

SMUDGE DOG WASH AND INDOOR KENNEL

Project Statement

Description:

Proposal to convert my current car wash into an indoor Pet Boarding and Daycare facility.

Once I get city approval I will give my customers 3 months to use up remaining wash packages. It will take approx. 1 month to convert the Car Wash bay into a large Dog Boarding and Daycare area. During the 3 month period the landscape will be completed.

The existing outdoor dog waiting area that was already approved in 2005 will continue to be used for dogs waiting to be washed in the self serve area. As per city code Section 7.3.203.

The new hours of operation will be from 7am - 6pm M-F, 9-6 Sat, 10-5 Sun.

Along with this conversion the landscape will be completed and any existing dead plants will be replaced.

Justification:

With 2 new car washes opening opposite corners from me, this will reduce my income drastically making the current business no feasible. To continue keeping my business running I will need to update my business. Interviewing all my current customers, the majority requested Dog Daycare and Boarding. This concept will compliment my current dog wash business. With the lack of this type of business in the north east part of town, I believe it will compliment and provide a great need for community.

Development Plan Review Criteria:

- 1) Nothing outside will change. Just changing the signs on the building. All updated will be done indoors.
- 2) The proposal will NOT overburden, the traffic will probably be less without the car wash traffic.
- 3) Structure will be the same, only indoor changes
- 4) Landscape will be completed as to the Current Development plan.
- 5) Vehicular traffic will remain the same as current conditions.
- 6) Vehicular access will remain the same as current conditions.
- 7) Through traffic will remain the same as current conditions.
- 8) Parking will remain the same as current conditions.
- 9) Handicap access will remain the same as current conditions.
- 10) Drives are concrete and will remain the same as current conditions.
- 11) Pedestrian walkways will remain the same as current conditions.
- 12) Design will remain the same as current conditions.

Application issues. (UPDATE)

The Proposal is not to have Facility staffed during the overnight hours. Colorado code does not require having staff during the overnight hours. But if the noise becomes an issue then we will address more noise reduction and having staff during the overnight hours. From past experience dogs at night tend to bark more when a staff member is present.

Mr. Strigel NOISE CONCERN: The indoor areas will have sound deadening materials (egg crate foam type material) throughout the boarding areas to greatly reduce noise (On the walls and hanging from the ceiling along with Synthetic Grass on the ground). Doors will never be left open to reduce noise travel. Majority of the noise will be captured inside the building. Most houses do not have sound deadening material to reduce noise travel. The only time dogs will be outside will be during a one on one walk with employee supervision between the hours of 10am-2pm or during drop-off and pick-up. The proposal is not to have anyone here overnights but if noise becomes an issue then we will address having a staff member overnight. It will be impossible to eliminate noise but we will do everything possible to reduce and contain all dog noise. We've been open for 13 years and have never had a noise complaint against us. The reason we never did dog boarding when we built in 2006 is because I am personally irritated with excessive dog barking. I will do everything in my power to mitigate the dog noise.

Mr Williams traffic concern: Traffic will be greatly reduced. We can average 300+ car washes a day. This traffic will no longer be an issue. The new Daycare and Boarding will have only have approximately 30-40 cars a day.

Thank You
Robert Wulfe