

Louisville Metro Board of Zoning Adjustment – February 20, 2017
Neighborhood Meeting – December 20, 2016

Docket No. 16CUP1078

Conditional Use Permit (CUP) and Revised Detailed District Development Plan (RDDDDP) to allow a pet grooming, spa, daycare & boarding facility to be located in the existing building at 219 S. Hurstbourne Pkwy.



Attorneys: Bardenwerper Talbott & Roberts, PLLC

Land Planners, Landscape Architects & Engineers: Land Design & Development, Inc.

Index

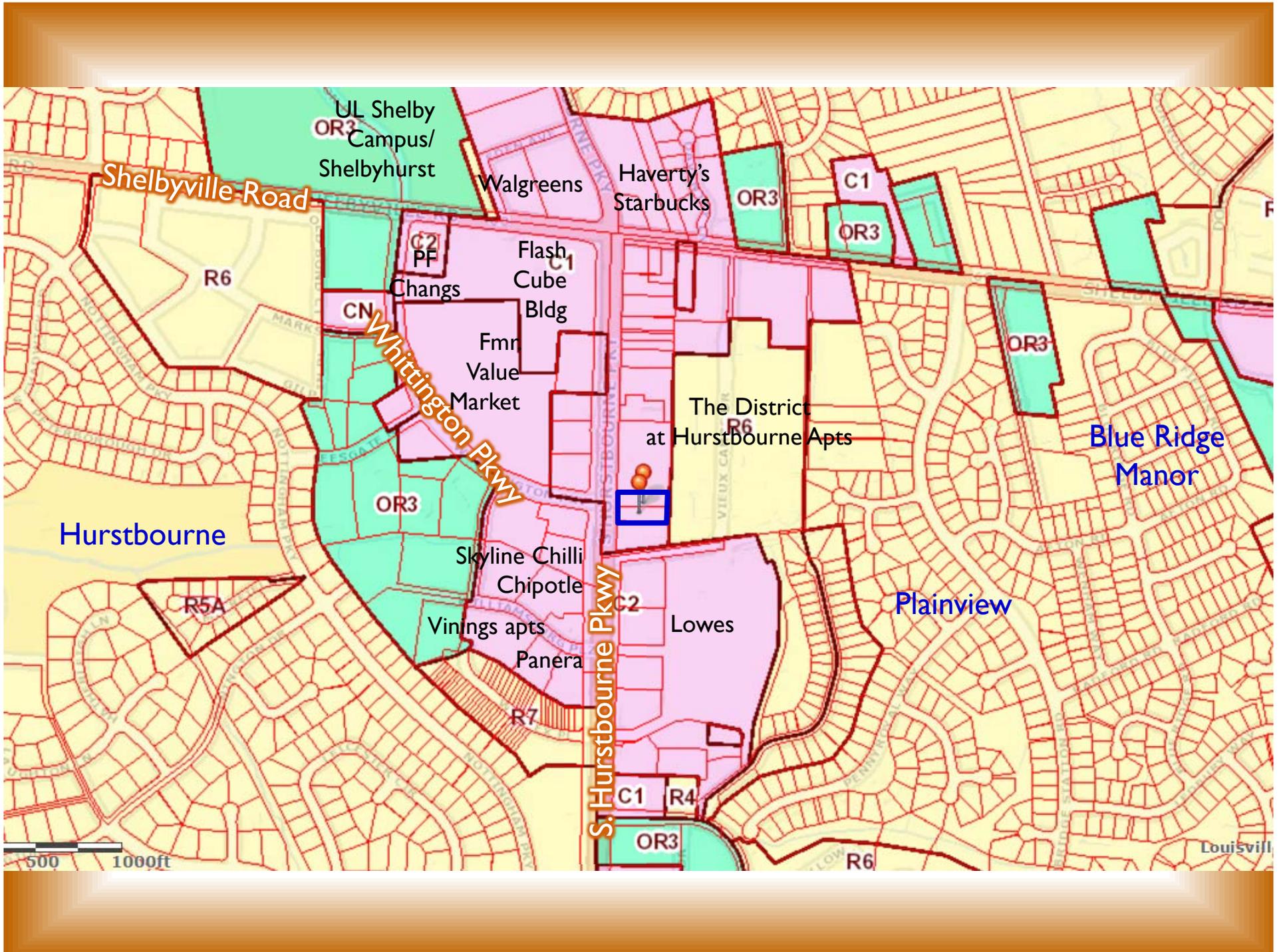
1. LOJIC map and aerial photographs of the site and surrounding area
2. Ground level photographs of the site and surrounding area
3. Proposed CUP plan
4. Neighborhood Meeting notice list map, letter to neighbors inviting them to the meeting and summary of meeting
5. Dogtopia photos and information



Tab I

LOJIC map and aerial photographs of the site and surrounding area







Value Market

City BBQ rest.

Goodwill

First Watch Rest.

