

Arizona Mutt Hutt - CUP23-25Project Narrative

Arizona Mutt Hutt is a dog boarding and daycare facility, located at 5712 W Maryland Ave, Glendale, AZ 85301.

Our location is a 5500 sq ft existing building, surrounded by a 6 ft concrete wall. The proposed site meets the size and operation requirements to run a commercial kennel. The business hours are 6:30 a.m. to 6:30 p.m. and will operate everyday Monday through Sunday. This property is zoned M-1, and to meet the requirements for this zone, we are applying for the required Conditional Use Permit for the proposed commercial kennel use.

This proposed site has adequate onsite parking and access to public streets to carry the type and quantity of traffic which may be generated by the subject use. The parking lot includes 4 spaces including 1 ADA parking stall near the entrance, a total of 5 parking spaces are available. We have 10-minute appointment-based drop off and pick up times for safe and efficient loading and unloading of the dogs. Our drop off hours are from 6:30 a.m.-8:00 a.m. and pick up hours are 4:30p.m.-6:30 p.m.

Dogs are rotated continually outdoors to the backyard throughout the day. There are not specific potty times. Our backyard has fabric turf and is sanitized daily with an EPA approved formula. This product is safe for both humans and animals. This sanitizing system does not require a rinse-off, as it dries quickly on contact after application therefore no water shall reach the City sewer system. The sanitizing of the yard, and commercial removal of pet waste by scheduled pet service, twice weekly is mitigating any future concerns. Our three playrooms are indoors, and our boarding dogs will be rotated throughout the day for playtimes with daycare dogs.

We have 24 individual boarding kennels for overnight accommodations. Our overnight dogs are boarded inside individual kennels, 6 ft in height, inside our building which is concrete block: mitigating any overnight barking. The front roll door will remain closed and locked at all times. The outside of our building is surrounded by a 6 ft CMU wall for additional soundproofing. Our security system provides online monitoring of our building. We are neighboring industrial businesses and are not directly affecting residential homes. Our nearest residential neighbor would be approximately 100 ft away across the roadway west of the site.

Our proposed use of a commercial kennel will not be materially detrimental to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use. Due this site's location within an industrial area, we will not have an adverse effect on adjacent properties, surrounding neighborhoods, or the city.