

# **FACT, FINDINGS AND RECOMMENDATION**

## **CONSIDERATION AND ACTION**

**Proposed Conditional Use Permit for Animal Services,  
Boarding and Day Care for a K9 Pet Resort facility at 14033  
Southwest Freeway Suite# 705**

***Laura Waller  
Planner II***



# PUBLIC HEARING

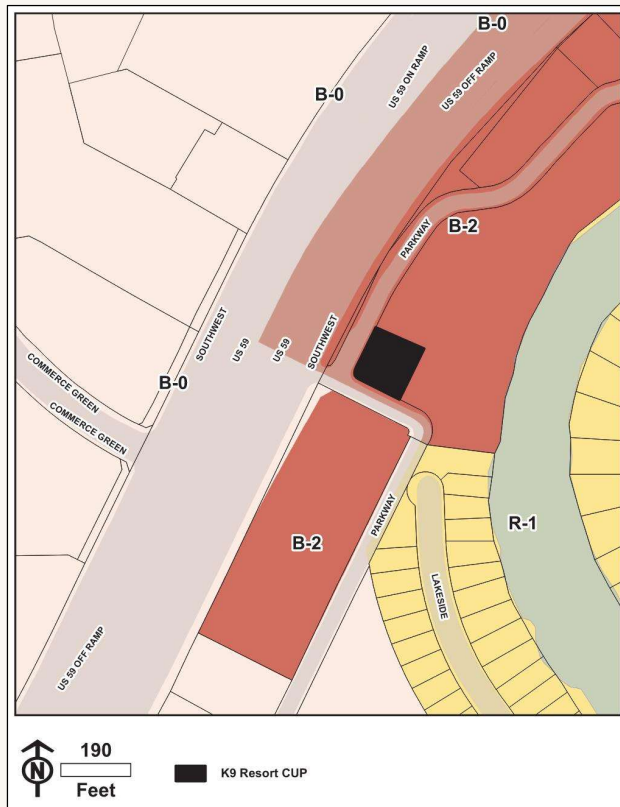
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***Ms. Laura Waller  
Planner II***



# K9 Resort CUP



## Case Overview

- Existing vacant building at the front of The Park at Sugar Creek shopping center.
- 9750 sq. ft. and proposed 3566 sq. ft. outdoor area screened with 8' opaque fence
- Additional landscaping placed around exterior of fence
- No nearby residential property
- No unsupervised animals outdoors
- CUP is not in conflict with Land Use Plan as part of a Neighborhood Activity Center



## Public Hearing Recap

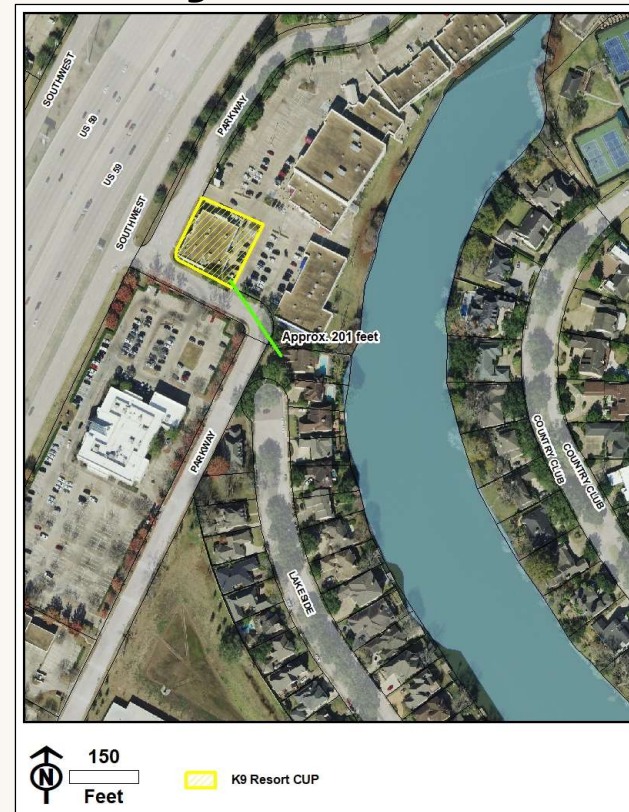
- **P&Z held public hearing on Jan 26 – no speakers**
- **Concerns for fencing, maximum number of animals, waste disposal, and noise.**
- **Size recommendation for daycare is 12ft<sup>2</sup> and 18ft<sup>2</sup> for small and large dogs respectively.**
- **The USDA has recommended minimum sizes for overnight boarding based on the size of the dog which K9 exceeds with their room sizes.**
- **Waste, fencing, and staffing is all in alignment or exceeding the quality provided by the city-operated animal shelter**



