

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 (RDDDP) 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

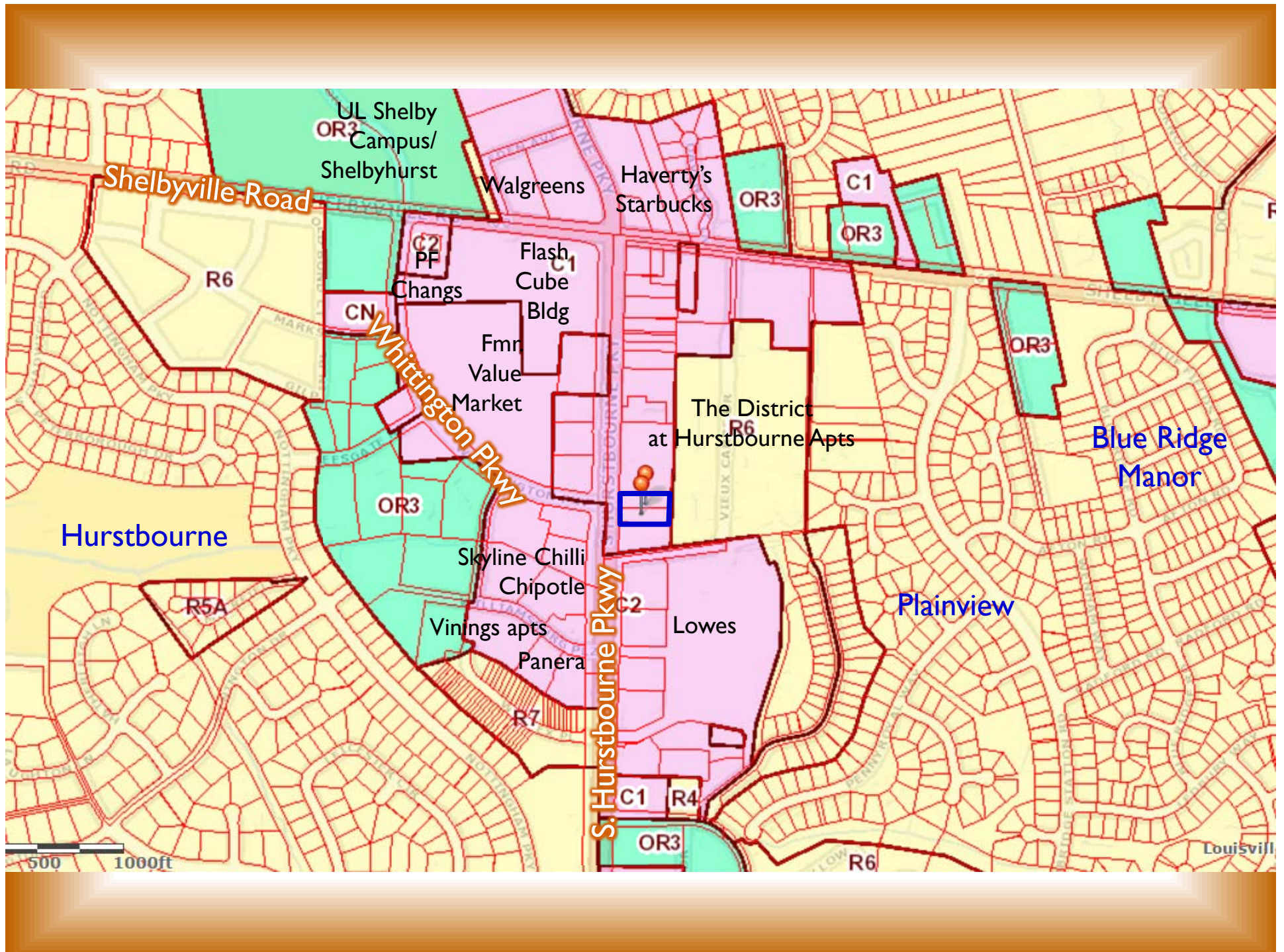


## **Tab I**

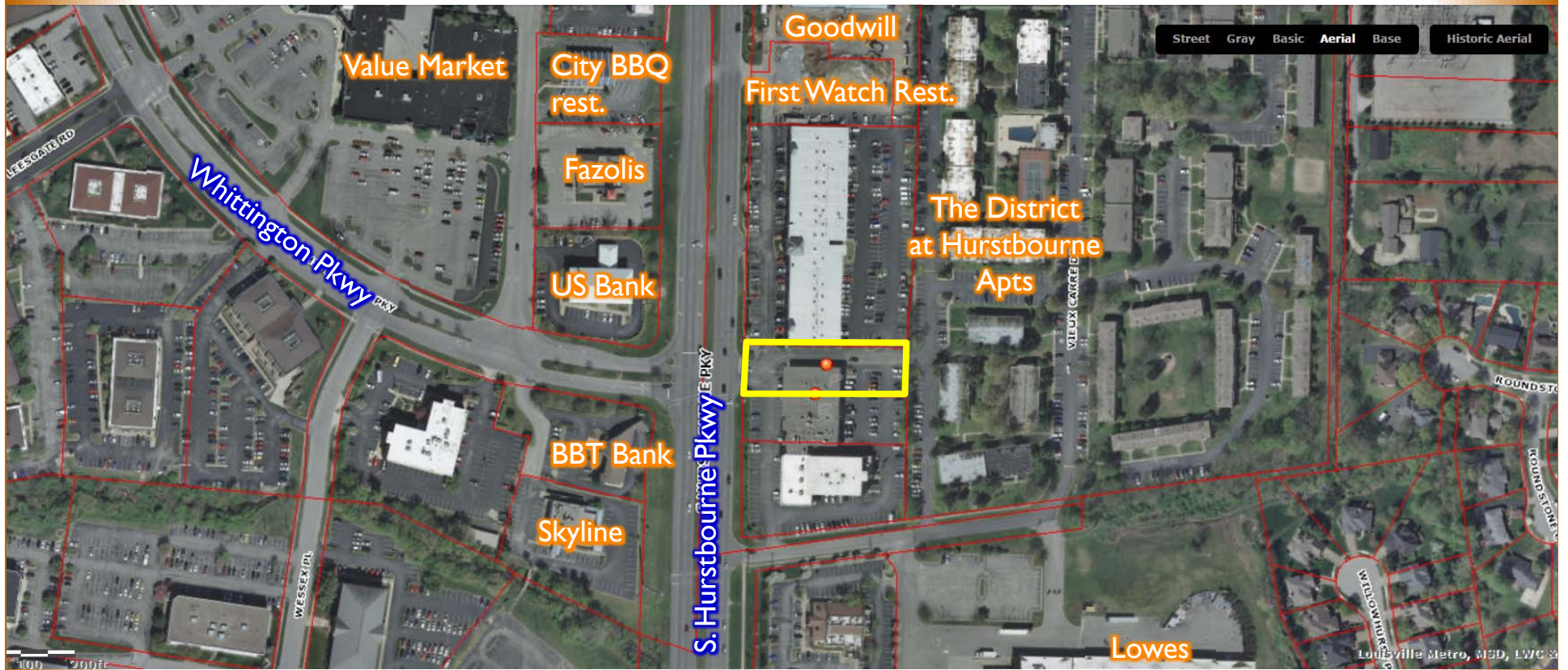
**LOJIC map and aerial photographs of the site and surrounding area**