Fazolis

The District at Hurstbourne Apts

US Bank

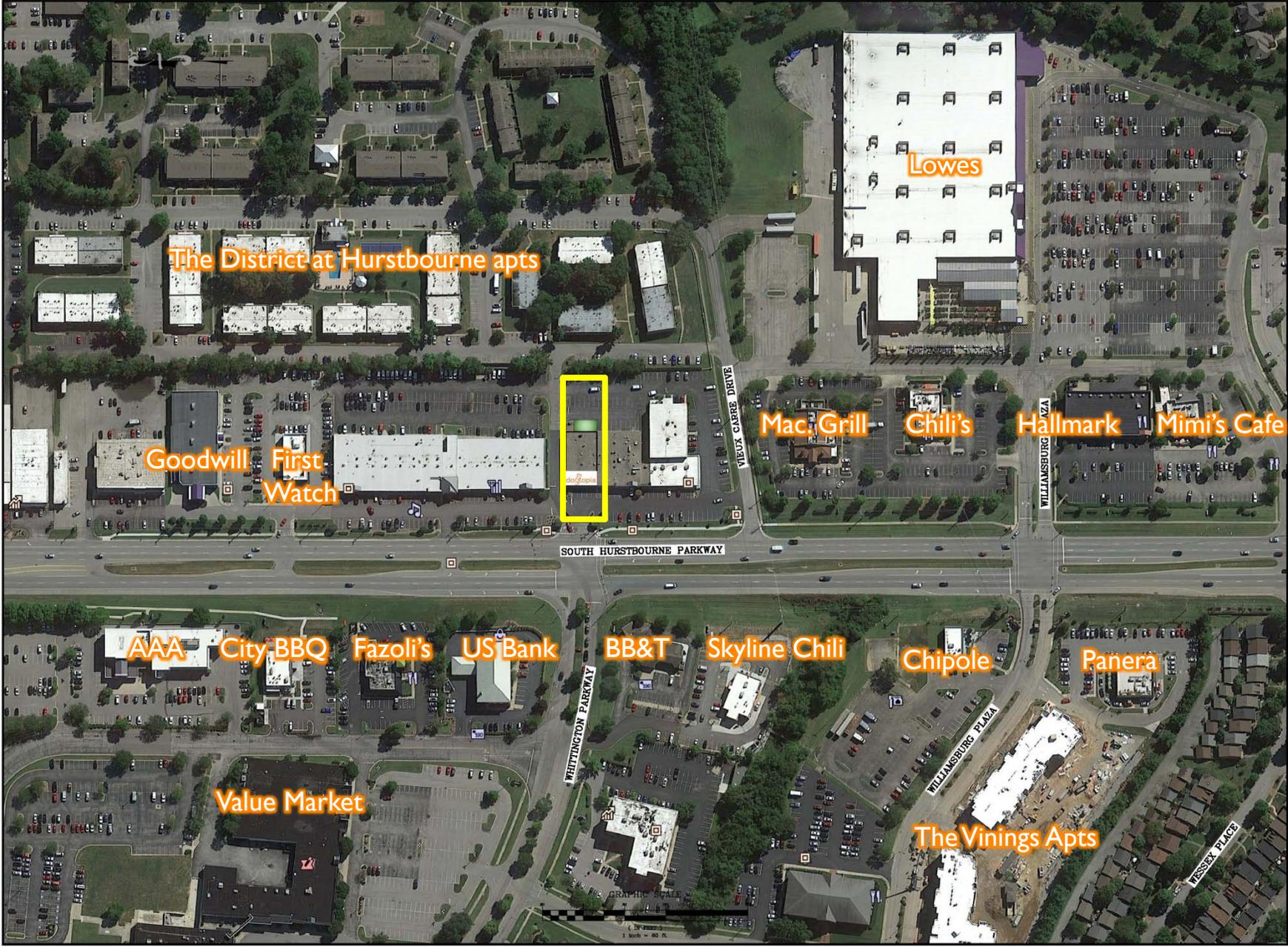
BBT Bank

Skyline

Lowes

100 200ft

Louisville Metro, MSD, LVC



NO.	DATE	DESCRIPTION	BY

PROJECT DATA

FILE NAME: 16216-001-001-PLAN
 DATE: 12/27/18
 SCALE: AS SHOWN
 DESIGNED BY: JBI
 CHECKED BY: JBI

ENGINEER'S SEAL
 SURVEYOR'S SEAL

CONDITIONAL USE PERMIT/REVISED DETAIL DISTRICT REZONATION PLAN

doStopia
 STRIUS HOLDINGS, LLC
 401 McCALLEY ROAD
 WILMORE, KY 40390

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 401 McCALLEY ROAD
 WILMORE, KY 40390
 PHONE: 502-338-1100
 FAX: 502-338-1101
 WWW.LDANDD.COM

JOB NO. **16216**

SHEET **1** OF **1**

Tab 2

Ground level photographs of the site and surrounding area





View of existing shopping center from S. Hurstbourne at Whittington Lane intersection.



View of existing shopping center, Dogtopia will be located on the end closest to the entrance from S. Hurstbourne.

