

Dogtopia of South Chandler

Neighborhood Meeting Summary

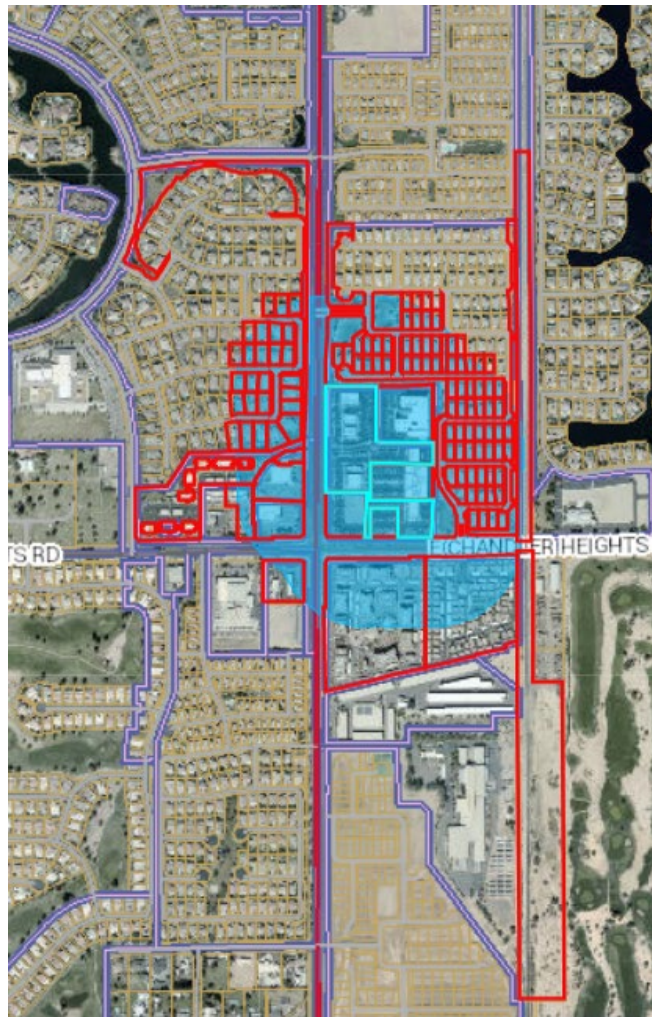
Date Submitted: February 25, 2021

1. Details and Techniques Used to Involve the Public

Two (2) neighborhood meetings were held for Dogtopia of South Chandler (Case No. PLH20-0070) on: (i) January 21st, 2021 at 6:00pm; and, (ii) February 18, 2021 at 6:00pm, in accordance with the Zoning Code requirements. Due to the COVID-19 pandemic, the meetings were virtual meetings that were hosted via Zoom. Attached at **Tab 1** are the mailed notifications, and sign posting affidavit. The City of Chandler also noticed the meetings via NextDoor.

2. Notification Details

The neighborhood meeting was noticed in accordance with the City's Zoning Code requirements. The applicant mailed written notification to 108 applicable property owners and registered neighborhood organizations within 600 feet and ¼ mile, respectively (see **Tab 2**, Mailing List). Below is the 600-foot property owner buffer map.



3. Summary of Neighborhood Meetings

Aside from the applicant team and city staff, there were zero (0) neighborhood meeting attendees at either virtual meeting.

The applicant will continue to be available to discuss the proposal throughout the Use Permit process.

TAB 1



January 5, 2021

Re: Neighborhood Meeting Notification for Dogtopia of South Chandler (Case No. PLH20-0070), located at 4901 South Arizona Avenue, Suite 7, Chandler, Arizona

Dear Property Owner:

This letter is being sent to notify you of a Use Permit Extension application (Case No. PLH20-0070) that has recently been filed with the City of Chandler's Planning Division by our firm on behalf of Dogtopia of South Chandler ("Dogtopia"), an existing, locally franchised business within the Shoppes at Chandler Heights shopping center located at 4901 South Arizona Avenue, Suite 7, in Chandler, Arizona (the "Property"). Please see **Exhibit A**, aerial map. You may recall that a Use Permit was approved by the Chandler City Council in December 2019 to allow for Dogtopia to operate an outdoor dog play area behind its suite as an accessory use to its existing dog daycare, subject to a one (1) year review. The approximately 1,000 square foot outdoor dog play area—which consists of artificial turf and an 8-foot-high opaque privacy fence—has been constructed and is utilized today, consistent with the approved Use Permit. No physical changes to the existing dog play area are proposed. As part of Dogtopia's original Use Permit approval, measures were implemented to address feedback from the surrounding neighborhood, including sound mitigation and sanitization measures. These measures will remain in-place.

