

To: Robert McKay

Director of Planning and Codes Administration

From: Stephane Mayer - Haddadi

Subject: Requesting the CEDC and staff to consider an ordinance amendment to the Unified Development Ordinance (UDO) to allow a Pet Motel to use outside facilities in conjunction with the inside play rooms.

We want to open a next generation Pet Resort to fill the needs of companion pet owners who want a at home atmosphere for their pets. It will feature upscale pet daycare, custom boarding and grooming and retail. The prospective property is located at 951 Wildwood Drive Lee's Summit. This building accommodates all of our needs to operate within this particular industry. I seek to add a new type of boarding facility that will offer amenities unlike anything currently offered in the Greater Kansas City area. This property is currently zoned CP-2 Planned Community Commercial, and is permitted to have a pet motel, training and grooming but restricts the use of an outside side yard. This is an understandable restriction considering the image and reputation that the old style traditional kennel models operate where dogs have unsupervised access to outside runs, both day and night. We can assure you this will **Never** be permitted in any business I am a part of. We are requesting an ordinance variance to allow for self-contained play yard areas outside of the building that will allow for organized, staff supervised play groups. While we have large rooms for the pets to play and interact with each other inside the facility, it is also necessary to take them out in groups to get the fresh air, sunlight and exercise that their owners want and expect. Pets will not have open access to the outside. There will be No indoor/outdoor runs. No pet will ever be kenneled overnight outside of the facility and we will have 24 hour staffing.

Over the past 15 years there has been a revolution in the Pet Care industry, it demands a new style of boarding that integrates pet socialization and exercise in a luxury atmosphere. Each owners pet will be housed in their own personal luxury suite. Common sizes will be 4x6, 4x8 and so on. They will mimic small bedrooms and share similar construction. Most suites will have tempered glass doors were the dog can view outside of his or her luxury room. During the day they will play either in the inside or outside play areas. They are always attended by trained staff members that are there to interact with them, and assure their safety. The outside play areas will be fenced off with secure fencing. Much of the fencing is preexisting due to the fact they were pre-installed for the previous use of a child daycare. The facility currently has a six foot tall, black, chain link fence wrapped around the building including large portions of the front. The back of the property has a privacy fence spanning about 130 feet shielding it from the adjacent parking lot. We plan to utilize the existing fencing as well as add to its privacy with more privacy fencing. A lot of care is taken into designing the play areas as it is our utmost

consideration to first, provide for the safety and security of the pets, and second assure there is minimal view looking into or out of the play areas. We intend to install a synthetic product called k-9 grass which is a high end artificial turf designed for dogs. This has become an increasingly popular material due to its natural filtration system that holds solids on the surface while allowing liquids to filter through in a sanitary manner (more information examining the science and sanitation behind this product can be elaborated in further documentation). Because the pets will be with the staff during outside play time, they will immediately pick up pet potties and dispose of them in the proper closed containment canister. The staff members will seal the bin's bag and properly dispose of their waste after each group. The play area will be sanitized regularly throughout the day to insure the highest level of cleanliness. We use environmentally safe products, specifically formulated for this industry and that is EPA approved. This high-end daycare model will pride itself in maintaining a clean and fun environment.

You will find this elite daycare and boarding model to be popular in many of the metro cities. We presently operate in Johnson County, KS where there are growing number of the high end dog daycares that are meeting the demands of this trend. Overland Park, Leewood, Olathe, Merriam and others allows these upscale facilities to operate outside of industrial zones and into commercial districts. As an example Puppy's Playpen is located in a store front strip mall adjacent to restaurants and retail services in Overland Park. Other daycares such as Paws at Play, Two Dogs and a Cat, Kennel Creek, Woof's, Sydney's Pet Spa, Fetchers and many others are located in busy commercial zoned areas. The reason these businesses need to be in these areas is to take advantage of the daycare concept of dropping your pet off in the morning and picking them up after work, just like you would with a human child. These businesses are harmonious within the commercial districts and tend to be popular within the community that they exist. Each of these pet facilities have outside areas, due to the client wanting their pets to be able to go outside during their stay.

We humbly request that the city grants an ordinance variance to allow for the use of exterior play areas so we can service the Lee's Summit area to the fullest.

Sincerely,

Stephanie Mayer – Haddadi

And

Andrew Haddadi

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