

DOGTOPIA

2026 Application" to "Use Permit Application for Continued Operation of Existing Outdoor Dog Play Area4901 S. Arizona Avenue, Suite 7

Chandler, Arizona

2026 Application

A. PROJECT OVERVIEW

Dogtopia of South Chandler is an existing dog daycare and boarding business located within Suite 7 of the Shoppes at Chandler Heights shopping center at the northeast corner of Arizona Avenue and Chandler Heights Road in Chandler, Arizona.

The site is zoned Planned Area Development (PAD) for Community Commercial (C-2) uses and permits indoor animal daycare and boarding operations. The facility consists of approximately 5,904 square feet of indoor space and an existing outdoor dog play area located behind the building.

The outdoor dog play area was originally approved by the Chandler City Council in December 2019 through Use Permit Case No. PLH19-0021. A subsequent extension was approved in 2021, followed by approval of Use Permit Case No. PLH22-0041 in 2022, which authorized continued operation of the outdoor play area for a four-year period.

Since construction and commencement of operations in 2020, Dogtopia has continuously operated the outdoor play area in compliance with City approvals and conditions. The business has maintained the site in a clean and orderly manner, actively supervised all outdoor activities, implemented sound management practices, and operated compatibly with neighboring residential and commercial properties.

The outdoor play area has now been operating successfully for approximately five years and has demonstrated long-term compatibility with the surrounding area. During this period, the facility has not generated any complaints regarding the outdoor play area and has consistently complied with all conditions of approval and applicable City requirements. The City's 2022 staff report specifically noted the absence of complaints and recognized the successful compatibility of the operation with adjacent residential uses.

B. REQUEST

The applicant requests approval of a Use Permit to allow the continued operation of the existing outdoor dog play area accessory to the Dogtopia daycare and boarding facility.

No expansion, modification, intensification, or operational changes are proposed as part of this request. The application seeks approval for continuation of the existing outdoor dog play area and its associated operations.

No changes are proposed to the approved site plan, outdoor play area footprint, fencing, occupancy limits, operating hours, parking, circulation, landscaping, or building improvements.

Given the facility's demonstrated record of compliance, compatibility, and successful operation over multiple approval periods, the applicant respectfully requests approval without a future renewal requirement, or alternatively approval for the longest duration permitted by the City.

C. PROPOSAL

The existing outdoor dog play area consists of approximately 1,000 square feet of artificial turf enclosed by an eight-foot privacy fence. The area includes shade structures and dog play equipment and is directly accessible from the interior daycare facility.

The outdoor area is utilized for supervised exercise, enrichment activities, training exercises, and socialization opportunities for dogs enrolled in daycare and boarding programs.

All outdoor activity is supervised by trained staff members, and dogs are never left unattended in the outdoor play area.

The applicant proposes to continue operating the outdoor play area under the currently approved operating parameters:

Operational Characteristic	Proposed Operation
Outdoor Dog Play Area	Existing ±1,000 square feet
Indoor Hours	Existing approved hours
Outdoor Hours	Monday–Friday: 8:00 a.m.–11:00 a.m. and 3:00 p.m.–6:00 p.m.
Saturday Outdoor Hours	10:00 a.m.–12:00 p.m.
Sunday Outdoor Hours	None
Maximum Outdoor Occupancy	40 dogs
Supervision	Continuous staff supervision required

No physical improvements or site modifications are proposed.

D. USE PERMIT APPROVAL CRITERIA

1. Consistency with the General Plan

The proposed use is consistent with the Chandler General Plan and applicable zoning regulations. The property is designated and zoned for commercial uses, and animal daycare and

boarding operations are permitted within the zoning district subject to Use Permit approval for the outdoor activity area.

2. Ingress and Egress

The existing site provides adequate vehicular and pedestrian access and continues to comply with applicable fire and life-safety requirements.

3. Off-Street Parking and Loading

Existing parking remains adequate for the use and no modifications are proposed.

