



Legal Counsel.

DINSMORE & SHOHL LLP
101 S. Fifth St., Suite 2500
Louisville, KY 40202
www.dinsmore.com

Clifford H. Ashburner
(502) 540-2382 (direct) · (502) 581-8111 (fax)
clifford.ashburner@dinsmore.com

October 5th, 2022

Customer Service
Division of Planning and Design Services
444 S. 5th Street
Louisville, KY 40202

Re: *Happy Hounds Doggy Daycare*

Dear Planning Customer Service,

This letter accompanies an application form for the approval of a Revised District Development Plan on the property located at 201 Park Place Drive ("subject property"). Our client, Dog Dreamers, LLC, proposes to use a portion of the subject property as a dog daycare and kennel, including grooming and boarding. The subject property is zoned C-2 Commercial and is currently used as an amusement center. The applicant will be reusing the existing structure on the subject property.

There are no environmental constraints or historic resources on the subject property. The property contains 4.5+/- acres total, however the proposed development will only apply to 1.32 +/- acres. The proposed development will use an existing 1-story structure on the property. The existing asphalt go-cart track, miniature golf area, and go-cart staging area will remain. The site design and land use are compatible with the existing and future development of the area. The development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code.

Please docket this application for consideration at your earliest convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read "Clifford H. Ashburner".

Clifford H. Ashburner
CHA:LMER

Attachments

Revised District Development Plan Justification

Dog Dreamers, LLC

201 Park Place Drive

The applicant proposes to use a portion of the subject property as a dog daycare and kennel, including grooming and boarding. There are limited natural resources on the property as it is currently being used as an amusement park. The existing trees and other living vegetation will not be disturbed. The portion of the property proposed for development is within an existing structure.

There is safe and efficient vehicular and pedestrian transportation provided both within the development and the surrounding community. The proposed development is accessed via Park Place Drive. The subject site is located in a dense commercial area and provides substantial parking and vehicular maneuvering area.

There is sufficient open space (scenic and recreational) to meet the needs of the proposed development. The proposed kennel is primarily a dog daycare but offers boarding, as well. The applicant will provide sufficient open space for the dogs. The existing building is several hundred feet from existing residential uses.

There are provisions for adequate draining facilities provided on the subject site in order to prevent drainage problems from occurring on the subject site or within the community. The applicant will be reusing the existing structure and will maintain the existing drainage facilities.

The overall site design and land uses are compatible with the existing and projected future developments of the area. A fence will be installed around the outdoor play area to provide screening. The Applicant will also take steps to ensure that noise from dogs is not an issue for surrounding properties through screening, careful management of outdoor time, and the maintenance of existing fencing. The Applicant will take all required steps to maintain a safe and clean environment for its customers and those in the area by managing animal wastes. The proposed development will not substantially alter the existing site layout. There is an existing Animal Medical Center located near the subject site.

The proposal is in conformance with the Comprehensive Plan and Land Development Code. The proposed use is located in an area of dense commercial, multifamily, and office uses and will serve the communities of Middletown, Anchorage, and the surrounding areas of the county. The proposed use is compatible with the adjacent commercial and residential uses and is an opportunity to reuse a previously developed property.