Meeting Agenda Item Coversheet

MEETING DATE:	11/10/2026	**Submitted By:** Planning and Zoning
SUBJECT: *This will be the name of the Item as it will appear on the Agenda*	**CU-2026-01:** Conditional Use for an overnight kennel with dog day care, overnight boarding, grooming, and an accessory outdoor pet relief and play area at James Business Park, 17035 Persimmon Boulevard West.	
STAFF RECOMMENDATION: **(**MOTION READY)	**Motion to Approve** – CU-2026-01 for an overnight kennel providing dog day care, overnight boarding, and grooming at James Business Park, subject to the conditions of approval in the staff report and contingent upon approval of SPM-2026-02, including amendment of Condition 2 of Development Order SPR-2022-01 accommodating the proposed use.	

SUMMARY *and/or* JUSTIFICATION:

The applicant, represented by Cotleur & Hearing, is requesting Conditional Use approval to establish a dog day care, overnight boarding, and grooming facility at James Business Park. The facility will occupy approximately 10,855 square feet within the existing 135,541-square-foot North Building. Approximately 2,435 square feet will be dedicated to boarding areas, with the remaining space accommodating indoor daycare, grooming, reception, office, circulation, and support functions.

The proposal includes an approximately 1,840-square-foot fenced outdoor pet relief and play area on the east side of the building, within an existing loading area serving the tenant space. Exterior improvements include fencing and gates, synthetic pet turf over a drainage base, shade sails, a ramp, and a landscaped infiltration area.

The submitted Operational Plan proposes a maximum of 150 dogs on site at any one time, including a maximum of 70 dogs boarded overnight and 35 dogs outdoors simultaneously. Outdoor activities are proposed between 5:00 a.m. and 11:00 p.m., seven days per week, except for emergencies. At least one trained attendant will be on site whenever animals are boarded overnight. The applicant also proposes occasional boarding of cats and other small animals within separate indoor accommodations.

The applicant has submitted an Operational Plan, Noise Management Plan, and Odor, Sanitation, Animal Waste and Facility Maintenance Plan addressing supervision, animal handling, noise mitigation, sanitation, waste management, and complaint response.

The request is accompanied by Site Plan Modification application SPM-2026-02, which includes a proposed amendment to Condition 2 of Development Order SPR-2022-01 concerning allowable uses within James Business Park. Approval of CU-2026-01 is recommended to be contingent upon approval of SPM-2026-02, including an amendment to Condition 2 accommodating the proposed use.

SELECT, *if applicable*				
	AGREEMENT:		**BUDGET:**	
	STAFF REPORT:	X	**PROCLAMATION:**	

	EXHIBIT(S):	X	**OTHER:**	
IDENTIFY EACH ATTACHMENT. *For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exbibit B*	Agenda Item Sheet Staff Report Engineering Approval Letter Application Justification Statement Site Plan Operational Plan Odor Sanitation Animal Waste and Facility Maintenance Plan Data Sheet Outdoor Yard Floor Plan Dog Waste Station Noise Management Plan Boundary Survey			
SELECT, *if applicable*	**RESOLUTION:**		**ORDINANCE:**	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE *(if Item is **not** a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)* ***Please keep text indented.***				
FISCAL IMPACT *(if any):*				$