4. Compatibility with Adjacent Properties

The outdoor dog play area has demonstrated compatibility with surrounding commercial and residential properties through approximately five years of successful operation.

The outdoor area remains screened by existing site design features, perimeter walls, landscaping, and privacy fencing. Operational controls including limited outdoor hours, continuous supervision, and sound management practices minimize impacts to neighboring properties.

The City's prior approvals found the outdoor play area to be compatible with adjacent residential uses, and the continued absence of complaints demonstrates that those findings remain valid today.

The successful operating history and absence of complaints demonstrate that the use is not detrimental to nearby residents, businesses, or the public welfare.

5. Impact on Public Services

The use places no additional burden on public facilities, utilities, schools, parks, or municipal services.

6. Screening and Buffering

Existing screening, walls, landscaping, and fencing provide appropriate buffering between the outdoor play area and surrounding properties.

7. Signage

No signage modifications are proposed.

8. Exterior Lighting

No changes to existing lighting are proposed.

9. Stormwater Retention and Landscaping

No modifications are proposed to existing drainage or landscaping systems.

10. Site and Building Design

The site and building remain fully developed and continue to comply with applicable City standards.

E. CONCLUSION

The outdoor dog play area has successfully operated for approximately five years under City approvals and has demonstrated long-term compatibility with surrounding land uses. The facility has maintained compliance with all applicable conditions, operated responsibly, and avoided impacts to neighboring properties.

The absence of complaints, combined with the successful operation of the facility through multiple approval periods, demonstrates that the outdoor play area continues to function as intended and remains compatible with adjacent residential and commercial uses.

The request is consistent with the General Plan, zoning regulations, and applicable Use Permit criteria. Continued operation of the outdoor dog play area will not be detrimental to surrounding properties, nearby residents, businesses, or the public welfare.

For these reasons, Dogtopia respectfully requests approval of this Use Permit application and approval without a future renewal requirement, or alternatively approval for the longest duration permitted by the City.

Contact Information

Dogtopia - 4901 S Arizona Avenue, Suite 7

Below please find the contact information of a responsible person (i.e., owner and/or manager) for interested neighbors to resolve noise complaints quickly and directly:

