



Board of Adjustment  
City of Mesa Planning Division  
55 North Center Street  
Mesa, AZ 85202  
Att: Kellie Rorex, Planner 1

9 July 2020

RE: Case No. BOA20-00453, 1837 W Guadalupe Road suite 107 Mesa, AZ 85202

Dear Kellie:

This application requests the above-referenced suite be allowed a use of *kennel*, as it will be a “cat lounge” and a coffee house. The Kitty Pause Kitty Café “cat lounge” side will be completely separated from the coffee house side by a floor to roof wall. The wall will have windows so that patrons can view the cats from the coffee house side. There will be a vestibule between the coffee house and the cat lounge side of the house to assure that no cats or cat dander can enter the coffee house side. There will be two separate air conditioners with separate supply and return air and ventilation – one for each side of the suite as per Environmental Health Services requirements. Additionally, there will be insulation in the walls and ceiling so that sound cannot travel to other suites or outdoors.

The cat lounge is a temporary home for highly socialized rescue cats. It is also a feline activity center where patrons will visit with cats in the hopes that they will adopt a cat. A variety of planned activities, such as yoga with cats and board games with cats, will take place in the cat lounge in addition to unstructured play time with the cats. The coffee house side of the facility will offer coffees, teas, sweet and savory pastries, cookies, and other sweet treats to customers, while they can watch the cats on the other side through windows. There will be a small boutique area in the coffee house that will feature cat-inspired collectible items for sale.

Cat cafes originated in Taiwan in 1998. The numbers in the United States have been growing steadily since 2017. There are now 130 in North America with over 100 of those in the United States. Kitty Pause will be the first combination cat lounge and coffee house in the Phoenix area.

This project is consistent with, and will help to advance, the objectives of the General Plan. It is in the LC Limited Commercial Zoning District which is intended to be locally oriented retail and service uses to serve the surrounding residential trade area. The goal of the Mixed Use Activity District Neighborhood is to help the district be a strong and viable center of commercial activity that attracts people to unique



shopping and entertainment experiences. This project fits because it will be a unique café with a small boutique and will provide entertainment in the kitty side. It will be open on weekends as well as weekdays into early evenings so there will be a presence beyond standard business hours which will help to create a vibrant community. There will be a video game bar adjacent to this suite, there is a needlework store on the other side of this suite, and there is a (primarily take-out) allergy/gluten-free café two suites over, so it will compliment these businesses. Additionally, Table 11-6-2 Commercial Districts lists *Kennels* as SUP, with Note 4 stating that it *must be confined to completely enclosed, sound-attenuated facilities*; this project will be completely enclosed within the suite and will be sound-attenuated throughout the cat side. We will insulate all walls surrounding it, as well as the ceiling, and replace the existing windows in the cat room with dual pane insulated glass.

The location, size, and design will not change so there will be no impact on the exterior and the existing visual commercial presence will remain the same. The operating characteristics of this project are consistent with the LC Limited Commercial district because this was previously a restaurant and will now be a cafe. Also, the intention to be locally oriented retail and service uses to serve the surrounding residential area will be preserved and enhanced with this project.

This project will not be injurious or detrimental to the adjacent surrounding properties, the neighborhood, or the city because we are not doing any exterior work to change the commercial centers' appearance or objectives, and we are conforming to MCESD requirements (and have their approval, see attached) and the activities inside will not be known to or bothersome to the outside because it will be sound-attenuated.

Adequate public services, public facilities, and infrastructure are available to serve this project as my client is simply moving into a suite in an existing commercial facility which has ample parking and access for the public.

Mesa's General Plan is to *build upon the great foundation that we have in place to create a more exciting, dynamic and holistic city. In order to continue the transformation from a bedroom community to a city of choice in the region we need to provide entertainment, shopping, culture, and housing needs of professionals and executives. In order to be the place where people want to live and raise families and have a place they are proud to call home our neighborhoods need to be safe, our retail areas need to be inviting and attractive, and our citizens need to have quality jobs.* This project will help that vision by providing an unusual, interesting place for people of all ages to build community and foster social interaction, while bringing humane endeavor, activity and vibrance, as well as good jobs to the community.



Respectfully submitted,

A handwritten signature in black ink, appearing to read "GWB", with a long, sweeping horizontal line extending to the right.

Gwendolyn Butler Architect

GTNJ Architecture

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