The purpose of the Use Permit Extension request is to renew the City's approval of the outdoor dog play area. In addition, the applicant proposes the following updates:

- Adjust the hours of operation for the outdoor dog play to 8:00 a.m. to 11:00 a.m. and 3:00 p.m. to 6:00 p.m.;
- Allow up to 40 dogs in the outdoor dog play area whereas currently 39 small breed dogs or 30 large breed dogs are permitted today;
- Allow 1 staff member per dog group, consistent with interior operations.

Dogtopia will continue to operate in good faith and as a good neighbor, with all of the prior mitigations remaining in-place.

We will be hosting a virtual neighborhood meeting to provide an opportunity to learn about this request. We will make a live presentation via web conference to share our proposal. After the presentation, anyone who is interested will be able to submit questions and the applicant team will answer via live webcam. The virtual meeting will be held as follows:

Virtual Neighborhood Meeting

Date/Time: Thursday, January 21st, 2021 at 6:00 pm

To participate in the meeting, please contact Stephanie Watney prior to the meeting to request a meeting link via telephone at 602-230-0600 or by e-mail at stephanie@witheymorris.com. The only way to access the meeting will be via the link from Ms. Watney.

If you have any questions or comments regarding the request, please feel free to reach me via telephone at (602) 230-0600 or e-mail at adam@witheymorris.com. You may also contact Zachary Werdean, Associate Planner, with the City of Chandler at zachary.werdean@chanderaz.gov or by telephone at (480) 782-3052, or the Planning Division at (480) 782-3050.

Very truly yours,
WITHEY MORRIS P.L.C.

By
Adam Baugh



Enclosures

Exhibit A – Aerial Map





February 2, 2021

Re: Second Neighborhood Meeting Notification for Dogtopia of South Chandler
(Case No. PLH20-0070), located at 4901 South Arizona Avenue, Suite 7,
Chandler, Arizona

Dear Property Owner:

This letter is being sent as a follow up to our previous correspondence on January 5, 2021, to notify you of a Use Permit Extension application (Case No. PLH20-0070) that has recently been filed with the City of Chandler's Planning Division by our firm on behalf of Dogtopia of South Chandler ("Dogtopia"), an existing, locally franchised business within the Shoppes at Chandler Heights shopping center located at 4901 South Arizona Avenue, Suite 7, in Chandler, Arizona (the "Property"). Please see **Exhibit A**, aerial map. You may recall that a Use Permit was approved by the Chandler City Council in December 2019 to allow for Dogtopia to operate an outdoor dog play area behind its suite as an accessory use to its existing dog daycare, subject to a one (1) year review. The approximately 1,000 square foot outdoor dog play area—which consists of artificial turf and an 8-foot-high opaque privacy fence—has been constructed and is utilized today, consistent with the approved Use Permit. No physical changes to the existing dog play area are proposed. As part of Dogtopia's original Use Permit approval, measures were implemented to address feedback from the surrounding neighborhood, including sound mitigation and sanitization measures. These measures will remain in-place.

The purpose of the Use Permit Extension request is to renew the City's approval of the outdoor dog play area. In addition, the applicant proposes the following updates:

- Adjust the hours of operation for the outdoor dog play to 8:00 a.m. to 11:00 a.m. and 3:00 p.m. to 6:00 p.m.;
- Allow up to 40 dogs in the outdoor dog play area whereas currently 39 small breed dogs or 30 large breed dogs are permitted today;
- Allow 1 staff member per dog group, consistent with interior operations.

Dogtopia will continue to operate in good faith and as a good neighbor, with all of the prior mitigations remaining in-place.