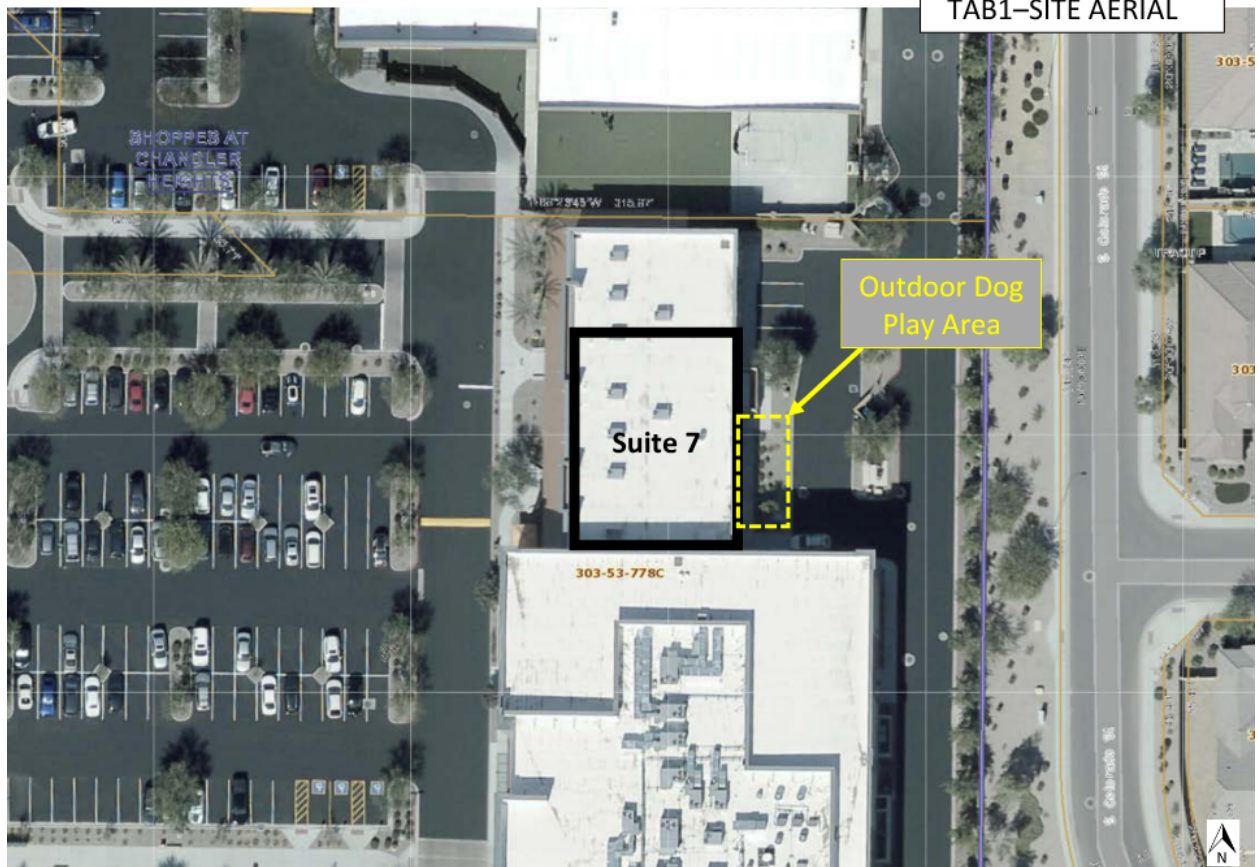
Michael Perlman

Owner/Operator

(480) 313-3778

michael.perlman@dogtopia.com

TAB1-SITE AERIAL







#2









GENERAL NOTES

1. SITE MODIFICATIONS ARE LIMITED TO OUTDOOR PLAY. NO OTHER EXTERIOR WORK PROPOSED.

KEY NOTES

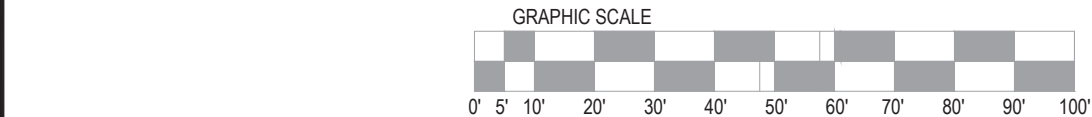
- 100. LOCATION OF LEASE LINE
- 101. REMOVE EXISTING LANDSCAPING AREA TO CREATE FENCED IN OUTDOOR PLAY AREA WITH SYNTHETIC TURF, SEE DETAIL 3/AS1.0.
- 102. MAIN ENTRY DOORS.
- 103. ACCESSIBLE PATH OF TRAVEL.
- 104. EXISTING CONCRETE SIDEWALK.
- 105. EXISTING PARKING STRIPING.
- 106. ACCESSIBLE CONCRETE CURB RAMP (UNDER SEPARATE PERMIT).
- 107. EXISTING PRIVACY FENCING.
- 108. EXISTING ELECTRICAL TRANSFORMER.
- 109. EXISTING ELECTRICAL EQUIPMENT.
- 110. EXISTING TRASH ENCLOSURE.
- 111. EXISTING LANDSCAPE AREA.
- 112. EXISTING ADJACENT TENANT STORAGE AREA. (CONTENTS UNKNOWN)
- 113. NEW GATE WITHIN FENCED AREA.
- 114. EXISTING UNDERGROUND UTILITY ACCESS.
- 115. EXISTING EXTERIOR LIGHT POLE.
- 116. EXISTING FIRE HYDRANT.