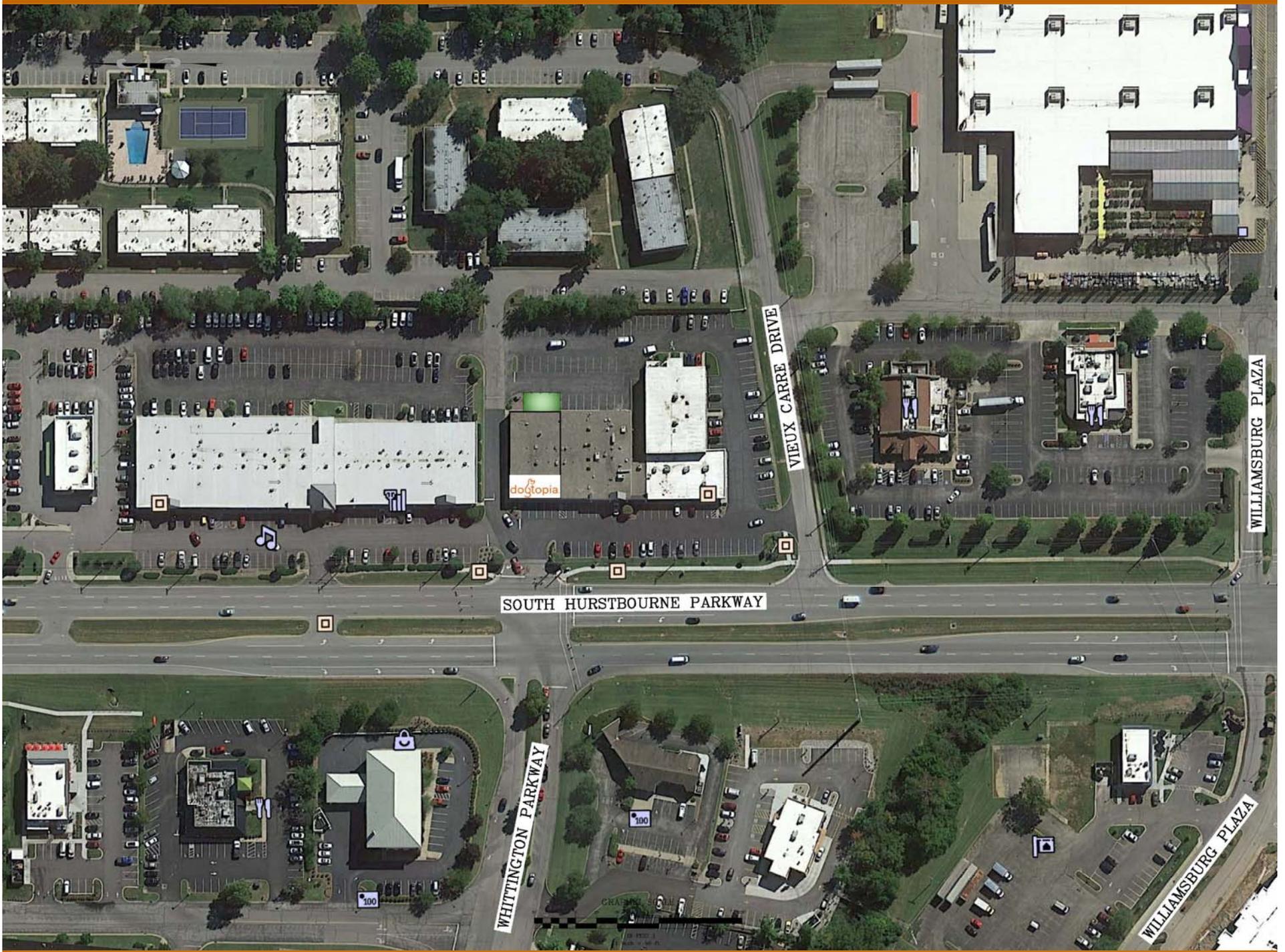


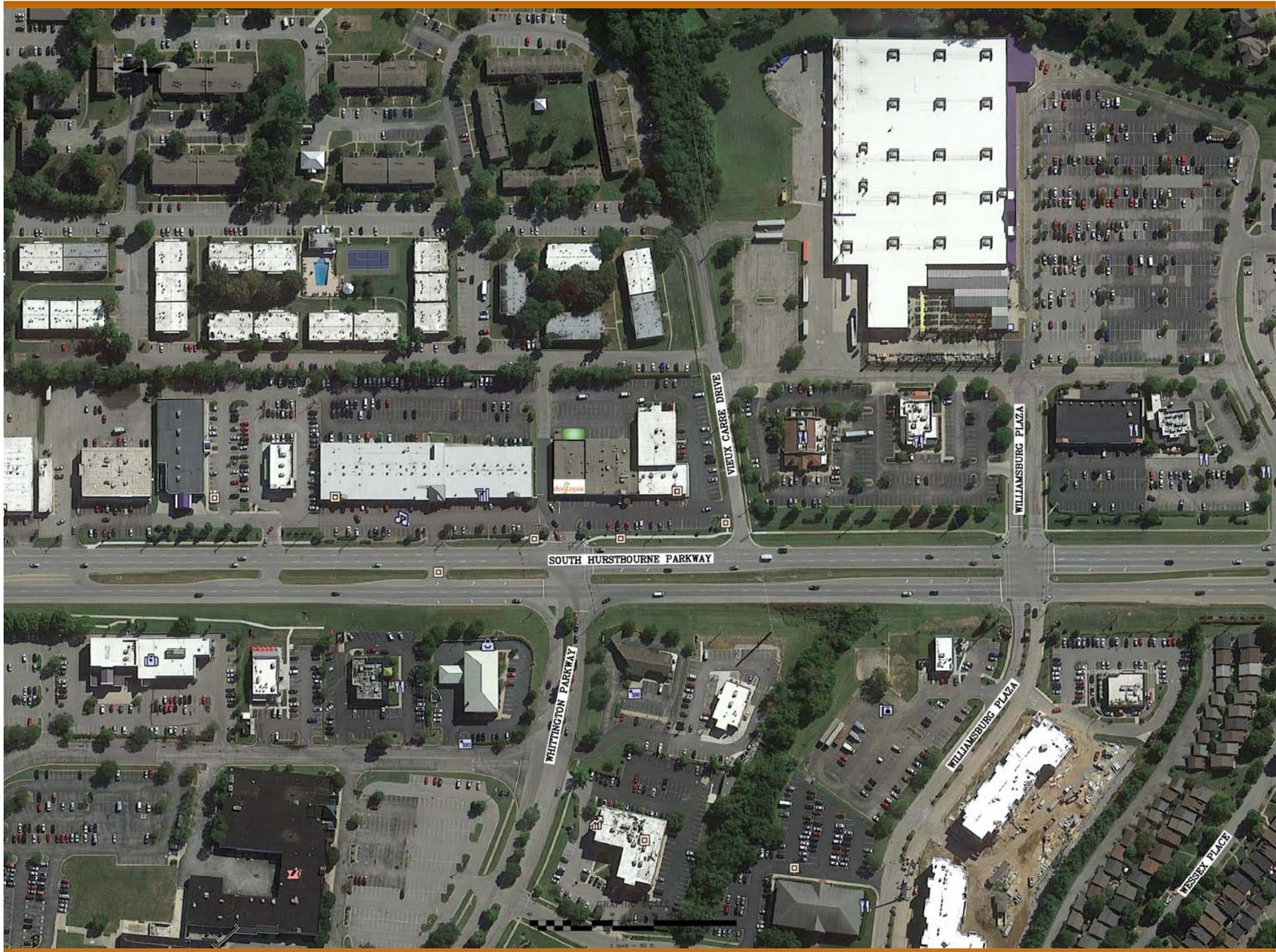
View of the “District at Hurstbourne” apartment community to the east of site.