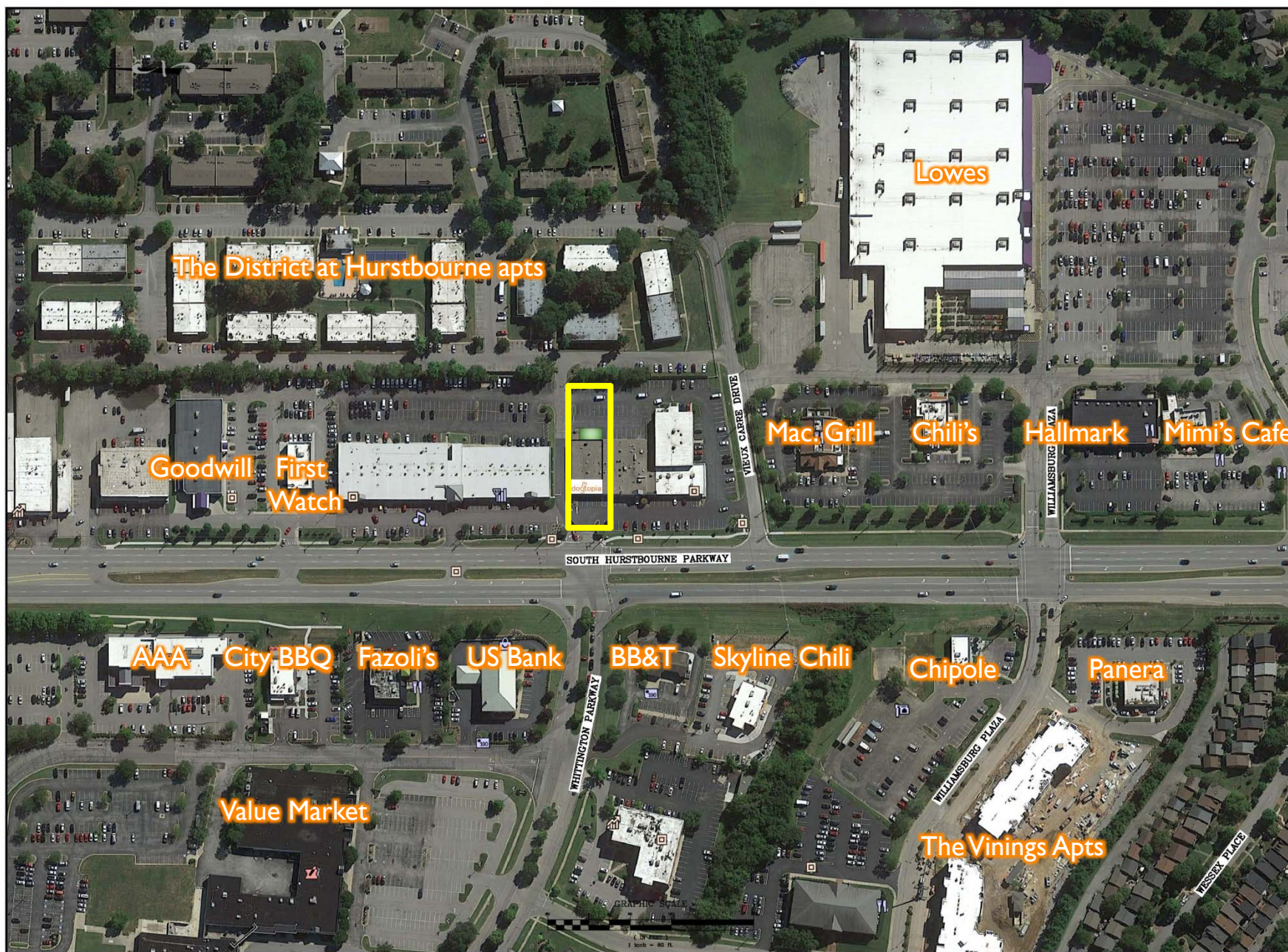












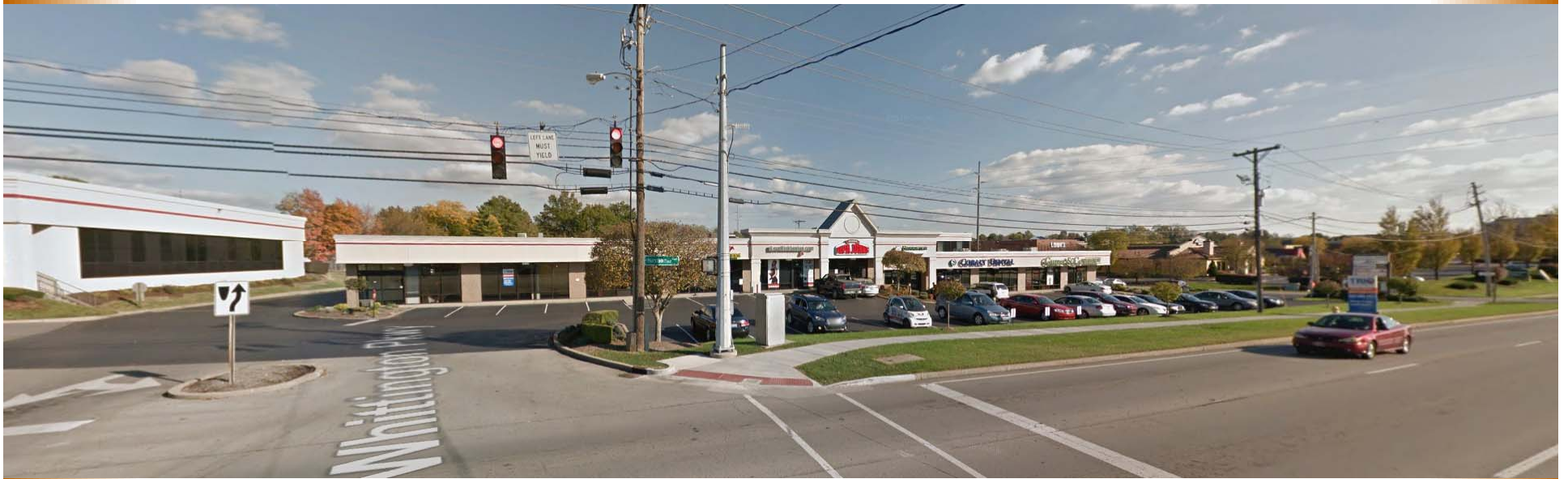
<b>LD&amp;D</b> LAND DESIGN & DEVELOPMENT, INC. <small>PROFESSIONAL LAND DESIGNER &amp; DEVELOPER          401 McCauley Road          Wilkesville, KY 40390          Tel: 502-925-1234 Fax: 502-925-1234</small>		<b>do3topia</b> SIRIUS