MATERIAL LEGEND

NEW SYNTHETIC TURF	EXISTING LANDSCAPE AREA
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OVERALL SITE PLAN
NOT TO SCALE
TRUE NORTH



ARCHITECTURAL EXTERIOR PLAN
SCALE: 1/32" = 1'

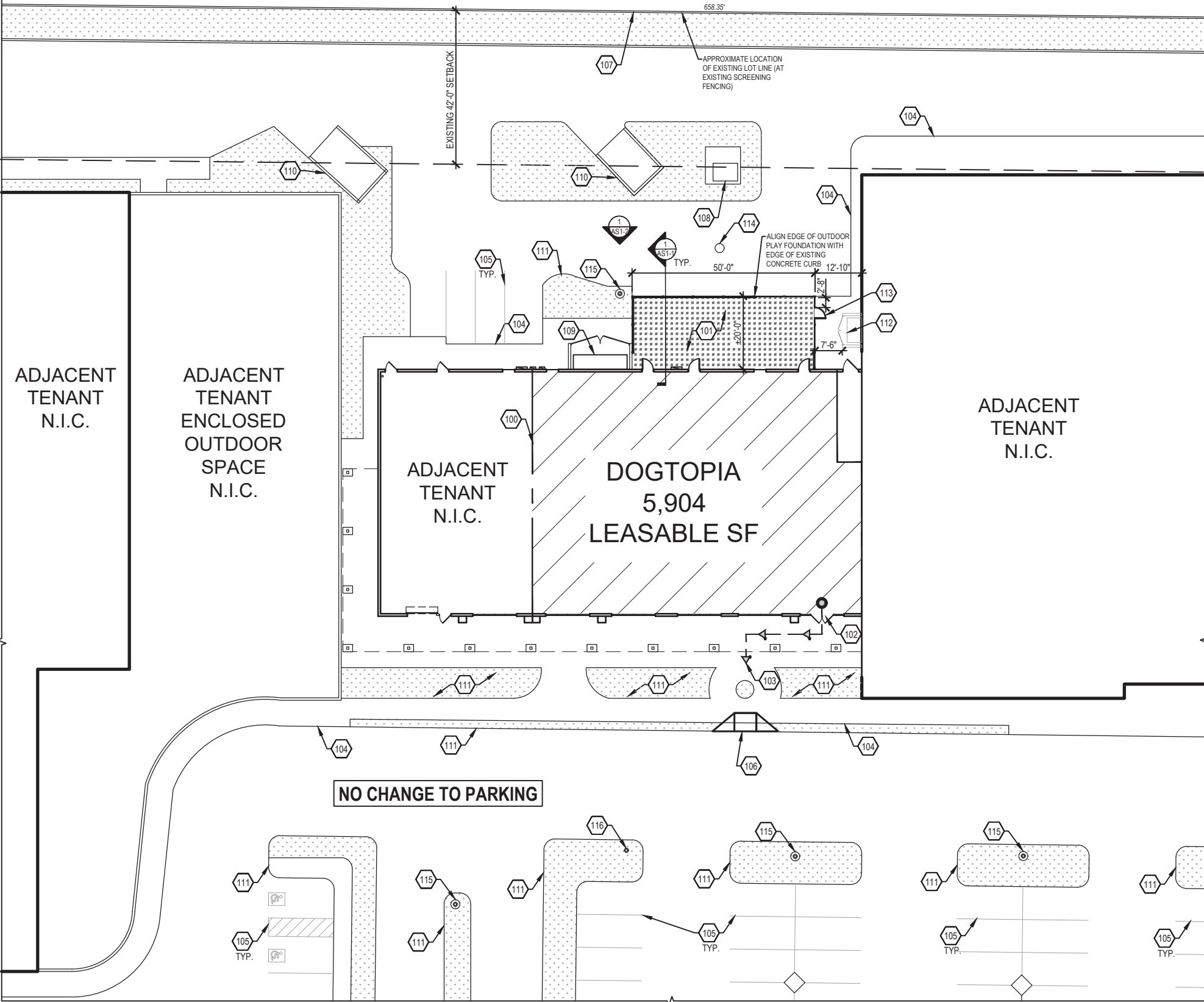
PROJECT NARRATIVE

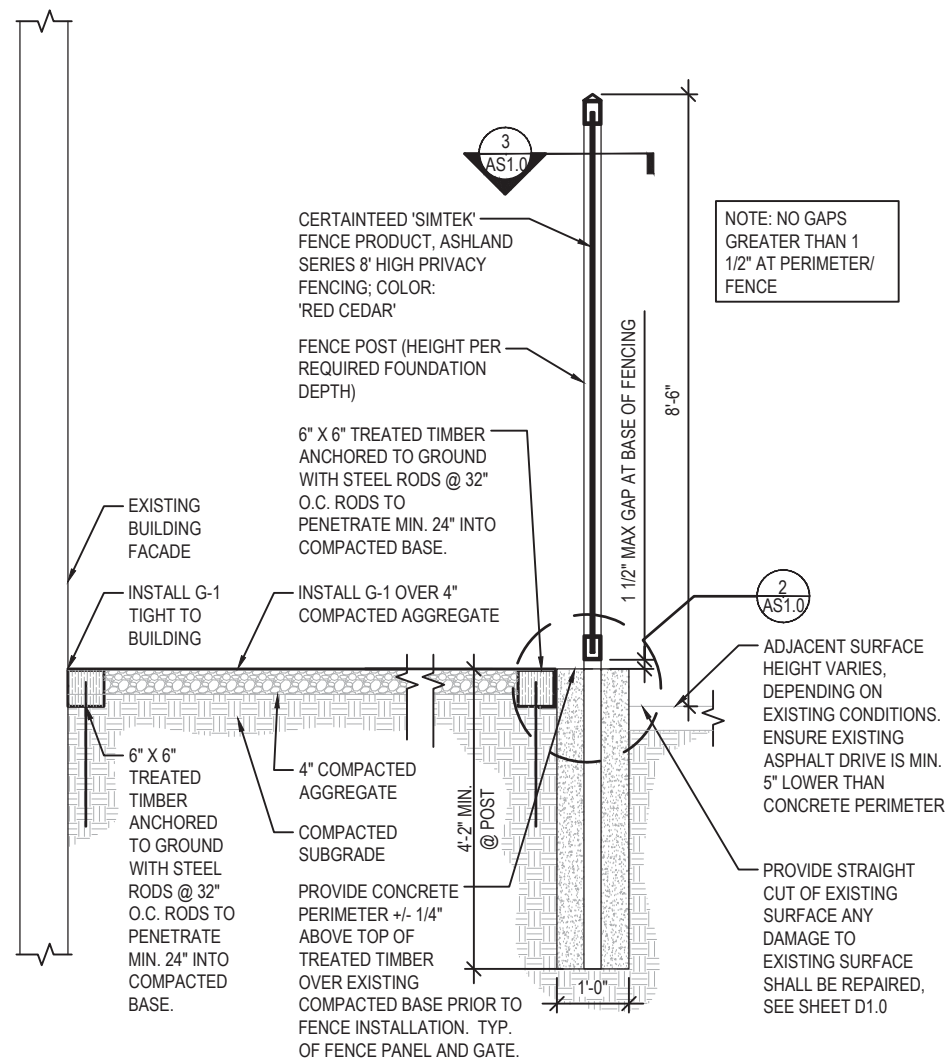
CONVERT AN EXISTING LANDSCAPE AND SIDEWALK AREA AT THE REAR OF THE TENANT SPACE INTO AN ENCLOSED OUTDOOR AREA WITH PERMEABLE SYNTHETIC TURF. SPACE TO BE ENCLOSED WITH AN 8' HIGH VINYL FENCE. NEW OUTDOOR AREA TO TERMINATE AT EXISTING CONCRETE CURB, NO MODIFICATION TO THE EXISTING ASPHALT DRIVE TO OCCUR.

THE INTERIOR REMODEL WILL BE HANDLED THROUGH A SEPARATE COMMERCIAL BUILDING PERMIT.