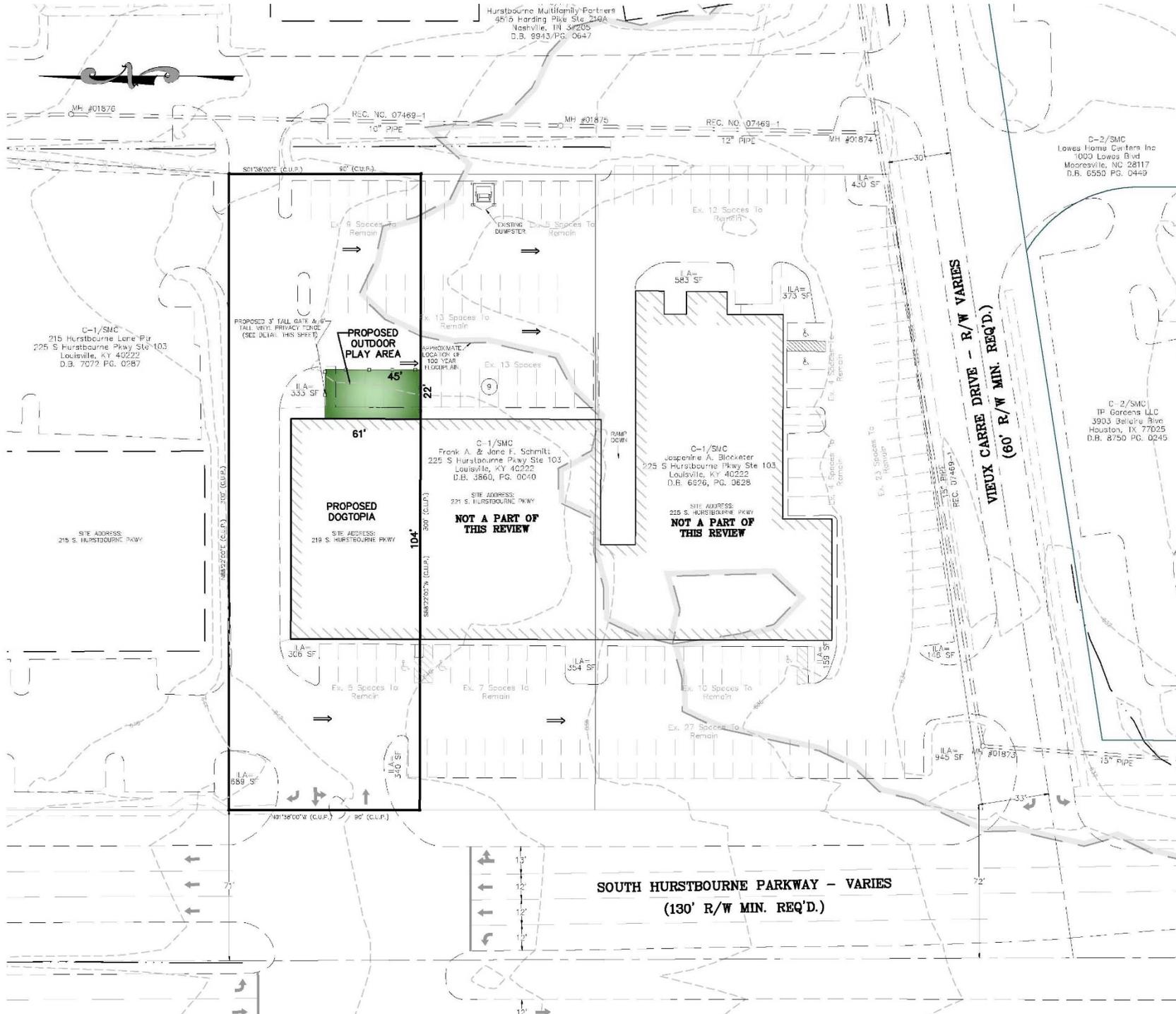
Tab 3

Proposed CUP plan









PROPOSED OUTDOOR PLAY AREA

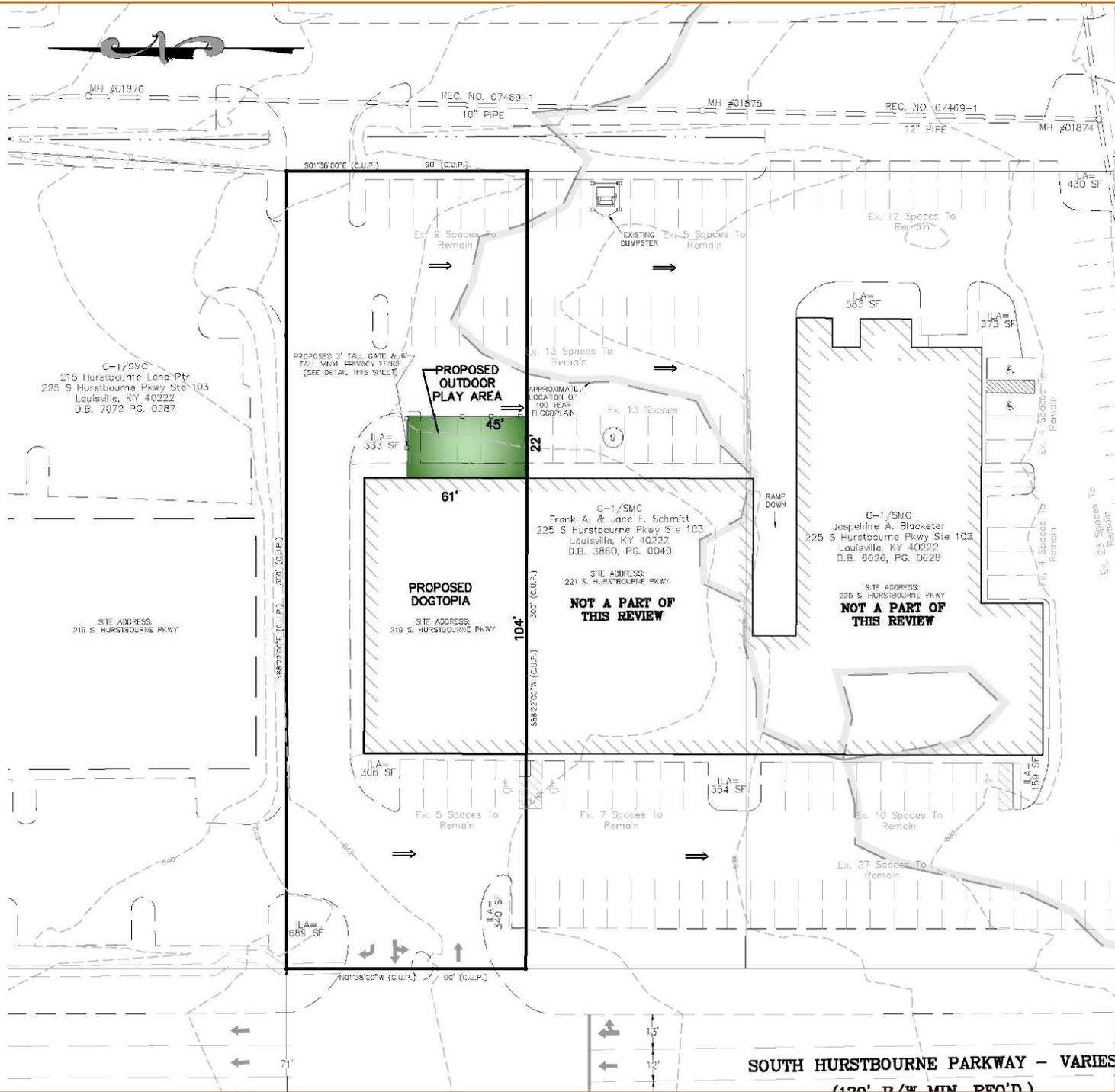
PROPOSED DOGTOPIA

NOT A PART OF THIS REVIEW

NOT A PART OF THIS REVIEW

SOUTH HURSTBOURNE PARKWAY - VARIES (130' R/W MIN. REQ'D.)

VIEUX CARRE DRIVE - R/W VARIES (60' R/W MIN. REQ'D.)



C-1/SMC
 215 Hurstbourne Lane Pkwy
 225 S Hurstbourne Pkwy Ste 103
 Louisville, KY 40222
 D.B. 7072 PG. 0287

PROPOSED 2" TALL GATE & 6"
 TALL WOOD BRIDGWAY TRUSS
 (SEE DETAIL THIS SHEET)