HOLDINGS, LLC 401 McCauley Road Wilkesville, KY 40390																									
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## **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.





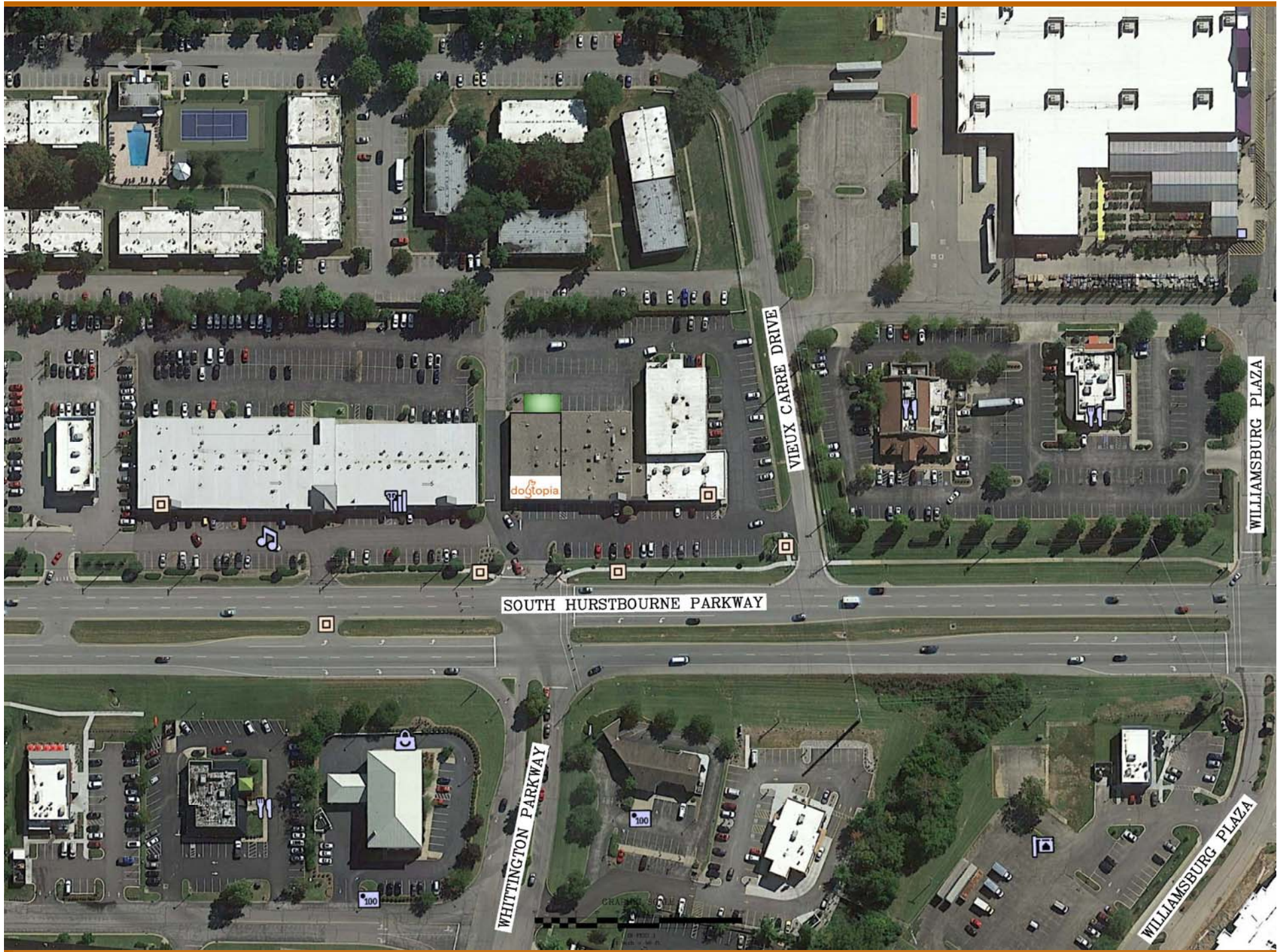
View of the “District at Hurstbourne” apartment community to the east of site.



