



Dog Boarding Facility CUP23-25

Planning Commission Hearing – December 14, 2023

Joseline Castaneda
Planner





Request

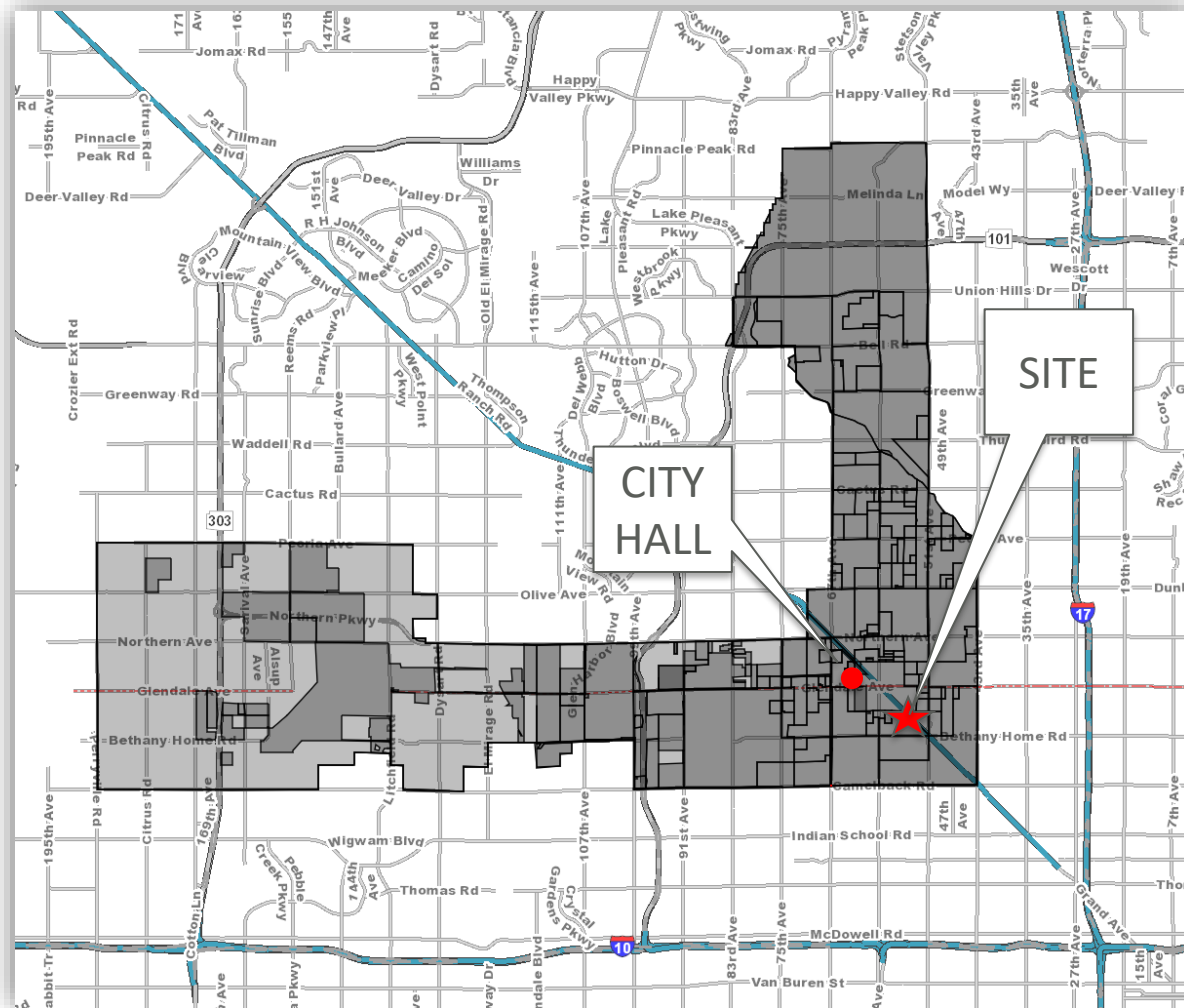
The applicant is requesting a Conditional Use Approval to allow a commercial dog kennel in the M-1 (Light Industrial) zoning district.