**PROPOSED
 OUTDOOR
 PLAY AREA**

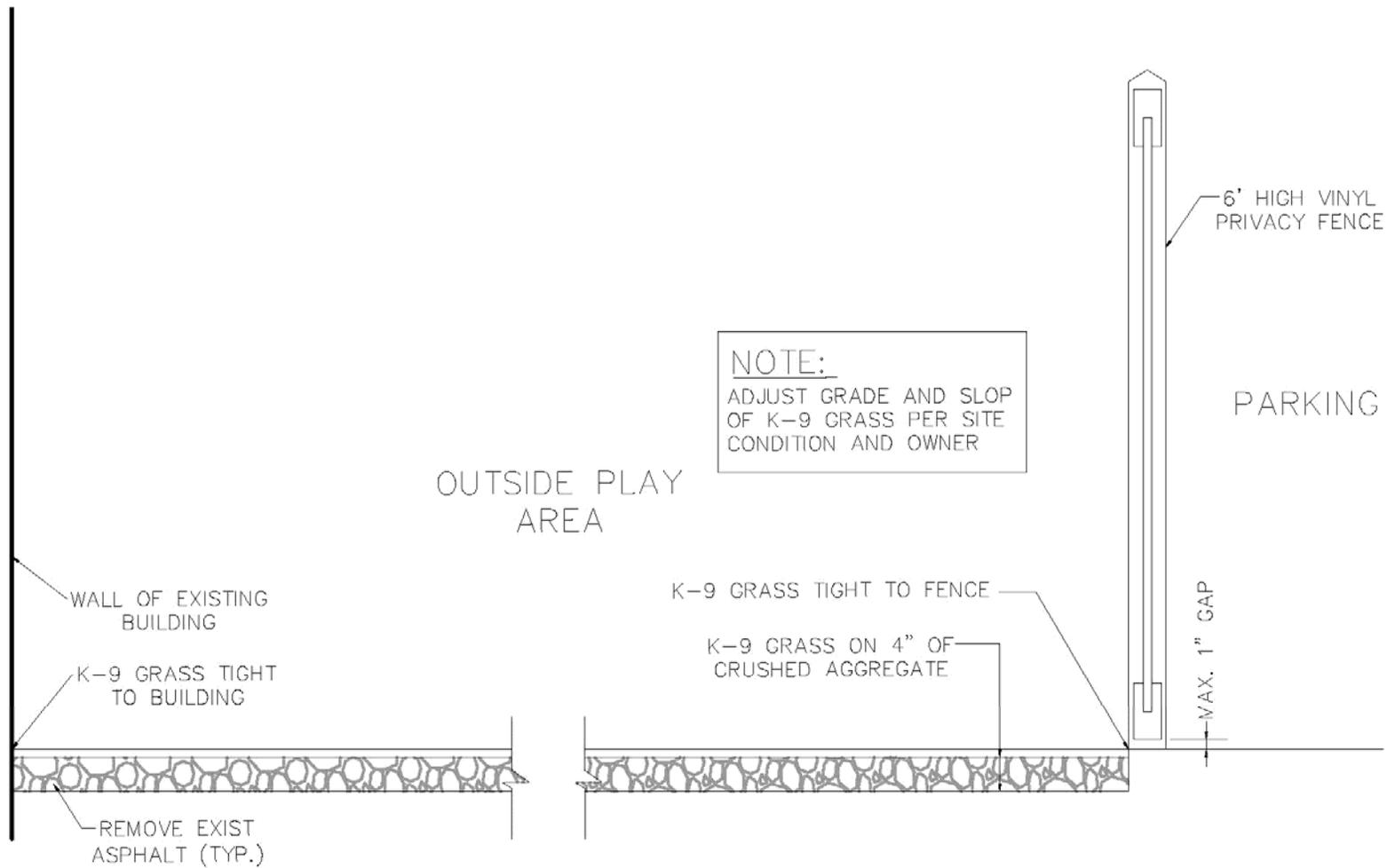
APPROXIMATE
 LOCATION OF
 100 YEAR
 FLOODPLAIN

**PROPOSED
 DOGTOPIA**
 SITE ADDRESS:
 216 S. HURSTBOURNE PKWY

C-1/SMC
 Frank A. & Jane F. Schmitt
 225 S Hurstbourne Pkwy Ste 103
 Louisville, KY 40222
 D.B. 3860, PG. 0040
 SITE ADDRESS:
 221 S. HURSTBOURNE PKWY
**NOT A PART OF
 THIS REVIEW**

C-1/SMC
 Josephine A. Blacketer
 225 S Hurstbourne Pkwy Ste 103
 Louisville, KY 40222
 D.B. 6626, PG. 0628
 SITE ADDRESS:
 225 S. HURSTBOURNE PKWY
**NOT A PART OF
 THIS REVIEW**

**SOUTH HURSTBOURNE PARKWAY - VARIES
 (100' R/W MIN. REQ'D)**

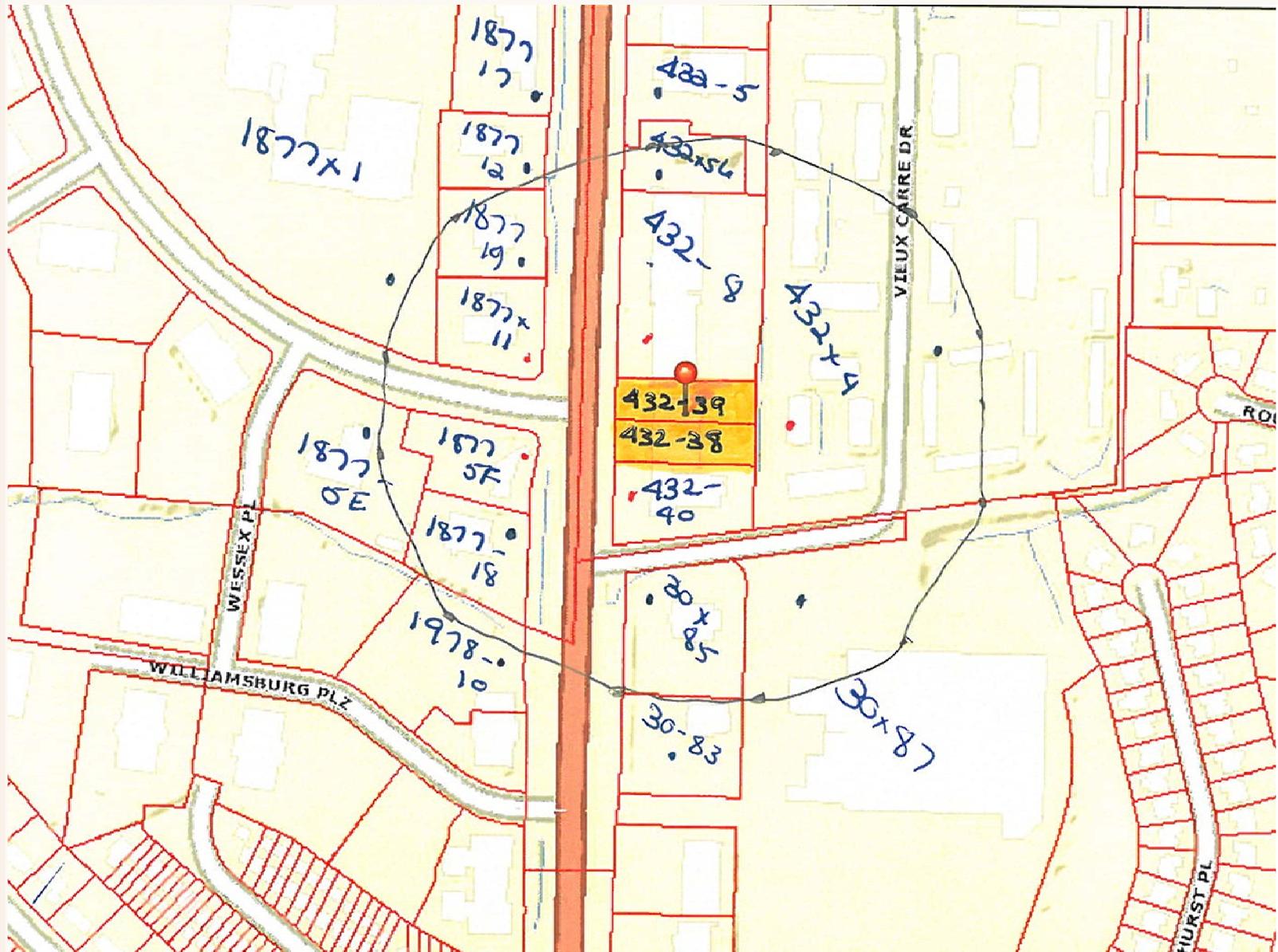


PLAY AREA SECTION DETAIL
NOT TO SCALE

Tab 4

**Neighborhood Meeting notice list map,
letter to neighbors inviting them to the
meeting and summary of meeting**





BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

1000 N. HURSTBOURNE PARKWAY • BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG. • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223
(502) 426-6688 • (502) 425-0561 (FAX) • WWW.BARDLAW.NET

Nicholas R. Pregliasco
Direct dial: 426-0388, ext. 139
Email: NRP@BARDLAW.NET

December 6, 2016

Dear Neighbor,

RE: Proposed Conditional Use Permit (CUP) and Revised Detailed District Development Plan (RDDDP) to allow Dogtopia, a pet grooming, spa, daycare & boarding facility to be located in the existing building at 219 & 221 S. Hurstbourne Pkwy.