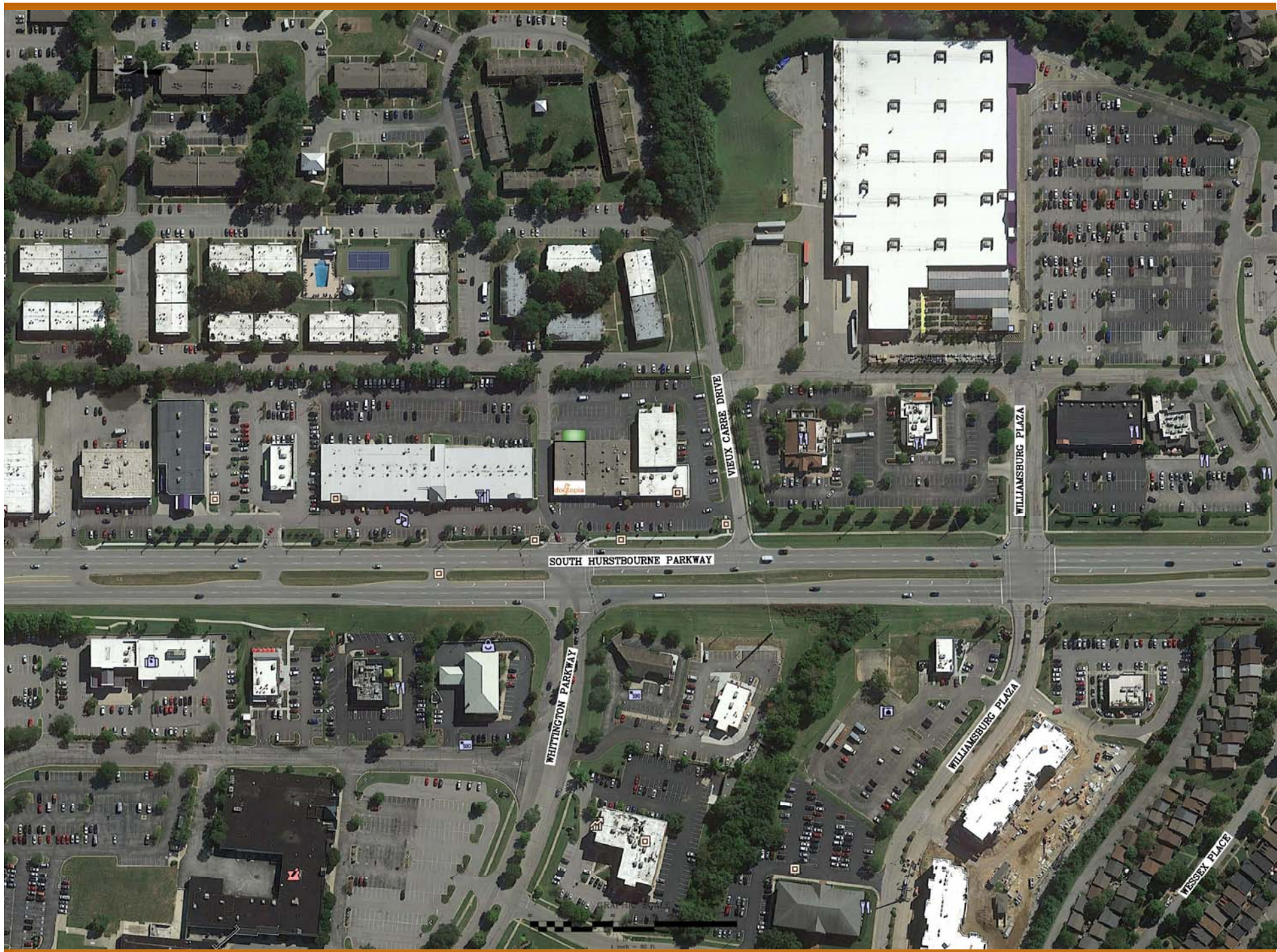
## **Tab 3**

### **Proposed CUP plan**

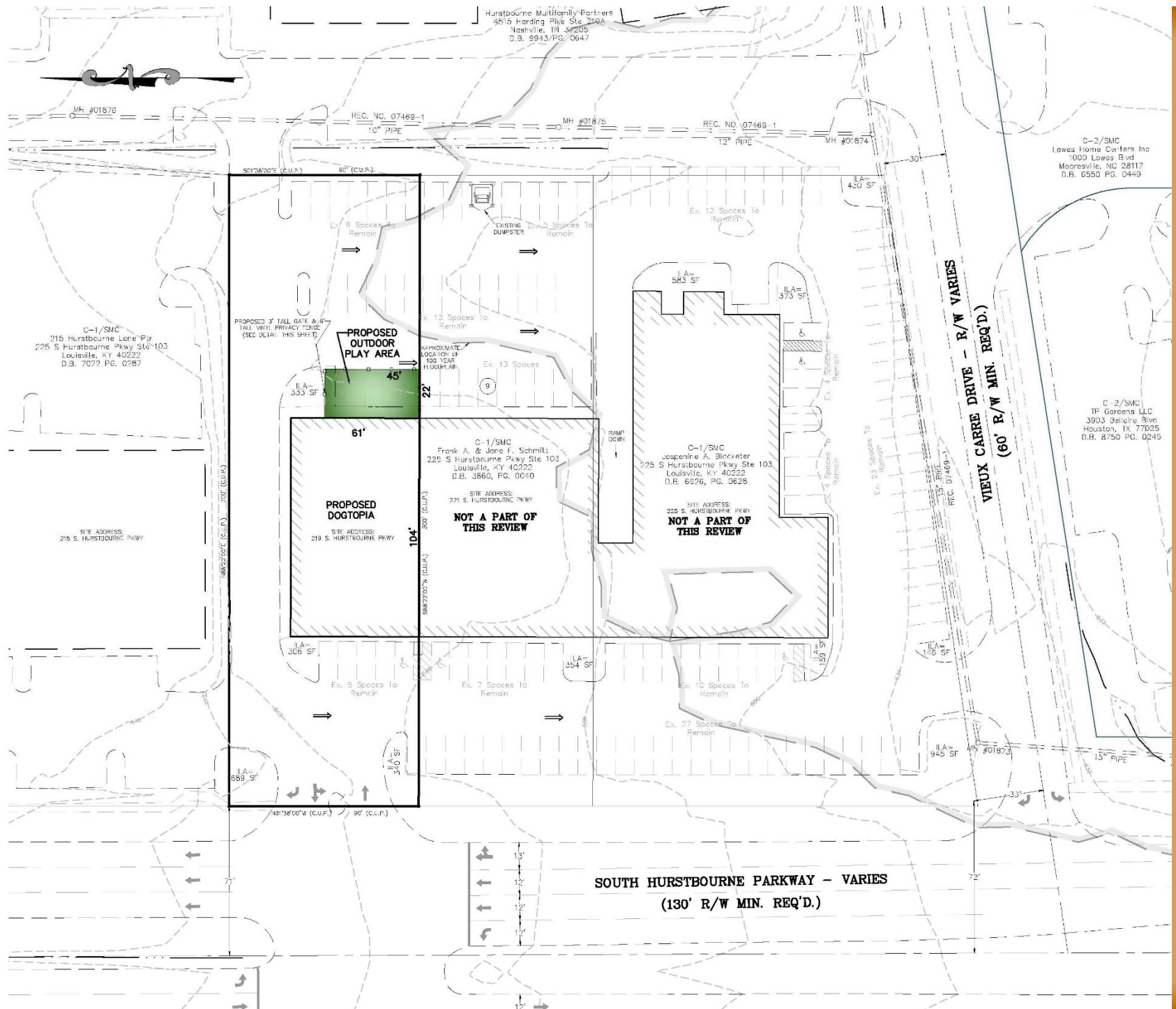


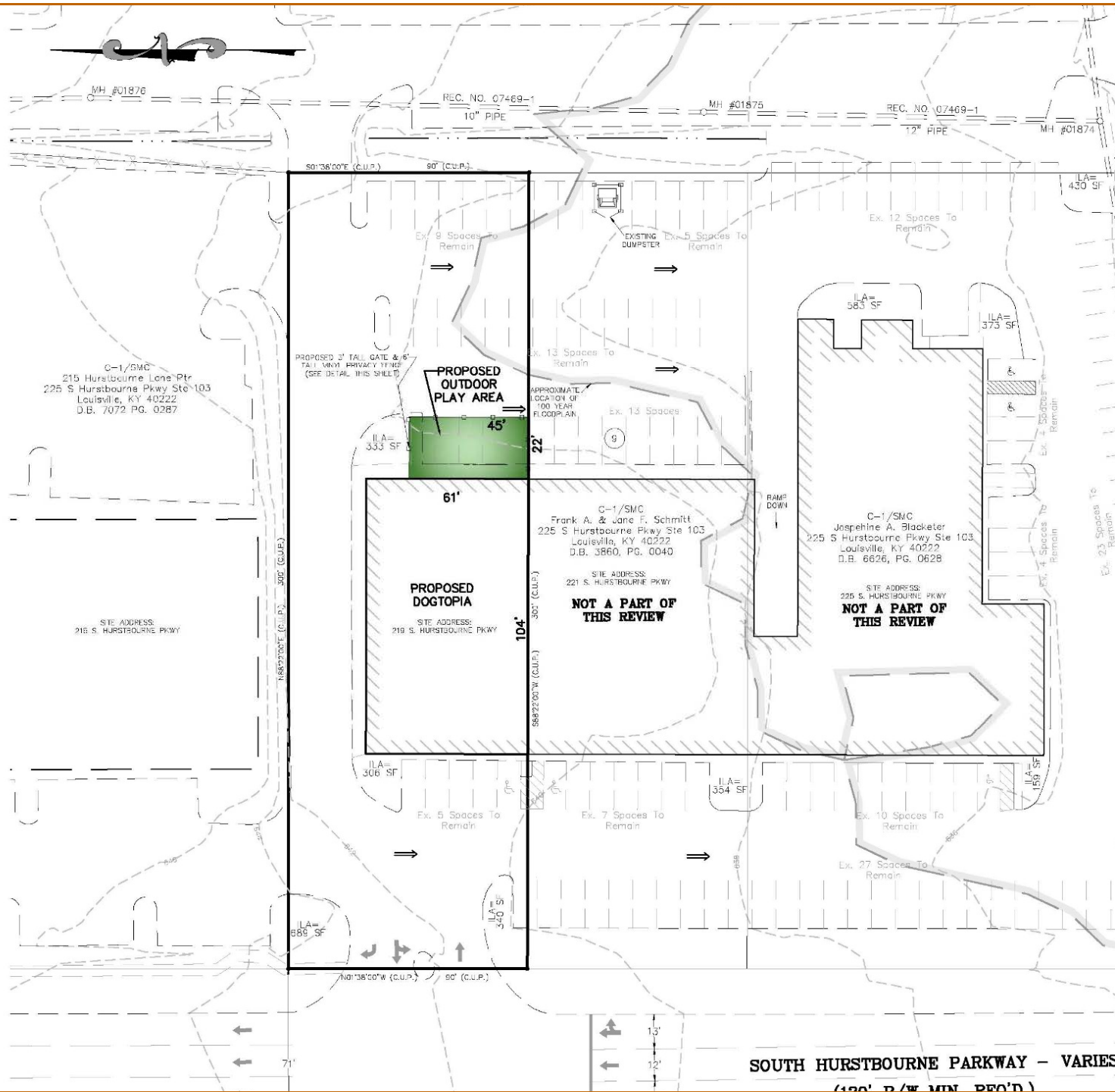




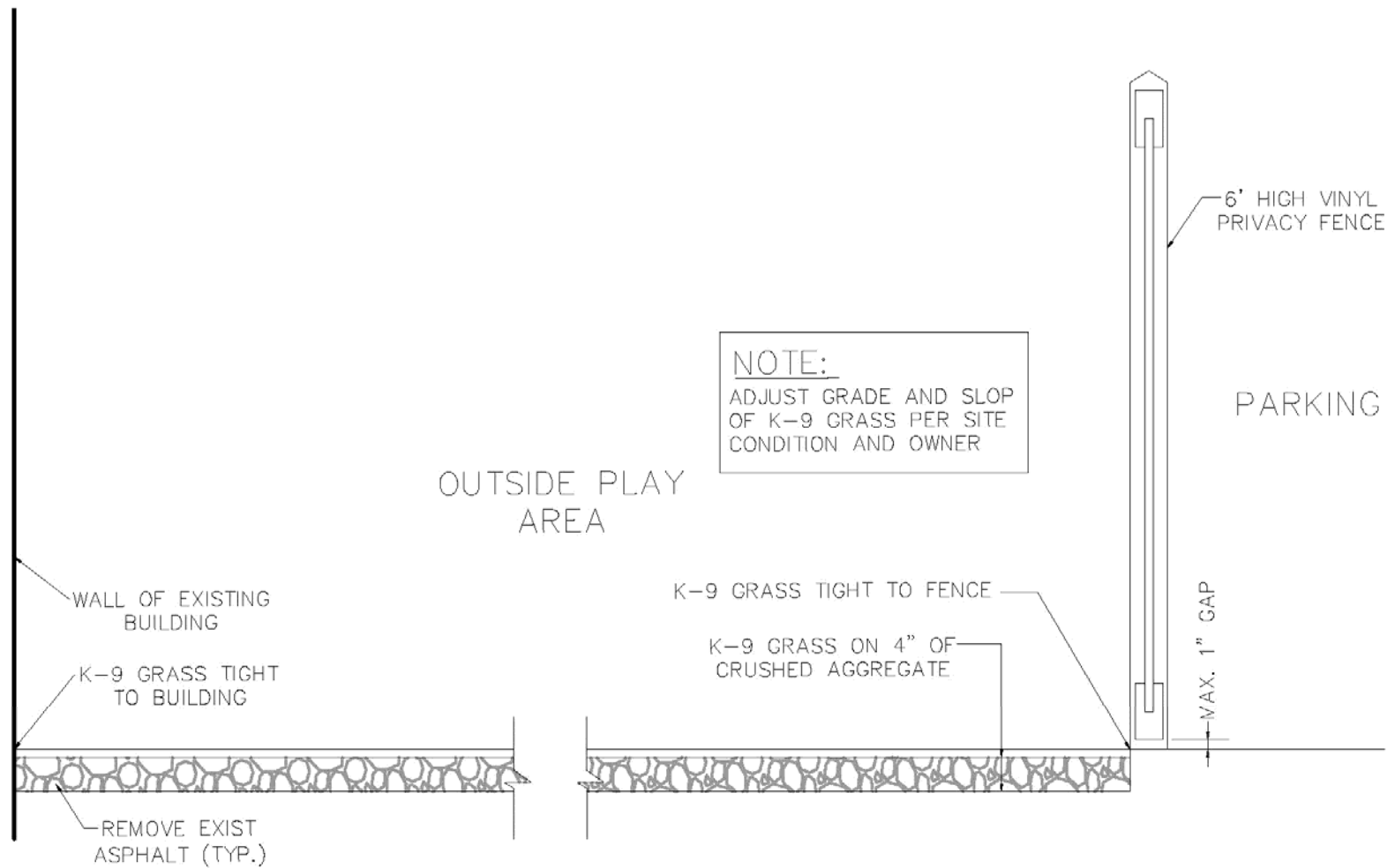








**SOUTH HURSTBOURNE PARKWAY - VARIES**  
(100' B/W MIN. REQ'D.)



PLAY AREA SECTION DETAIL  
NOT TO SCALE



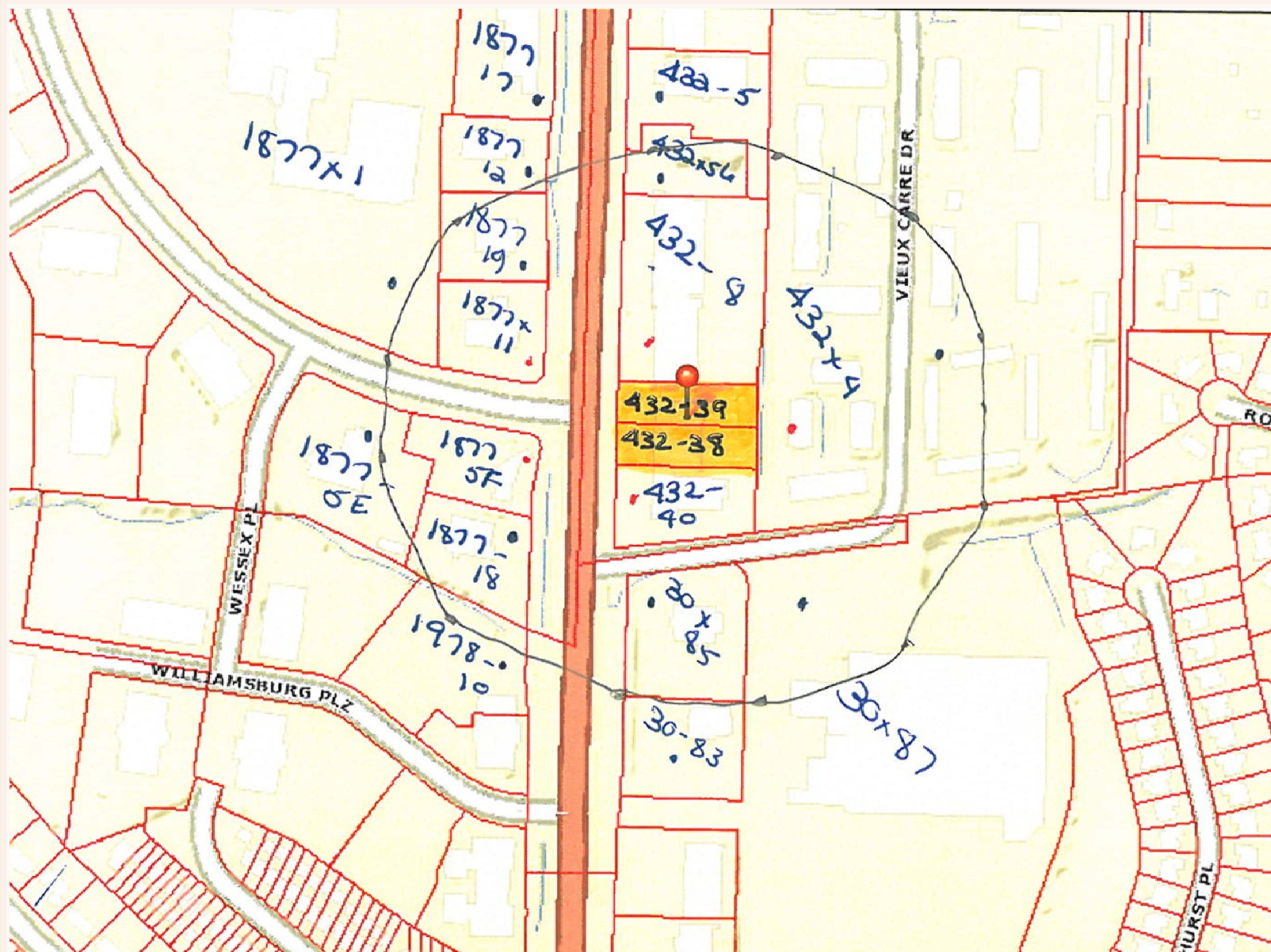