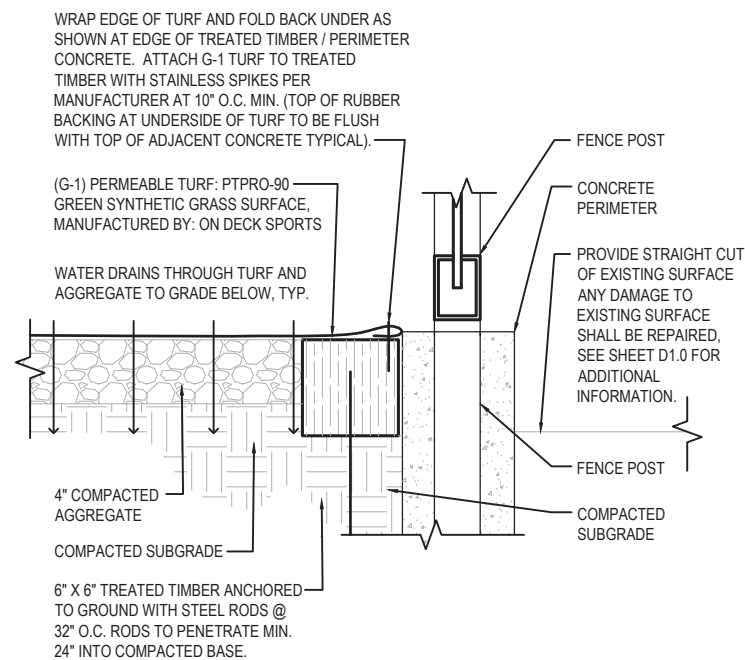
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- AS1-0 : MODIFIED SITE PLAN
- AS1-1 : OUTDOOR PLAY AREA DETAILS
- AS1-2 : MODIFIED EXTERIOR ELEVATION
- AS1-3 : FLOOR PLAN (FOR REFERENCE)

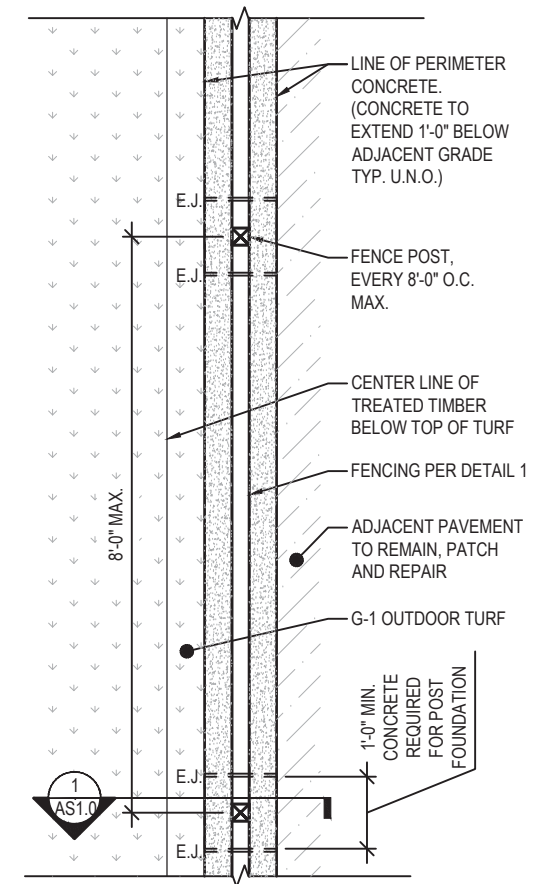




1 **PLAY AREA FENCE SECTION**
AS1-1 SCALE: 3/8" = 1'-0"



2 **TURF PERIMETER DETAIL**
AS1-1 SCALE: 1" = 1'-0"



3 **PLAY AREA FENCE PLAN**
AS1-1 SCALE: 3/8" = 1'-0"