We are writing to invite you to a meeting we have scheduled to present neighbors with our CUP and RDDDP plan to allow a Dogtopia as described above. The property is in the existing building located at 219 & 221 S. Hurstbourne Pkwy.

Accordingly, we have filed a plan for pre-application review on Monday, December 5th with the Division of Planning and Design Services (DPDS) that has been assigned case manager, **Jon Crumbie** and case number **16CUP1078**. We would like to show and explain to neighbors this plan so that we might hear what thoughts, issues and perhaps even concerns you may have.

In that regard, a meeting will be held on **Tuesday, December 20th at 6:30 p.m.** at the **Hurstbourne Christian Church in the Fellowship Hall** located at 601 Nottingham Pkwy.

If you cannot attend the meeting but have questions or concerns, please call me at 426-6688 or our land planning and engineering firm representative Ann Richard at 426-9374.

We look forward to seeing you.

Sincerely,



Nicholas R. Pregliasco

cc: Hon. Marilyn Parker, Councilwoman, District 18
Jon Crumbie, case manager with Division of Planning & Design Services
Ben Carter & Mike Browning, Sirius Holdings, LLC
Ann Richard, land planners with Land Design & Development, Inc.

Neighborhood Meeting Summary

A neighborhood meeting was held on Tuesday, December 20th at 6:30 p.m. at the Hurstbourne Christian Church located at 601 Nottingham Pkwy. Those in attendance included the applicant Ben Carter with Sirius Holding, LLC, the applicant's attorney, Nick Pregliasco and the land planner, Ann Richard with Land Design & Development.

Only one neighbor attended the meeting, the manager of the adjoining District at Hurstbourne apartments. She stated that the District apartments were one of the few in Louisville who allow large (over 40 lbs) dogs. She was in support of the CUP.

Tab 5

Dogtopia photos and information





REAL ESTATE

It's the **most** exciting day ever!

 dogtopia.

Daycare • Boarding • Training • Spa

BUILDING REQUIREMENTS

3,500-10,000 SQUARE FEET

ELECTRICAL: 400 AMPS (120/208V)

HVAC: 1 TON OF COOLING PER 200 SF

3" SOUND BATT INSULATION TO THE DECK



I like that they **GET TO** know me for me here. **I'm more** than just a really ridiculously adorable **FACE.**



BRAND DIFFERENTIATORS

24/7 DOG PARENT MONITORING WITH WEB CAMS

WASTE MANAGEMENT AND NATIONALLY CERTIFIED CLEANING

PET EVALUATIONS WITH MEET AND GREET TRIAL PERIODS

SEPARATE PLAYROOMS FOR SIZE AND TEMPERAMENT

COMPRESSED RUBBER FLOORING TO REDUCE IMPACT TO DOG'S FEET AND JOINTS

RETAIL BOUTIQUE AND BOARDING SUITES





Real Estate

Exterior Photos



The image shows the exterior of a Dogtopia building. The main sign is 'dogtopia' in large, orange, 3D lowercase letters. Below it, in smaller white letters, are the words 'daycare · boarding · spa'. The building has a light-colored facade and a covered entrance area supported by a grey stone pillar. The sky is blue with some clouds.

