

6. SPECIAL USE PERMIT NO. 2009-25 - 5205 West 95th Street

1. APPLICANT: Puppy's Playpen is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting approval of a special use permit, for a five-year period of time, to allow a boarding kennel.
3. LOCATION: The subject property is located at 5205 West 95th Street.
4. EXISTING ZONING: This property is currently zoned CP-1, Planned Restricted Business District.
5. NEIGHBORHOOD CHARACTERISTICS: The property located to the north of the subject location (across 95th Street) is located in Prairie Village and is developed with a restaurant. A school zoned R-1, Single-Family Residential District, is located east of the subject area across Rosewood Avenue. South of the site is undeveloped CP-O, Planned Office Building District, property. The remainder of the multi-tenant building west of which the boarding kennel operates is zoned CP-1, Planned Restricted Business District.
6. CONFORMANCE WITH THE MASTER PLAN: The Future Development Plan identifies this area as appropriate for commercial uses and does not specifically discuss the appropriate location for boarding kennels. The Unified Development Ordinance does require this use to obtain a special use permit.
7. ANALYSIS: The applicant is requesting renewal (SUP No. 2004-12) of a special use permit for a boarding kennel. This business has occupied the easternmost tenant space of the existing building for five years since approval of the previous special use permit. The applicant constructed an outdoor screen wall east of the facility to buffer the exercise and restroom area for the pets prior to the previous application. This area is on private property owned by the individual renting the space to the boarding kennel operation.

The number of dogs at this location could possibly be up to 35 dogs at any one time. Staff does not have a concern about the number of dogs due to the relatively low number of residential homes adjacent to the location of the request. Staff is in support of a special use permit for an additional five-year period of time, and subsequent analysis if any issues arise.

8. STAFF RECOMMENDATION: Staff recommends approval of Special Use Permit No. 2009-25, for a five-year period of time, subject to the following stipulation:

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- a. No publicly owned areas shall be used for exercising or depositing excretory matter.