

Qualifying Statement of Petition

The proposed development project is for new exterior animal play areas / enclosures to provide enhanced services for existing and new clientele at Hounds Town USA located at 2011 Galena Blvd. While Hounds Town is operating an animal daycare providing daytime care, dog grooming, overnight dog boarding, and cat boarding, this proposed development will provide an increase to the quality of service being provided for the animals serviced at this facility.

Hounds Town is open to the public typically between 6:00 am and 8:00 pm. Animals would be taken to the exterior enclosures typically between 9:00 am and dusk on a rotating schedule to provide a few hours of outdoor time per day for the animals during their stay.

Hounds Town will be removing 14 parking spaces to accommodate this additional service and maintain access around the building for vehicular traffic. The traffic flow will be clarified as one way travel from east to west through the parking lot. This will ensure vehicles will have sufficient room to navigate past the enclosures without creating a hazard to the employees or animals. There will also be concrete filled metal bollards at 5' o.c. at specific locations along the perimeter of the fencing to further protect the enclosures from vehicular traffic.

There is an existing canopy with pillars that will be incorporated into the enclosures to limit the impact of the changes to the existing construction. A new exterior door will be added to allow for direct controlled access to the enclosures. The exterior side of this door will require a new sidewalk infill to ensure there is a safe travel path for employees and animals.

This is consistent with the Permitted Uses of the Business District.

Additional information regarding:

1. *The public health, safety, morals, comfort and general welfare:* This request for final plan approval of exterior animal play areas / enclosures, is being made to promote and protect the public health, safety, morals and comfort and general welfare of the neighborhood.
2. *The use and enjoyment of other property already established or permitted in the general area:* The Subject Property is surrounded by the West Aurora Plaza Business Subdivision and will only serve to increase the general wellbeing of the area.
3. *The normal and orderly development and improvement of surrounding property for uses established within their respective zoning districts:* The proposed uses are consistent with the nature and character of surrounding land uses.
4. *Utilities, access roads, drainage and/or other necessary facilities:* All utilities are present or readily available to the Subject Property.
5. *Ingress and egress as it relates to traffic congestion in the public streets:* There is sufficient roadway capacity on the surrounding public roadways to accommodate the development of the Subject Property; and development of the Subject Property will not significantly impair ingress and egress, nor affect traffic congestion in the public streets.
6. *The applicable regulations of the zoning district in which the Subject Property is proposed to be or is located:* The Subject Property is currently zoned B-2 and located within the City. No variances are being requested.

7. *Property values within the neighborhood:* Any development of the Subject Property will not diminish the value of surrounding land and buildings. Development will be consistent with the surrounding uses and will further stabilize property values.
8. *Modifications to the City's Codes and Ordinances:*
That the following additional uses shall be permitted following Section 1.3.1.b but limited in number:
(4) Up to one (1) Kennel with Outdoor Pens and Runs (2710) shall be allowed on Lot 6 of West Aurora Plaza Resubdivision.