dogtopia
daycare · boarding · spa

HOURS
Mon-Fri
7am - 7pm
Sat & Sun
10am - 5pm
Dogtopia.com



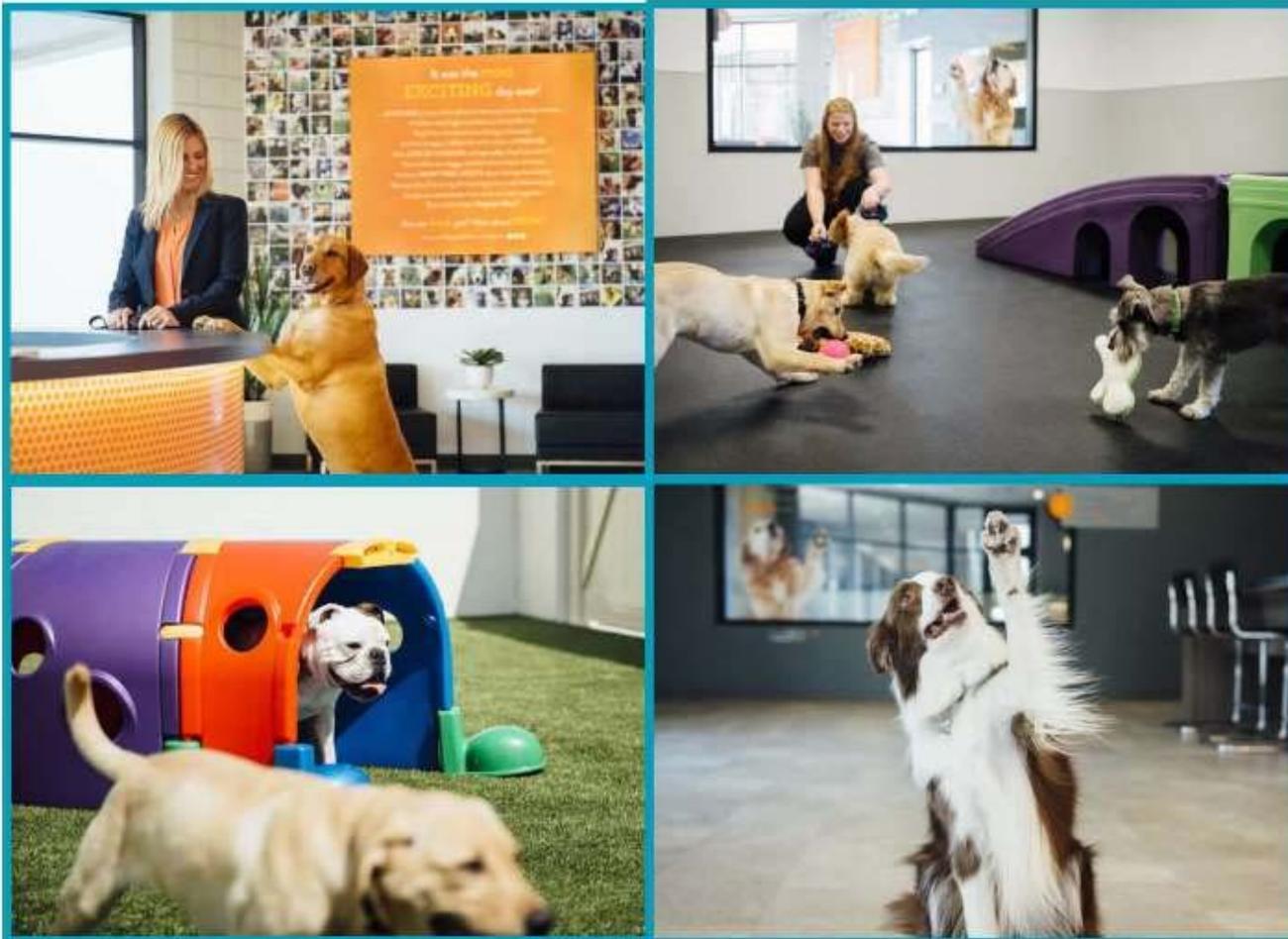






Real Estate

Interior Photos

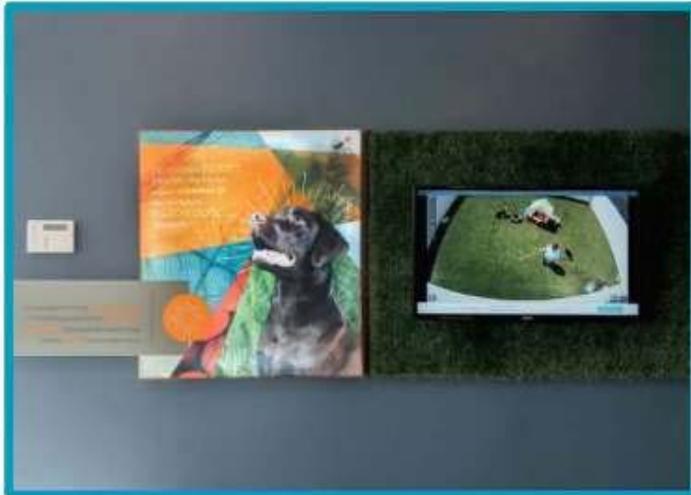


Commercial in Confidence.
© 2016 Dogtopia Inc.



Real Estate

Location Photos





Real Estate

Location Photos

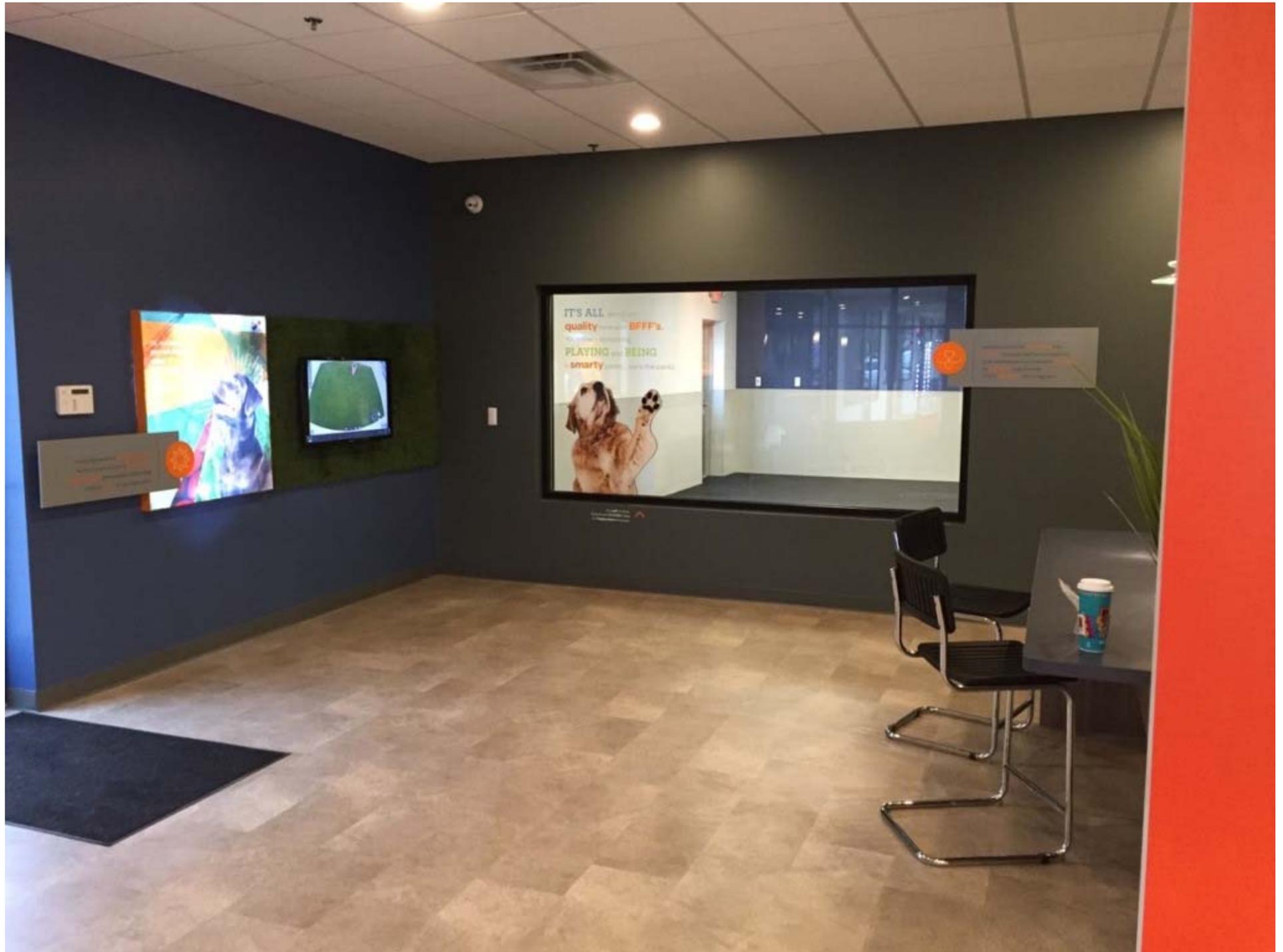





dogtopia.
Daycare - Boarding - Training - Spa
Showing dogs the LOVE since 2002

...CLEAN
...fresh
...like a
...bones.







It was the **most**
EXCITING day ever!

As a member, you'll have just four things to remember:
1. You'll have great and fun people to hang out with.
2. You'll have a lot of fun and games to play.
3. You'll have a lot of fun and games to play.
4. You'll have a lot of fun and games to play.

New back up! You about NOW?



DESIGN AND CONSTRUCTION



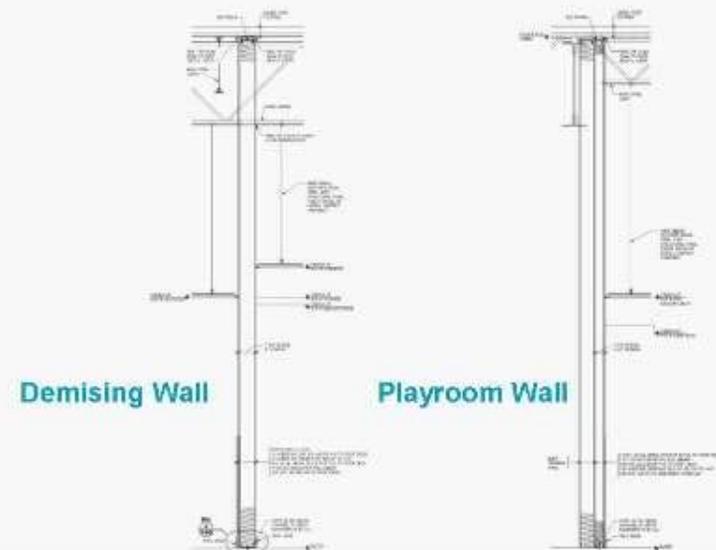
Odor and Sound Control

Requirements for Odor Reduction

- Playrooms on separate HVAC systems. Each system has an outside air intake requirement
- Steril-Aire UV emitters installed on each HVAC system
- Walls extended to the deck to avoid smell and sound transfer between rooms
- Rooms Cleaned three times per day
- ScentAir System Installed
- HVAC air filters replaced quarterly versus annually