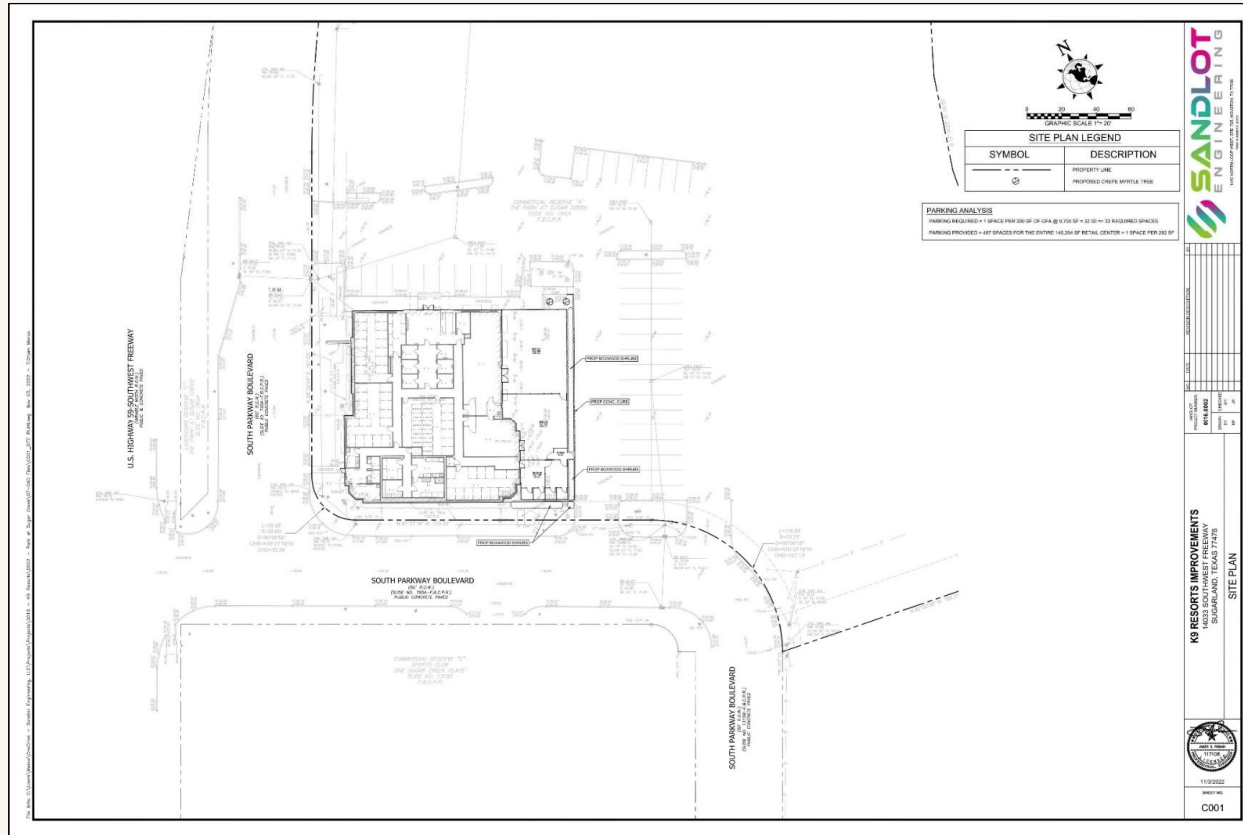


## Residential Proximity

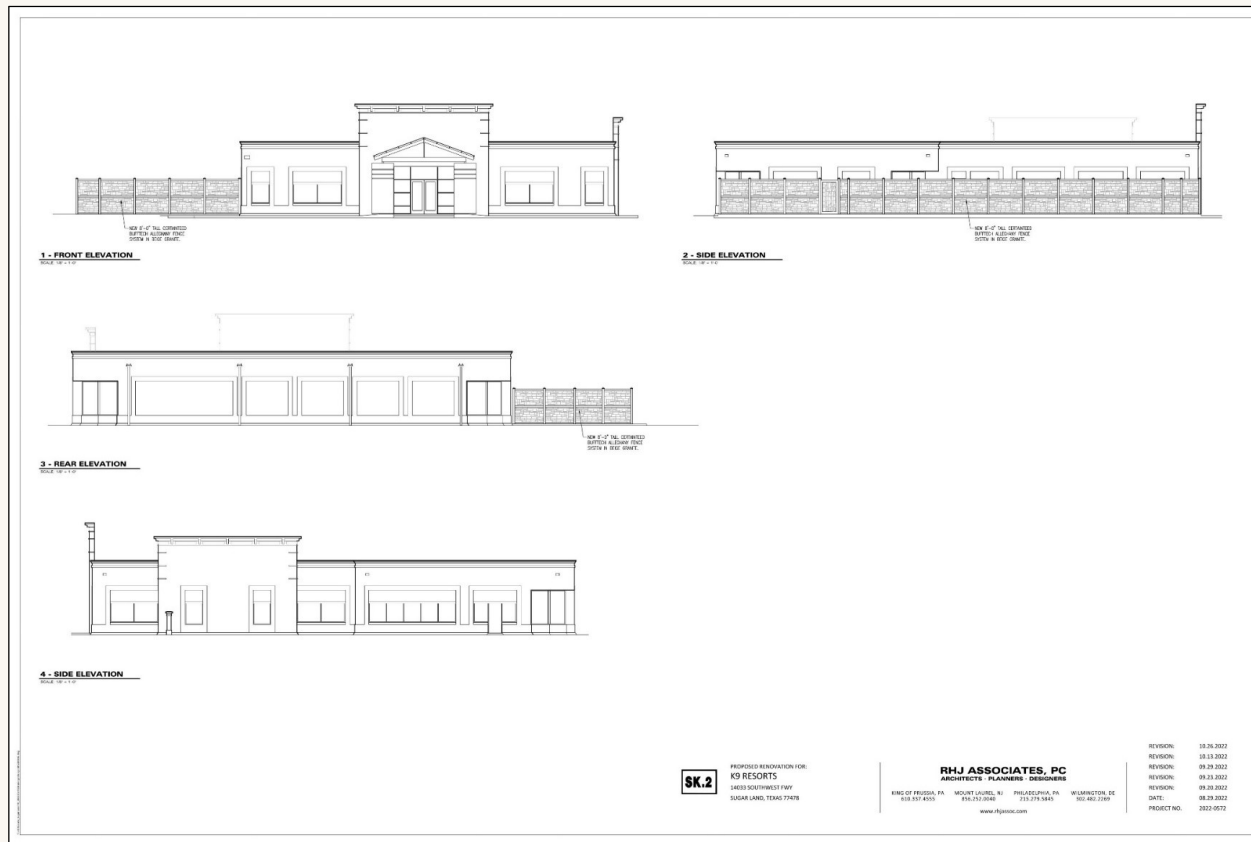
- 200ft to nearest home from facility
- 400ft to nearest home from US 59
- Based on sound properties, the loudest dogs cannot be heard over the quietest traffic at these distances.



# Site Plan



# Elevations





# Image of Existing Building



## Image of Fence Material





## Recommendation

- **Staff supports a Recommendation of Approval to Mayor and City Council for the Conditional Use Permit for Animal Services, Boarding/Day Care with the condition that it be constructed in accordance with the attached Site Plan, Elevations, and Landscape Plan.**





# CLARIFYING QUESTIONS FOR STAFF



# COMMISSION CONSIDERATION & ACTION