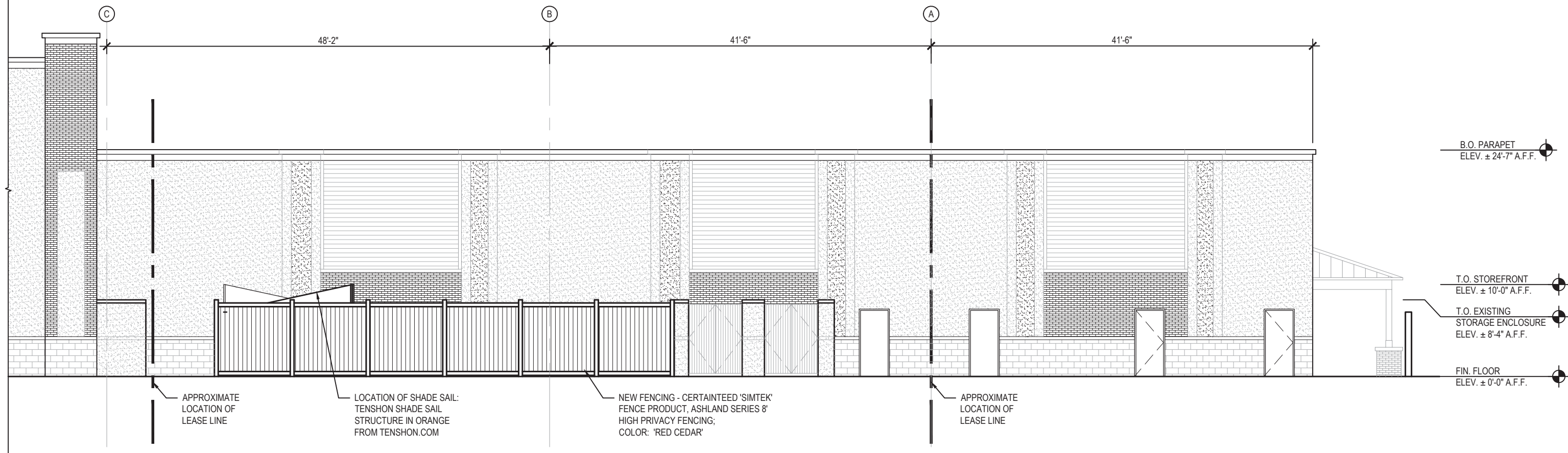


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DOGTOPIA

LOCATION: 4901 SOUTH ARIZONA AVE. CHANDLER, AZ 85248
ADA JOB NO.: 19014
FRANCHISEE: DOGHOUSE GROUP, LLC.
DATE: 4/16/19

AS1-1



1 EAST ELEVATION
AS1-2 SCALE: 3/32" = 1'-0"



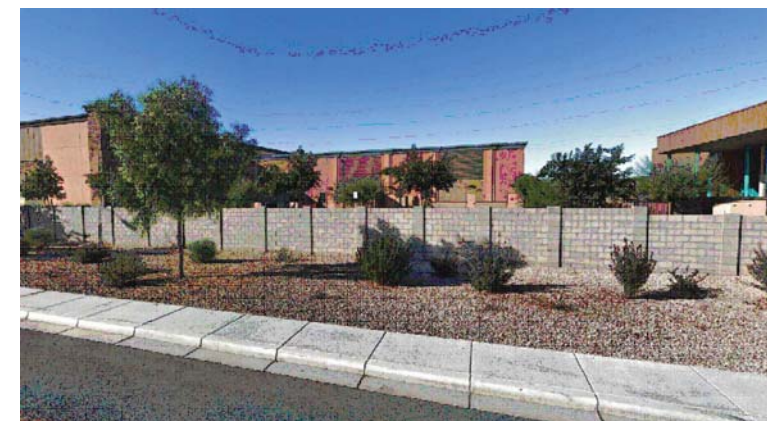
EXISTING EAST ELEVATION



EXISTING EAST ELEVATION



EXISTING EAST ELEVATION



EXISTING VIEW OF EAST ELEVATION
FROM ADJACENT PROPERTY



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AS1-2



SCALE 3/32" = 1'-0"

AS1-3