

LAND USE STATEMENT

We, King's Ohana Pet Hotel and Spa, are applying for a use variance to expand the square footage of our current location into the vacant space adjacent to our current space. A conditional amendment was previously approved for our current space, stating the use as a kennel. We would like to expand that to include 2100 more square feet, the majority will be used as an additional play area. We would use this area for group training, enrichment activities and to separate the dogs into more appropriate play groups for their size and temperament. The additional square footage also includes an area previously used as a kitchen. This space will serve as a break room for our employees, something that we do not have at this time.

The space we hope to occupy is a part of a larger space that has been vacant for many years. The owner has spoken with a contractor and has agreed to construct a wall to split that space for us. We in turn have agreed to construct an adjacent wall with soundproofing. Minimal changes will be made to the interior footprint. These include a possible wall along the front to expand our lobby and two doorways along the existing interior walls to connect the two spaces. An existing fireplace in the vacant area will also be removed.

We are not expanding the exterior footprint of the building, so there will not be any visual impact from the outside. The space will be used mostly to enhance our existing services, so we do not foresee a large increase in traffic to the area. Parking would also be minimally affected because most of our clients are pick up and drop offs so they are here for a very short period of time. The training classes will be held in the evenings or on the weekends for an average of 6 clients, so this also would not have an impact on parking.

“Per Section 7.5.514.B3, this project is eligible for a waiver to the land use plan as the project area is within an established developed area and no changes are proposed to the site. As such, the Applicant is able to provide a land use statement in lieu of a land use plan.”
The immediate area around us is commercial and housing is further out so this expansion would not affect housing neighborhoods. We would not be adding any additional lighting to the outside either or additional noise so we feel this use variance is compatible with the area.