We hosted an initial neighborhood meeting on January 21, 2021 and we will be hosting an additional virtual neighborhood meeting to provide another opportunity for interested parties to learn about this request. We will make a live presentation via web conference to share our proposal. After the presentation, anyone who is interested will be

able to submit questions and the applicant team will answer via live webcam. The virtual meeting will be held as follows:

Virtual Neighborhood Meeting

Date/Time: Thursday, February 18, 2021 at 6:00 pm

To participate in the meeting, please contact Stephanie Watney prior to the meeting to request a meeting link via telephone at 602-230-0600 or by e-mail at stephanie@witheymorris.com. The only way to access the meeting will be via the link from Ms. Watney.

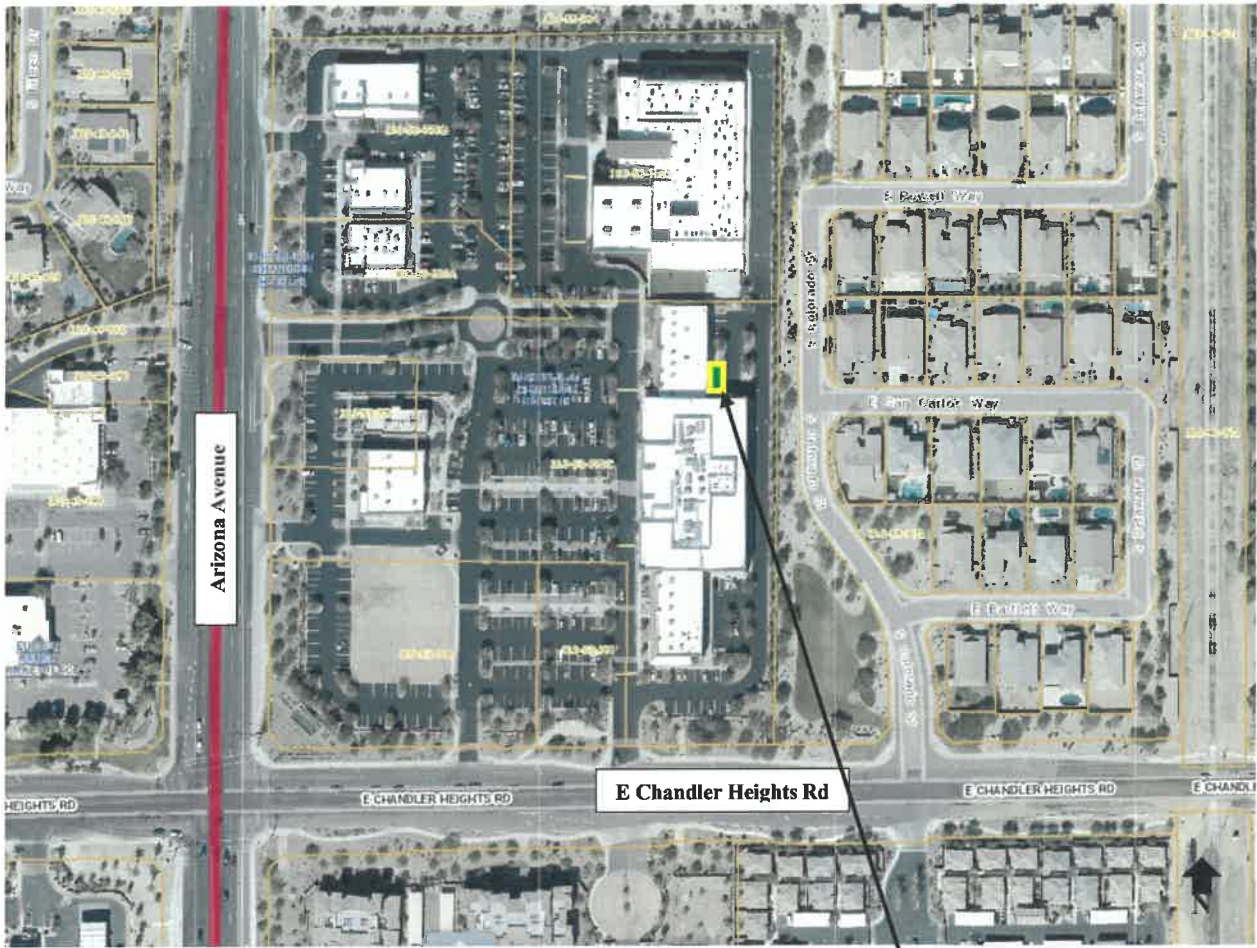
If you have any questions or comments regarding the request, please feel free to reach me via telephone at (602) 230-0600 or e-mail at adam@witheymorris.com. You may also contact Zachary Werdean, Associate Planner, with the City of Chandler at zachary.werdean@chanderaz.gov or by telephone at (480) 782-3052.

