

WOOLAND PLAY & STAY, LLC

155 Winters drive

Colorado Springs, Colorado 80907

RE: CUP CU 22-00112

Conditional Use Development Plan for Winters Doggie Daycare

This letter is to address the concerns received during public comment from the resident's and neighbors at Panoramic Mobile Home Park on Winters Drive.

Our proposed business plan for 155 Winters Drive, is to offer canine daycare and boarding services. Daycare services will be offered during normal business hours of 8am through 7pm and the boarding is short term with overnight stays.

To address noise concerns, dogs will only be let outside during normal business hours to relieve themselves and get fresh air on a regimented schedule. Dogs will be let out in small groups with handlers to supervise the dogs. As previously stated, dog's will always be supervised when outdoors and will only be allowed in specified areas. Our facility will not include outdoor runs that allow dogs free access to outdoor areas with no supervision. Additionally, our large play areas are located inside our warehouse, so most play activity will take place indoors.

The existing facility is a pre-engineered metal building with an exterior 24-gauge metal wall panel. The metal building is well insulated having an 8" (R30) batt which will help with sound transfer reduction. Additionally, we are adding another 26-gauge metal wall liner on the inside of the boarding area which will help deflect the noise from penetrating the perimeter walls.

We also believe our building and additional buildings in the business park that surround us will also act as a sound buffer for any noise from our outdoor yard transferring to the neighboring trailer park. We want to reassure our neighbors that we will not tolerate nuisance barking. Any dog who exhibits nuisance barking as it occurs, we will advise our clients that a problem exists, provide training to address behavioral issues associated with nuisance barking or discontinue services if the behavior continues.

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Through our research, we identified 4 other facilities offering similar services within a 1/2 mile radius of our facility and the trailer park. They include as follows:

Canine campus dog day care and boarding
3116 Karen Place
Colorado Springs, CO 80907

House of Dog Training and Pet Boarding
57 Sunflower Road
Colorado Springs, CO 80907

House of Dog Training
3123 North El Paso Street
Colorado Springs, CO 80907

Camp Bow Wow
4295 Northpark Drive
Colorado Springs, CO 80907

Each of those facilities offer outdoor play yards for their clients. In the concerns submitted, there is no mention of noise heard from any of these facilities.

In closing, we feel we have addressed the noise concerns that our neighbors have. Our goal is to provide a service for our neighbors that offers a fun and safe environment for dogs to socialize during the day and provide a healthy short term overnight stay for those neighbors that travel. We hope to have a positive impact on the surrounding area by offering a stable, well maintained, and well managed business.

Sincerely,



08 / 04 / 2022

Sarah Champlin
Owner / Operator