Requirements for Sound Reduction

- Special Wall Type at Demising Walls
- Special Wall Type Between Playrooms and People Space
- Air Gap at the Demising Wall



Health Technology Product Descriptions:

Triple Two:

Disinfectant, Cleaner, Deodorizer (1:64 or 2 oz/gal)



- Use for the room closing buckets at the end of each shift daily
- Use to sanitize and disinfect all hard surfaces
- Leave Triple Two on surface for 3 mins to clean and 10 mins to sanitize
- Use to sanitize dog bowls in 3 min. with dilution of **1:256 (0.5 oz/gal)**
- This is considered a "Quat" Cleaner (it is lower in toxicity and less corrosive than bleach)
- * **Don't use Triple Two when dogs are in open play.**

Eliminator:

Odor Digester, Bio-Enzymatic (1:64 or 2 oz/gal)



- Use in mop buckets for playrooms and spot cleaning
- Use on artificial grass with the approved HT Econo-foamer hose and sprayer
- Safe to use when dogs are present
- Effectively eliminates odors by digesting bacteria, viruses, & other organic matter

Cage & Kennel:

Degreaser, Deodorizer (1:128 or 1 oz/gal)



- Use as part of a weekly, deep cleaning protocol to remove grease, grime, and oil buildup
- Use to reduce odors
- Use regularly to keep drains clean

Glass Cleaner:

Streak-Free Glass Cleaner (1:64 or 2 oz/gal)



- Use on all glossy and reflective surfaces including windows, mirrors, stainless steel, chrome, laminates, plastics and vinyl

Four Product Mixing Unit: Cleaning Product Dispenser

- Stainless steel for durability
- Auto-calculates and distributes the correct dilution of the 4 cleaning products
- This 1 unit will be used to fill mop buckets, spray bottles, etc.
- Your specific unit will look like the picture to the right; though if your location orders larger pails, the unit will have hoses similar to the inset picture (Your unit may be a slightly different size depending upon where the unit is installed.)
- * The only time you will need to calculate your own dilution will be sanitizing dog bowls with a far less concentrated version of Triple Two (from 1:64 to 1:256)



Example: Hose to a larger pail of cleaning solution ->

Directions for using Health Technology products:

Playroom cleaning (while dogs are in open play):

Eliminator Odor Digester is safe when dogs are present and the enzymatic properties will digest odor-causing bacteria, viruses, and other organic matter. This cleaner is intended for all cleaning needs during open play.

For Daily Spot Cleaning:

The process for daily spot cleaning will remain constant, just the chemical will change.

- * Dilute Eliminator the concentrate at **1:64 (2oz/gal)** for daily spot cleaning using the (2) mop bucket system (one mop bucket with Eliminator and one with plain water.)
- * Dilute Eliminator the concentrate at **1:64 (2oz/gal)** in a spray bottle for spot cleaning FRP walls, kick plates, crates, and crate trays
- * This product does not need to be rinsed, leaving it on the surface wet will give you better results as the enzymes break down odor-causing organic matter.

K9-Grass:

- After removing all visible waste, apply Eliminator with the HT Econo-foamer hose and sprayer in the evenings so leaving it on wet for as long as possible to give the good bacteria a chance to eat the odor-causing bacteria.
- * Keep in mind that any quat cleaner applied too soon after the Eliminator will negate the enzymes and cause the enzymatic odor-eliminating properties to not work correctly.

Odor Control throughout Dogtopia location:

- First – Clean, wipe and remove heavy soil load from surface
- Second – Locate or Prepare an Eliminator-filled spray bottle
- Third – Apply Eliminator Odor Digester to surface allowing it to stay wet to remove odors from the area, no need to rinse let it air dry.
- Spray Eliminator on all front door entrances, potted plants, walkways, grass, flowerbeds or anywhere where there is an odor issue.
- Eliminator can also be poured full strength or somewhat diluted down the drains to eliminate any odors coming up through the drains.



Deep Cleaning (no dogs in open play):

Use Triple Two for all your major cleaning protocols when dogs are not in open play. Triple Two is a stronger disinfectant cleaner to be used to close the rooms or if an infectious pathogen is suspected.

Note: Don't use Eliminator and Triple Two at the same time because Triple Two will counter act the enzymatic properties of Eliminator.

Floor Care (Perform Nightly):

- Mop with Triple Two when preparing room closing buckets and doing daily deep cleaning at the end of each daily shift at a dilution of **1:64 (2oz/gal)**.
- Triple Two can be used for mopping all play areas, suites, lobbies, hallways, bathrooms and grooming areas.
- A recommended protocol for floor is to change mop bucket solution every 1500-2500 sq. feet or when solution becomes visibly dirty.
- Dump used solution and fill mop buckets with fresh solution.
- * Mop all rubberized flooring with Triple Two when dogs are not present.

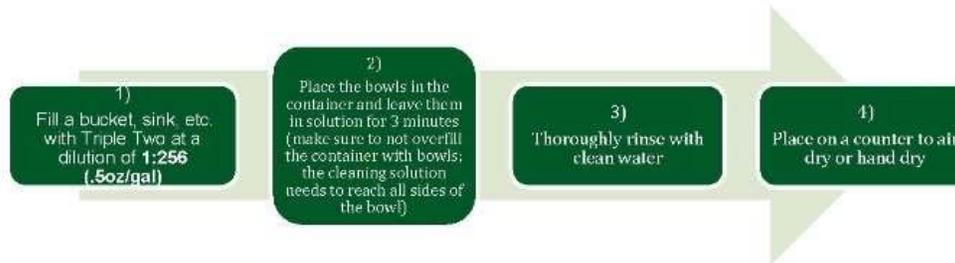
For Auto Scrubber applications:

- * This is a recommended cleaning tool because it also extracts the excess dirty liquid on all floors throughout the facility, including the playroom.
- Use Triple Two at a dilution of **1:64 (2oz/gal)** to fill clean solution tank.
- Follow the manufacture's recommendation on use throughout the facility



Sanitizing dog bowls:

As most locations already have a process for cleaning and sanitizing dog bowls, please check with your supervisor for your location's procedure. However, in the event of an outbreak, follow these steps to sanitize the bowls using the Triple Two at a different dilution.



Cage and Kennel Degreaser (Perform Weekly or as needed)

This will help remove the biofilm buildup of cleaners. This degreaser can be used on walls, crates, and hard surfaces where oils from dog coats accumulate.





Real Estate

Current Locations





Real Estate

Dogtopia Recognition



Entrepreneur Franchise 500 ranking as #1 Franchise in the Pet Care Industry and #363 overall

Franchise Times Next 300 (2013, 2014)

INC 5000 List of Fastest Growing Companies (2008-2014)

FranchiseRankings.com #2 Best Pet Franchise (2014)



Pet Product News International Retailer of the Year (2013)

Pet Age Business of the Year, Bronze (2014)