Very truly yours,
WITHEY MORRIS P.L.C.

By 
Adam Baugh

Enclosures

Exhibit A – Aerial Map





Sign Posting Affidavit

Application No. PLH20-0070

Applicant Name Adam Baugh, Withey Morris

Project Name/Address Dogtopia Use Permit Extension/4901 S Arizona Ave, Suite 7

neighborhood meeting

The applicant is required to post a sign on the subject site a minimum of 15 calendar days prior to the ~~first public hearing~~. The sign size, text, and posting location need to be coordinated with the case Planner. The applicant shall submit a notarized affidavit stating the sign has been posted with accurate information and a photograph showing the sign(s) on the site. Please see the attached handout that contains the required specifications for the sign.

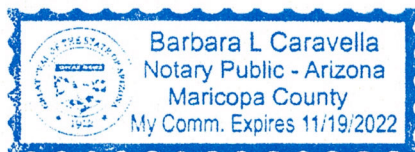
Please note: It is the responsibility of the applicant to post and maintain the sign on the subject property as well as maintain the current public hearing information on the sign until City Council has made its formal decision on the case. It is also the responsibility of the applicant to remove the sign after the final action is taken.

I confirm that the site has been posted for the zoning case number above as required by the City of Chandler Transportation and Development Department, and that I have submitted a picture of the sign(s).

Susan D. Feilman 1/29/2021
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 29th day of January, 2021, by

Barbara L Caravella. In witness whereof I hereunto set my hand and official seal.



Barbara L Caravella
Notary Public

My Commission expires on:

11/19/2022

Return the completed, notarized affidavit and picture(s) to the assigned Planner the week the sign(s) is posted.

NEIGHBORHOOD MEETING

CITY OF CHANDLER

PLANNING DEPARTMENT

1000 N. GILBERT AVENUE, SUITE 100

CHANDLER, AZ 85226

PH: 480-755-2000

FAX: 480-755-2001

WWW.CHANDLERAZ.GOV

1000 N. GILBERT AVENUE, SUITE 100

CHANDLER, AZ 85226

PH: 480-755-2000

FAX: 480-755-2001

WWW.CHANDLERAZ.GOV

1000 N. GILBERT AVENUE, SUITE 100

CHANDLER, AZ 85226

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FAX: 480-755-2001

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FAX: 480-755-2001

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CHANDLER, AZ 85226

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FAX: 480-755-2001

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CHANDLER, AZ 85226

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FAX: 480-755-2001

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CHANDLER, AZ 85226

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FAX: 480-755-2001

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CHANDLER, AZ 85226

PH: 480-755-2000

FAX: 480-755-2001

WWW.CHANDLERAZ.GOV

1000 N. GILBERT AVENUE, SUITE 100

CHANDLER, AZ 85226

PH: 480-755-2000

FAX: 480-755-2001

WWW.CHANDLERAZ.GOV

TAB 2

5425 NORTH FEDERAL LLC
 6218 N FEDERAL HWY
 FORT LAUDERDALE, FL 33308

BASIS SCHOOLS INC
 7975 N HAYDEN RD SUITE B121
 SCOTTSDALE, AZ 85258

CASTLE FAMILY LLC/CASTLE RESIDUARY
 LLC/ETAL
 1199 AULOA RD
 KAILUA, HI 96734
 CHAMPION MARKETPLACE COMMONS LLLP
 10450 N 74TH ST STE 100
 SCOTTSDALE, AZ 85258