## **Tab 4**

**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.

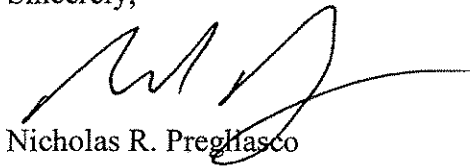
Accordingly, we have filed a plan for pre-application review on Monday, December 5<sup>th</sup> with the Division of Planning and Design Services (DPDS) that has been assigned case manager, **Jon Crumbie** and case number **16CUP1078**. We would like to show and explain to neighbors this plan so that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

In that regard, a meeting will be held on **Tuesday, December 20<sup>th</sup> 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. A large, three-dimensional orange sign with the word "dogtopia" in a lowercase, rounded font is mounted on the light grey wall. Below the main sign, the words "daycare · boarding · spa" are displayed in a smaller, white, sans-serif font. A grey, textured pillar is visible in the foreground. The sky is blue with some clouds, and a green bush is on the left side of the frame.

dogtopia

daycare · boarding · spa



HOURS  
Mon-Fri  
7am - 7pm  
Sat & Sun  
10am - 5pm  
[Dogtopia.com](http://Dogtopia.com)











I'M Really  
**BIG DEAL**  
around here.





Real Estate

## Interior Photos



Commercial in Confidence  
© 2016 Dogtopia Inc.