Applicant/Owner: Julie Johnson / Arizona Mutt Hutt LLC

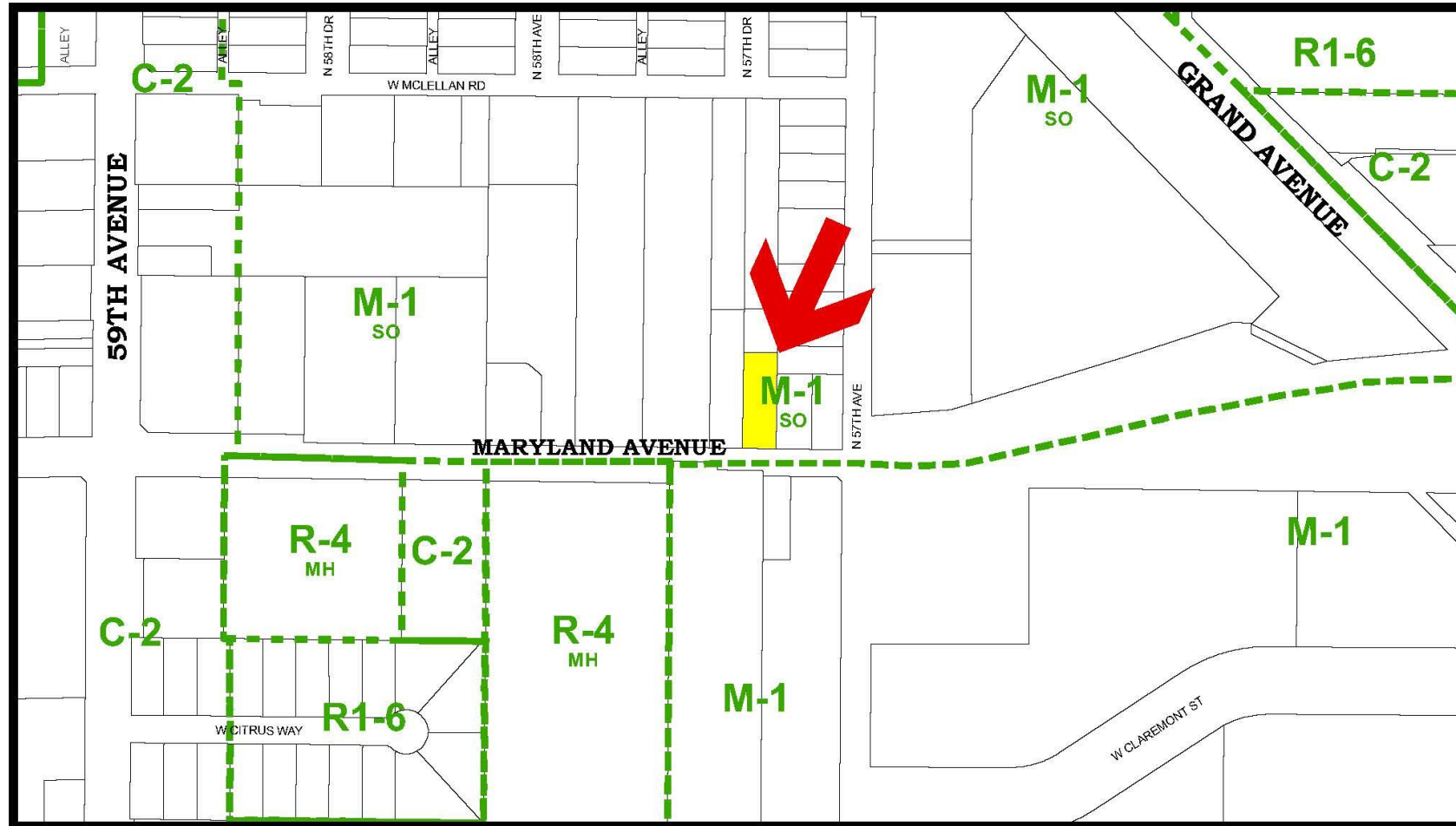


Vicinity Map

Northwest
corner of 57th
Avenue and
Maryland
Avenue



Zoning Map

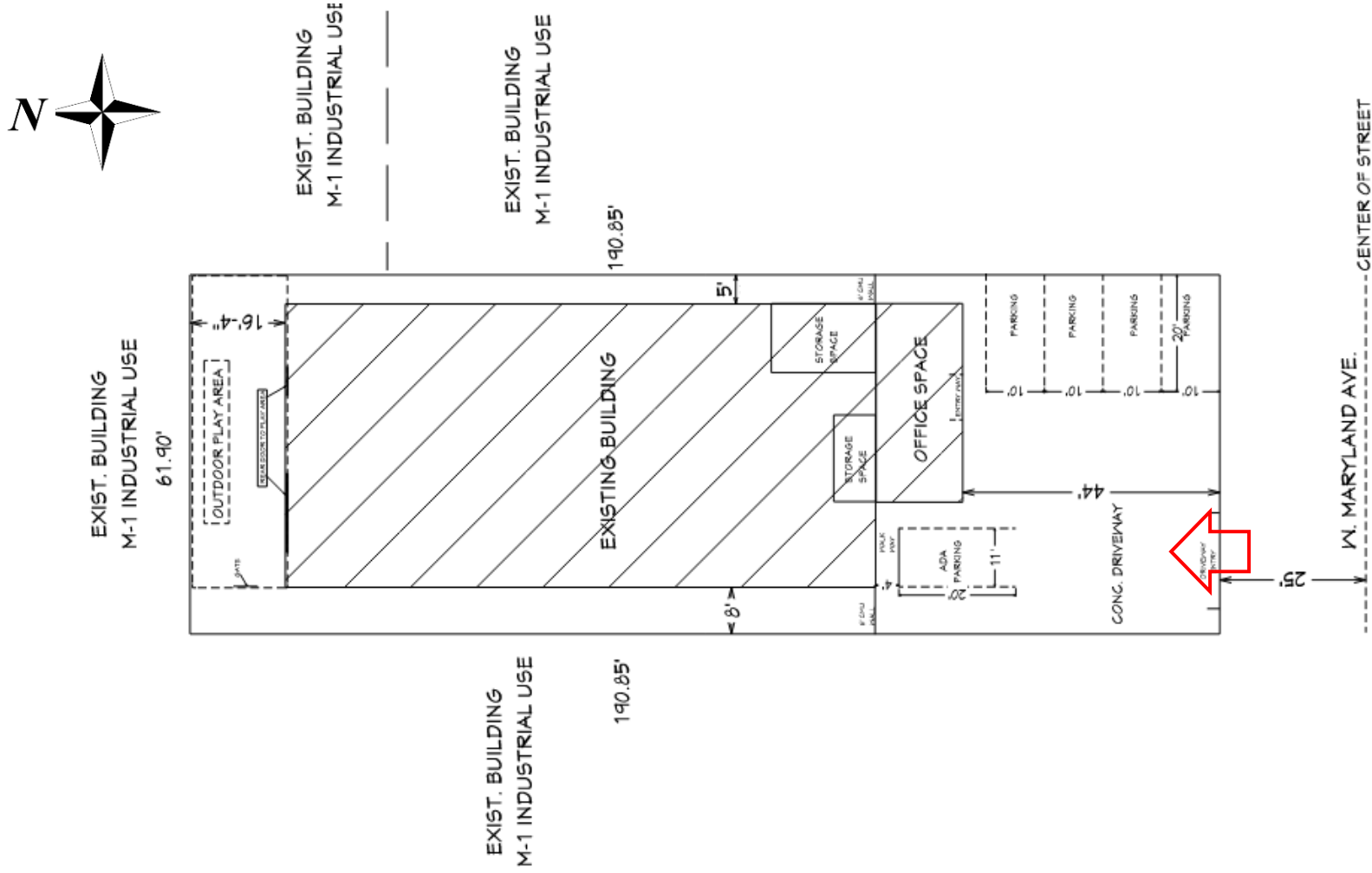


Aerial Map





Site Plan





Project Details

- Commercial kennel in existing 5,525 SF building
- Outdoor play and rest area in rear of property
- 24 dog kennels and 3 indoor play areas
- 5 parking spaces
- Appointment only drop off and pick up
- Monday through Sunday, 6:30 a.m. to 6:30 p.m.



Public Involvement

- Notification Letters: September 21, 2023
- Neighborhood Meeting: October 6, 2023
- Mailing: November 17, 2023
- Published: November 22, 2023
- Site Posting: November 22, 2023

No comments were received.



Findings & Analysis

- Consistent with General Plan and zoning classification.
- Not detrimental to health, safety or general welfare.
- Adequate access and circulation.
- Adequate conditions for mitigation.



Recommendation

Planning Commission approval of CUP23-25 subject to the following stipulation:

Development shall be in substantial conformance with the site plan, date stamped November 22, 2023, and the project narrative, date stamped November 13, 2023.



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