CHIDAMBARAM SARAVANAN
 261 E SAN CARLOS WY
 CHANDLER, AZ 85249

DAIL RICHARD L JR/ZAMBRANO BRITNI
 205 E MEAD DR
 CHANDLER, AZ 85249

DOOPADAHALLI KIRAN/KUMAR KAVITHA
 239 E POWELL WY
 CHANDLER, AZ 85249

GARCIA TRACEY
 240 E SAN CARLOS WAY
 CHANDLER, AZ 85249

GOSSELIN STEVEN/JULIE T
 99 W POWELL WAY
 CHANDLER, AZ 85248

GUNDAM
 280 E SAN CARLOS WAY
 CHANDLER, AZ 85249

APARTMENT HOMES AT THE HEIGHTS LLC
 4660 LAJOLLA VILLAGE DR STE 1080
 SAN DIEGO, CA 92122

BOOPATHY RAJAGOPAL/PIEDY
 SWARNALATHA
 271 E SAN CARLOS WAY
 CHANDLER, AZ 85249
 CHALUVADI GOVINDA VEERA/JYOTHI
 246 E LYNX PL
 CHANDLER, AZ 85249

CHAN FRANK H/LEONG-CHAN DORIS
 283 E BARTLETT WAY
 CHANDLER, AZ 85249

CLAWSON BRAD/REBECCA
 272 E BARTLETT WY
 CHANDLER, AZ 85249

DENNIS S SARFATE AND JADA L SARFATE
 LIVING TR
 78 W POWELL WAY
 CHANDLER, AZ 85248
 ELLSWORTH PHILLIP DALE/SUSAN MARIE
 4801 S EILEEN DR
 CHANDLER, AZ 85248

GIRARDINI ELIZABETH M
 278 E POWELL WY
 CHANDLER, AZ 85249

GU LONG/HONG YANFEI
 251 E SAN CARLOS WY
 CHANDLER, AZ 85249

GUNTURU FAMILY TRUST
 247 E LYNX PL
 CHANDLER, AZ 85249

AZOM SHAMIUL/ZAMAN MOUSHUMI
 1448 ALDERBROOK LN
 SAN JOSE, CA 95129

BROWN JARON X/ASHLEY R
 6400 132ND PL SE
 NEWCASTLE, WA 98059

CHAMBERLAIN KIRK/DEBRA
 135 E MEAD DR
 CHANDLER, AZ 85249
 CHANDLER HEIGHTS INVESTMENTS LLC
 2350 W LAREDO ST
 CHANDLER, AZ 85224

COMPTON TYLER F
 4831 S EILEEN DR
 CHANDLER, AZ 85248

DHRUV HARSHIL/ZAVERI NIKITA
 268 E POWELL WY
 CHANDLER, AZ 85249
 FULTON RANCH HOMEOWNERS
 ASSOCIATION
 8360 E VIA DE VENTURA BLVD SUITE L-100
 SCOTTSDALE, AZ 85258
 GOFF JENNIE

