



Luxury boarding & grooming for cats.



Company Overview

- Offers cat-exclusive boarding, grooming & retail
- 4,000+ sq ft facility with 53 spacious rooms
- Local woman veteran owned & operated since 2016
- Currently located in Mixed Use Shopping Center (previously zoned PBC)
- Looking to relocate to 5929 Delmonico Dr (also previously zoned PBC)



Project Justifications

- Exceptional circumstances apply with exclusion of dogs
 - Cat-exclusive “kennel” does not present noise concerns for neighbors, environmental hazards or traffic/parking congestion during peak hours
- Property right preservation applies
 - Conditional Use awarded in 2016 at current location zoned PBC prior to June 5th; If not approved, property cannot yield any beneficial use (has been vacant 6 years)
- Approval is non-detrimental to public
 - Catology has proven successful in a multi-tenant shopping center now zoned MX-M; There is no outdoor component to the business that would be a nuisance to neighbors



Project Justifications (cont.)



- Hardship circumstances
 - The hardship is the result of changes to the UDC, and not the result of the applicant's own actions
- UDC as written would prohibit use of the property
 - Considering prior approval of the use in PBC (now MX-M), the UDC 'unreasonably restricts' the use of the property. The property sale is conditioned upon Variance approval
- Request for Variance based on UDC re-write
 - The new code does not differentiate between cat vs. dog OR indoor vs. outdoor kennels. Kennels with outdoor uses should be more restrictive than indoor-only cat kennels, which have been previously permitted in MX or PBC zones

Questions?

