



**5780 E. Woodman Road  
Suites 170, 180, 190 & 195**

**Statement of Justification for  
*Conditional Use Permit CU - C6/CR AO Zoning District***

***Kennel***

***February 20, 2022***

Fitzgerald Holding Inc / DBA: Dogtopia of Colorado Springs (the "Applicant") requests a Conditional Use Permit to allow for a retail Dogtopia Dog Day Care to be placed in area of new flex/industrial buildings located Northwest of Woodman Road at the intersection of Woodman Road and Powers Blvd.

The Applicant intends to develop the space identified as 5780 East Woodmen Road, Suites 170,180, 190 & 195, which is approximate 6,000 SF (gross floor area) with an adjacent outdoor fenced play area with a state-of-the-art retail Dogtopia store providing dog daycare, spa, grooming and overnight boarding services for the safety and convenience of residents. There are currently over 166 Dogtopia stores in the United States and Colorado Springs will become the next community served by an exceptional dog care facility designed to provide dogs and dog parents with the best experience possible by reducing odors, noise levels and the risk of illness and accidents. Like many popular retailers, the niche of our business use does not fit neatly into current definitions. The zoning ordinance and basis for our conditional use permit is a "Kennel". Our focus is on safe, open play, daycare services with overnight boarding as an ancillary part of our business. The Dogtopia store will be a popular and convenient retailer in a growing and vibrant area of Colorado Springs. The Applicant seeks a Conditional Use permit for the construction and operation of a "Kennel".





## VICINITY MAP

The procedures for approval of Conditional Use Permits requires approval by the Planning Commission Land Use Review Division. The following is a discussion of the issues relevant to the request for a “Kennel” use on the property.

- A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.

The proposed Dogtopia store is highly compatible with the C6 (general business) zoned commercial center and offers residents a convenient place for their dog to be cared for while utilizing nearby retail shopping, services and for working professionals. The store is well separated from the closest residential neighborhood by other commercial businesses and streets. Dogtopia is the number one provider of Dog daycare in the country and stores are designed from the ground up to be in retail locations and compatible with other commercial uses approved in the immediate area.

- B. Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.

Dogtopia is a leader in designing convenient, state of the art dog day care facilities. When you and your furry friend visit a Dogtopia near you, you will typically find the following:



- Free Live webcams which allow you to see your pup playing with their furry friends, exercising and enjoying their day.
- Spacious playrooms that separate dogs by size and temperament. Dogs need to feel safe before they can have fun. That's why we ensure all our pups who spend time together have similar play styles.
- Playrooms are supervised all-day play by our certified Canine Coaches, who have extensive training and experience in managing multiple dogs at once.
- A comfortable, climate-controlled environment. Each playroom has a separate HVAC system with Steril-Aire UV emitters to keep your pup the perfect temperature during playtime and naptime, and constantly circulate fresh and clean air, to keep facility odor free and reduce spread of illness.
- Playroom floor made from compressed rubber to reduce impact on pads of dog's feet, joints and hips. The material is easy to clean and reduce odor. Best of all it does not affect house training.
- Safe and fun playrooms that provide everything an active dog needs, including plenty of space, climbing equipment and Canine Coach education to keep pups engaged and having the Most Exciting Day Ever.
- Each playroom has double-barrier doors to ensure safe and controlled entries and exits.
- A fully stocked kitchen to prepare meals according to each pet parent's direction.
- Precise tracking of medication.
- A custom cleaning program that utilizes pet-safe cleaning products which clean and disinfect while also offering the highest level of safety available. We ensure your pup is safe from hazardous chemicals by using a bio-enzymatic cleaner for spot cleaning when dogs are in open play. Three times daily cleaning with a sanitizer is used when dogs are resting. We also perform routine detail cleaning to maintain our high standards.
- Home-style crates for naps, feeding, administering medications and overnight stays.
- A free mobile app, which registered pet parents can use to request daycare, boarding and spa appointments, watch their pup play on our webcams and more.
- Soundproofing throughout our facility to keep nervous dogs at ease.
- A fully equipped and professionally designed spa.
- Periodic report cards so you can keep track of your furry child's progress and learn about new BFFF's (Best Furry Friends Forever)

Dogtopia seeks to enhance the joy of dog parenthood and enable dogs to positively change the world. The proposed Dogtopia store will unequivocally contribute to the well-being of Colorado Springs families and provide services currently unavailable and much needed for residents.

- C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.

The proposed property, located at 5780 Woodman Road, will be a unique, vibrant, safe and convenient service to the surrounding neighborhoods. Dogtopia has carved out a niche business in the area of dog services. We embrace the culture and energy of Colorado Springs. A city which is often at the top of the list for Best Cities to Live In and has one of the highest percentages of dog ownership anywhere.



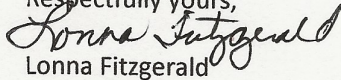
Additionally, the Dogtopia Foundation engages the community and partners with other local businesses for three worthy causes. They are:

1. Service Dogs for Returning Service Veterans
2. Youth Literacy Programs
3. Employment Initiatives for Adults with Autism

The proposed use meets an existing and growing need within the community, contributing to the economic development needs of this city.

For the reasons stated above, the Applicant respectfully requests the City of Colorado Springs to approve this Conditional Use Application for a Kennel in this Commercial Center.

Respectfully yours,



Lonna Fitzgerald

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Fitzgerald Holding, INC