290 E SAN CARLOS WAY
 CHANDLER, AZ 85249

GUNAWAN AUDILIA/AZALI DONY
 236 E LYNX PL
 CHANDLER, AZ 85249

HCH HOMES LLC
 3800 S CLUBHOUSE DR UNIT 8
 CHANDLER, AZ 85248

HUAPAYA LUIS O/NANCY R

PO BOX 1678

OXNARD, CA 93032

JAMBUSARIA DOSH FAMILY TRUST

145 E MEAD DR

CHANDLER, AZ 85249

JOPE SARAH

58 W POWELL WAY

CHANDLER, AZ 85248

KASINATHAN SUNDHARAVADIVEL

227 E LYNX PL

CHANDLER, AZ 85249

KYUNG SUK SONG AND MYUNG SOON
SONG LIV TRUST

176 E LYNX PL

CHANDLER, AZ 85249

LEVINE DONALD M/MARILYNN M

4821 S EILEEN DR

CHANDLER, AZ 85248

MAGOR LAURENCE P/ZORINA

225 E MEAD DR

CHANDLER, AZ 85249

MIN BYUNGHO/PARK JINA

186 E LYNX PL

CHANDLER, AZ 85249

ORLANDO MATTEO/APRIL K

196 E LYNX PL

CHANDLER, AZ 85249

PRICE RICHARD DOUGLAS III/EVGENIA

16 W LYNZ WY

CHANDLER, AZ 85248

JABAIEH JALAL AHMAD

273 E BARTLETT WAY

CHANDLER, AZ 85249

JAMES AND BEVERLY PLEASANT LIVING
TRUST

249 E POWELL WAY

CHANDLER, AZ 85249

JPMORGAN CHASE BANK NA

PO BOX 71

PHOENIX, AZ 85001

KATTOOR JOHN/TOM TANIYA

126 E LYNX PL

CHANDLER, AZ 85249

LADHA FAMILY TRUST

226 E LYNX PL

CHANDLER, AZ 85249

LIBERDA MARKUS

98 W POWEL WY

CHANDLER, AZ 85248

MATHANGI VIJAYA B

206 E LYNX PL

CHANDLER, AZ 85249

NATURAL AND CLEAR LLC

4270 S IOWA ST

CHANDLER, AZ 85248

PANASA SANDEEP/NALLAPU NAGA
PRASANNA

185 E MEAD DR

CHANDLER, AZ 85249

PRITCHETT KYLE P/ALISON N

57 W LYNX WAY

CHANDLER, AZ 85248

JACOBO EDWINA

79 W POWELL WAY

CHANDLER, AZ 85248

JONES JEFFERY R/MISTY R

259 E POWELL WY

CHANDLER, AZ 85249

KANAGARAJ VENKAT/VENKAT VISHALI

269 E POWELL WAY

CHANDLER, AZ 85249

KHALID SHAHARYAR

136 E LYNX PL

CHANDLER, AZ 85249

LANE COMPANY LLC

500 W PERIMETER RD BLDG C

RENTON, WA 98057

LUND NICHOLAS JON/NORMA LIZET

270 E SAN CARLOS WY

CHANDLER, AZ 85249

MCCARTNEY LIVING TRUST

262 E BARTLETT WAY

CHANDLER, AZ 85249

NEWMAN FAMILY BENEFICIARY TRUST

155 E MEAD DR

CHANDLER, AZ 85249

PHILLIPS GARLAND/SMITH-PHILLIPS
PAMELA

228 E POWELL WAY

CHANDLER, AZ 85249

PUTTANNAIAH RAJENDRA K

267 E LYNX PL

CHANDLER, AZ 85249

QUINTANA JOHAN MANUEL/SPAGNOL
PRISCILA DELEGA

258 E POWELL WAY

CHANDLER, AZ 85249

SETH RAHUL

257 E LYNX PL

CHANDLER, AZ 85249

SHOPPES AT CHANDLER HEIGHTS LLC

3002 N CAMPBELL AVE SUITE 200

TUCSON, AZ 85719

SMITH ERIC/BRITTANY

156 E LYNX PL

CHANDLER, AZ 85249

STERUD BRIAN DALE

282 E BARTLETT WAY

CHANDLER, AZ 85249

SWAMINATHAN ANAND

263 E BARTLETT WY

CHANDLER, AZ 85249

TRUHE MICHAEL

289 E POWELL WAY

CHANDLER, AZ 85249

UNLIMITED GRACE PROPERTIES LLC

596 W HORSESHOE PL

CHANDLER, AZ 85248

VENKATACHALAPATHY
HARIHARAN/JAYAPALAN SATHYA

256 E LYNX PL

CHANDLER, AZ 85249

WANG HAI/SI YING

195 E MEAD DR

CHANDLER, AZ 85249

SARLI FAMILY LIVING TRUST

281 E SAN CARLOS WAY

CHANDLER, AZ 85249

SHAN-YE 2019 REVOCABLE TRUST

266 E LYNX PL

