minimum dimension of 5 feet by 9 feet. Golf cart parking spaces shall have a minimum dimension of 5 feet by 10 feet.
- J. **Drive Aisle without Associated Parking Spaces.** One-way drive aisles that do not provide access to parking or loading spaces shall be at least 12-feet wide. 2-way drive aisles that do not provide access to parking or loading spaces shall be at least 20-feet wide.

### 11-32-3: Parking Spaces Required

- A. The following chart specifies the minimum parking spaces required for each permitted use (For exceptions, see Sections 11-32-5, 6, and 7):

Table 11-32-3.A: Required Parking Spaces By Use		
Use	Minimum Standard	
Residential		
Single Residence, detached or attached, including Manufactured Home Subdivisions	2 spaces per dwelling which may be in tandem with Zoning Administrator approval	
Multiple Residence (Typical)	See sub categories, below	
Apartments, multiple residence condominiums, and mixed-use residential, townhomes, patio homes and similar multiple residence buildings: development site located within 1/4 mile radius (1320- feet) of bus rapid transit or light rail station, regardless of bedroom count	9 or fewer total units	1.4 spaces per dwelling unit
	10 – 25 total units	1.3 spaces per dwelling unit
	26 or more total units	1.2 spaces per dwelling unit
Apartments, multiple residence condominiums, mixed-use residential, townhomes, patio homes, and similar multiple residence buildings: development site not located within 1/4 mile radius (1320- feet) of bus rapid transit or light rail station, regardless of bedroom count	2.1 spaces per dwelling unit	

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<b>Table 11-32-3.A: Required Parking Spaces By Use</b>	
<i>Use</i>	<i>Minimum Standard</i>
Group Residential (Boarding House, Assisted Living, Group Homes for the Handicapped in excess of 10 persons)	1.2 spaces per dwelling unit for development with distinguishable dwelling units 1.0 space for each room plus 2 additional spaces for development with congregate dining and no distinguishable separate dwelling units
Group Home for the Handicapped (10 or less persons)	Same as Single Residence
Live-Work Units	2.1 spaces per unit
Residential Care, General (Nursing Home, Hospice)	1.0 space per room or dwelling unit plus 2 additional spaces
RV Parks	1 full-sized space for each RV space, plus 1 guest parking space per 10 (or fraction thereof) RV spaces for the overall development
RV Subdivisions	1 full-sized space and 1 golf cart space for each lot; plus 1 full-sized guest parking space per 10 (or fraction thereof) dwelling units for the overall development
Manufactured Home Parks	2 full-sized space for each lot (may include tandem spaces); plus 1 guest parking space per 10 (or fraction thereof) dwelling units for the overall development
<b>Public Assembly and Schools</b>	
Theaters, auditoriums, assembly halls, places of worship, clubs, lodges and fraternal buildings, funeral homes, community centers, libraries	1 space per 75 square feet used for public assembly
Museums	1 space per 250 square feet used for public assembly plus accessory uses
Stadiums	1 space per 5 seats plus 1 space per 300 square feet for accessory uses
School, kindergarten through 9th grade	1 space per 75 feet for public assembly space, such as auditoriums and theaters, and 1 space per 600 square feet for all other areas
High schools, academies, colleges, universities, trade or vocational schools	1 space per 200 square feet
<b>Health Care</b>	
Medical/dental offices and outpatient clinics	1 space per 200 square feet
Hospitals, hospices, nursing, and convalescent homes	1 space per 400 square feet
Day care centers	1 space per 375 square feet
<b>Group Commercial Developments</b>	
Shell buildings (no specified use)	1 space per 275 square feet
<b>Independent Commercial Buildings and Uses</b>	
General offices, retail, and services	1 space per 375 square feet
General auto repair, garages, service stations, car washes, and drive-through lubrication shops	1 space per 375 square feet, including service bays, wash tunnels, and retail areas
Hotels and motels	1 space per room or suite of rooms with individual exits plus ancillary use requirements
Eating and Drinking Establishments (no drive through window)	1 space per 75 square feet for indoor area, and 1space per 200 square feet for outdoor seating area
Eating Establishments (with drive-through window and associated queuing drive aisle)	1 space per 100 square feet for indoor area, and 1 space per 200 square feet for outdoor seating area
Outdoor sales and service areas (car lots, plant nurseries, building supplies, etc.)	1 space per 375 square feet of sales and service building, but not less than 4 spaces per use
<b>Temporary Outdoor Uses</b>	
Swap Meets (See Section 11-20-29)	1 space per 300 square feet of designated vendor area

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<b>Table 11-32-3.A: Required Parking Spaces By Use</b>	
<i>Use</i>	<i>Minimum Standard</i>
Farmer's Markets (See Section 11-20-29)	1 space per 400 square feet of designated vendor area
<b>Recreation</b>	
Bowling centers	5 spaces per lane plus ancillary use requirements
Golf driving range	1 space per tee plus ancillary use requirements
Miniature golf, amusement parks, batting ranges, and water slides	1 space per 500 square feet of outdoor recreations area plus ancillary use requirements
Health space and clubs, gyms, and tennis, handball, and racquetball courts and clubs	1 space per 100 square feet, excluding courts, plus 2 spaces per court
Skating rinks and dance halls	1 space per 75 square feet used for recreational activities plus ancillary use requirements
<b>Group Industrial Buildings and Uses</b>	
Shell buildings (no specified use)	75% at 1 space per 500 square feet plus 25% at 1 space per 375 square feet
<b>Independent Industrial Buildings and Uses</b>	
Mini-storage (dead storage only)	4 spaces plus 2 for manager's quarters; Drive aisles between buildings shall maintain minimum distance of 24 feet
Warehousing and Storage, excluding Min-storage	1 space per 900 square feet
Industrial	1 space per 600 square feet
<b>Airport Buildings and Uses</b>	
Aircraft Hangars	2 per aircraft, plus ancillary use requirements
<b>Public Facilities and Uses</b>	
Fire stations	1 space per bed, plus 1 space per 75 square feet for Community Room
Police Substations	1 space per 300 square feet, plus 1 space per 75 square feet for Community Room, plus ancillary use requirements

**B. Basis of Calculation.** The on-site parking requirements specified in this Section are based on gross floor area unless otherwise stated.

1. In the case of mixed uses, the total requirements for off-street parking spaces shall be the sum of the requirements of the various uses computed separately as specified in this Section, and the off-street parking space for one use shall not be considered as providing the required off-street parking for any other use, unless a Shared Parking Plan has been approved in accordance with the requirements of Section 11-32-5.
2. In case of fractional results in calculating parking requirements from the chart above, the required number shall be rounded up to the nearest whole number.

**C. Maximum Parking Spaces.** The number of parking spaces provided by any development in surface parking lots shall not exceed 125% of the minimum required spaces in Table 11-32-3(A), except as follows:

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