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## Location Photos







Real Estate

## Location Photos



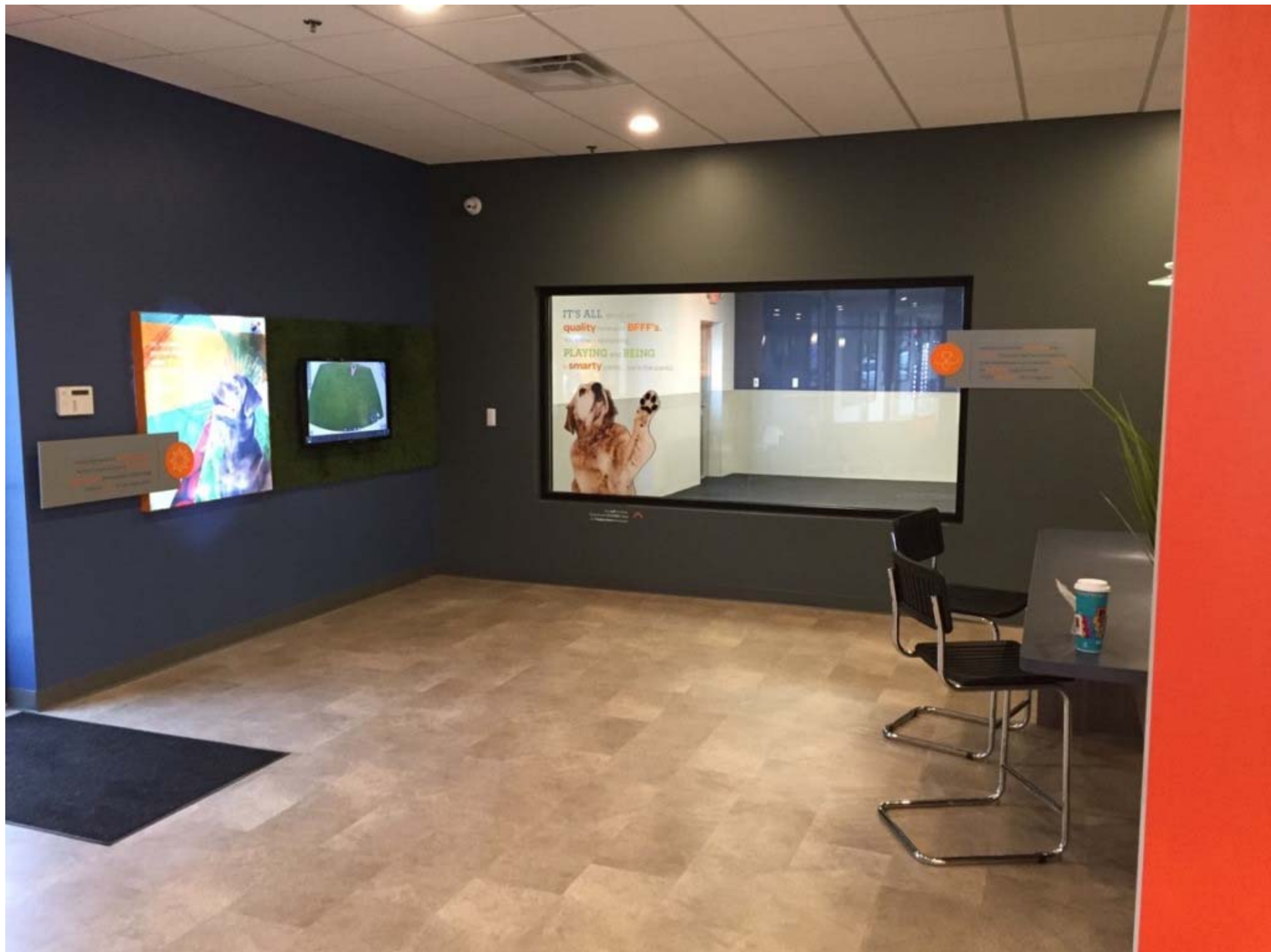
Commercial in Confidence.  
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## DESIGN AND CONSTRUCTION

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Commercial in Confidence  
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## Real Estate

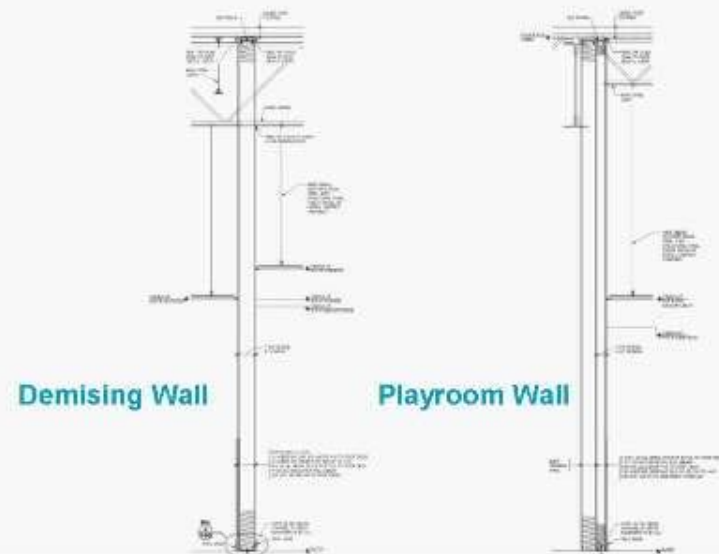
# Odor and Sound Control

### 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.

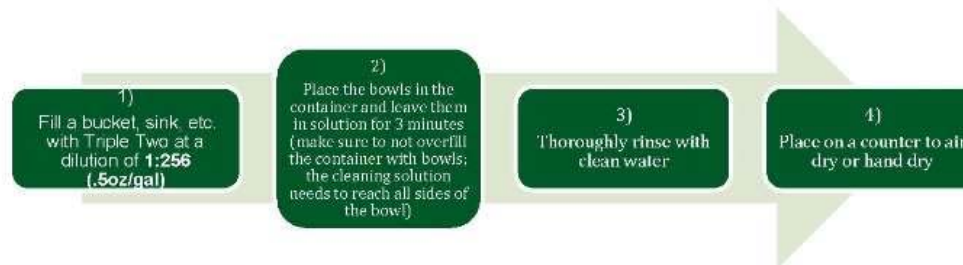


**For Auto Scrubber applications:**

- \* 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



Commercial in Confidence  
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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)