CHANDLER, AZ 85249

SINGH SATINDER/KAUR TARANJEET

5704 S PONY CT

SPOKANE, WA 99224

SOUTHERN PACIFIC TRANSPORTATION
COMPANY

1400 DOUGLAS ST STOP 1640

OMAHA, NE 68179

SUBLETTE RYAN/DAISHA

106 E LYNX PL

CHANDLER, AZ 85249

SWANSON ADAM

241 E SAN CARLOS WY

CHANDLER, AZ 85249

UNION PACIFIC RAILROAD COMPANY

1400 DOUGLAS STREET STOP 1640

OMAHA, NE 68179

URANGA FAMILY TRUST

248 E POWELL WAY

CHANDLER, AZ 85249

VENKATASUBRAMANIAN RAMACHANDRAN
ETAL

175 E MEAD DR

CHANDLER, AZ 85249

WELLETTE BRUCE/CHRISTINE

229 E POWELL WY

CHANDLER, AZ 85249

SCHACHTER TYLER S/ALICIA N

59 W POWELL WAY

CHANDLER, AZ 85248

SHIELDS DOUGLAS S/LISA L

277 E LYNX PL

CHANDLER, AZ 85249

SKIPWORTH KYLE T/HEATHER DEANNE

230 E SAN CARLOS WY

CHANDLER, AZ 85249

SOUTHSHORE VILLAGE HOA

1600 W BROADWAY RD STE 200

TEMPE, AZ 85282

SUNRISE CHANDLER APARTMENTS LLC

5773 WOODWAY DR STE 415

HOUSTON, TX 77057

THREE J'S ARIZONA AVENUE & CHANDLER
HEIGHTS L

1090 W 5TH ST

TEMPE, AZ 85281

UNITED STATES POSTAL SERVICE

8055 E TUFTS AVE STE 400

DENVER, CO 80237

VARGHESE BINU/JOYCE

119 W POWELL WY

CHANDLER, AZ 85248

VU TRANG

840 N LOS ALTOS DR

CHANDLER, AZ 85224

WIDMER CHRISTOPHER J/CARLSON
MELISSA G

279 E POWELL WY

CHANDLER, AZ 85249

Allez à avery.ca/gabarits Utilisez le Gabarit Avery 5160 WILKINSON WADE/JULIE 253 E BARTLETT WAY CHANDLER, AZ 85249	Étiquettes d'adresse Easy Peel Repliez à la hachure afin de révéler le rebord Pop-up YUNGKANS JAMES D/JACQUELINE 252 E BARTLETT WAY CHANDLER, AZ 85249	Pat: avery.com/patents ZENG ZHAOFENG 260 E SAN CARLOS WAY CHANDLER, AZ 85249
Go to avery.com/templates Use Avery Template 5160	Easy Peel Address Labels Bend along line to expose Pop-up Edge	5160 

Ms. Lisa Shevy
Fulton Ranch HOA

581 W Powell Way

Chandler, AZ 85248

Mr. Richard Szoke
Fulton Ranch HOA

186 W Lynx Way

Chandler, AZ 85248

Ms. Marilyn McDonald
Ironwood Vistas HOA

241 W Birchwood Pl

Chandler, AZ 85248

Mr. Derek Logan
Pinelake CA

445 E Coconino Pl

Chandler, AZ 85249

Ms. Jo Ann Archibald
Pinelake CA

440 E Alamosa Dr

Chandler, AZ 85249

Ms. Gloria Duckworth
Fulton Ranch HOA

4203 S Ethan Pl

Chandler, AZ 85248

Mr. William Mulholland
Fulton Ranch HOA

159 S Powell Way

Chandler, AZ 85248

Ms. Lorinda Schowe
Ironwood Vistas HOA

122 W Cedar Dr

Chandler, AZ 85248

Mr. Steve Gosselin
Pinelake CA

470 E Canyon Way

Chandler, AZ 85249

Ms. Paula McCarty
Pinelake CA

4838 S Fresno

Chandler, AZ 85249

Mr. Anthony Ferrara
Fulton Ranch HOA

157 W Lynx Way

Chandler, AZ 85248

Mr. Tom Jones
Ironwood Vistas HOA

200 E Birchwood Pl

Chandler, AZ 85248

Mr. Mike McClanahan
Pinelake CA

450 E Alamosa Dr

Chandler, AZ 85249

Mr. Travis Stewart
Pinelake CA

456 E Tonto Pl

Chandler, AZ 85249

Mr. Scott Merritt
Pinelake CA

526 E Tonto Dr

Chandler, AZ 85249