



Traffic Commission

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

A G E N D A

TRAFFIC COMMISSION MEETING

Heman Park Community Center
975 Pennsylvania Avenue, University City MO 63130

August 22, 2019 at 6:30 p.m.

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Minutes**
 - A. None
- 5. Agenda items**
 - A. 7404 Bland Drive CUP (Conditional Use Permit)
- 6. Council Liaison Report**
- 7. Miscellaneous Business**
- 8. Adjournment.**

Prior to the meeting, we recommend that you visit the site(s). Please call (314) 505-8571 or email etate@ucitymo.org to confirm your attendance.



Department of Planning and Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

MEMORANDUM

TO: Traffic Commission Members

FROM: Clifford Cross, Planning Director

DATE: August 16, 2019

SUBJECT: Canine Corner Doggie Daycare (Conditional Use Permit Request)

At the upcoming Traffic Commission meeting, members will be asked to review potential traffic concerns associated with an active Conditional Use Permit for the property commonly known as 7404 Bland Drive. Specifically, the Planning Commission has referred this request to the Traffic Commission for their review, input and potential recommendation pertaining to the request.

Background

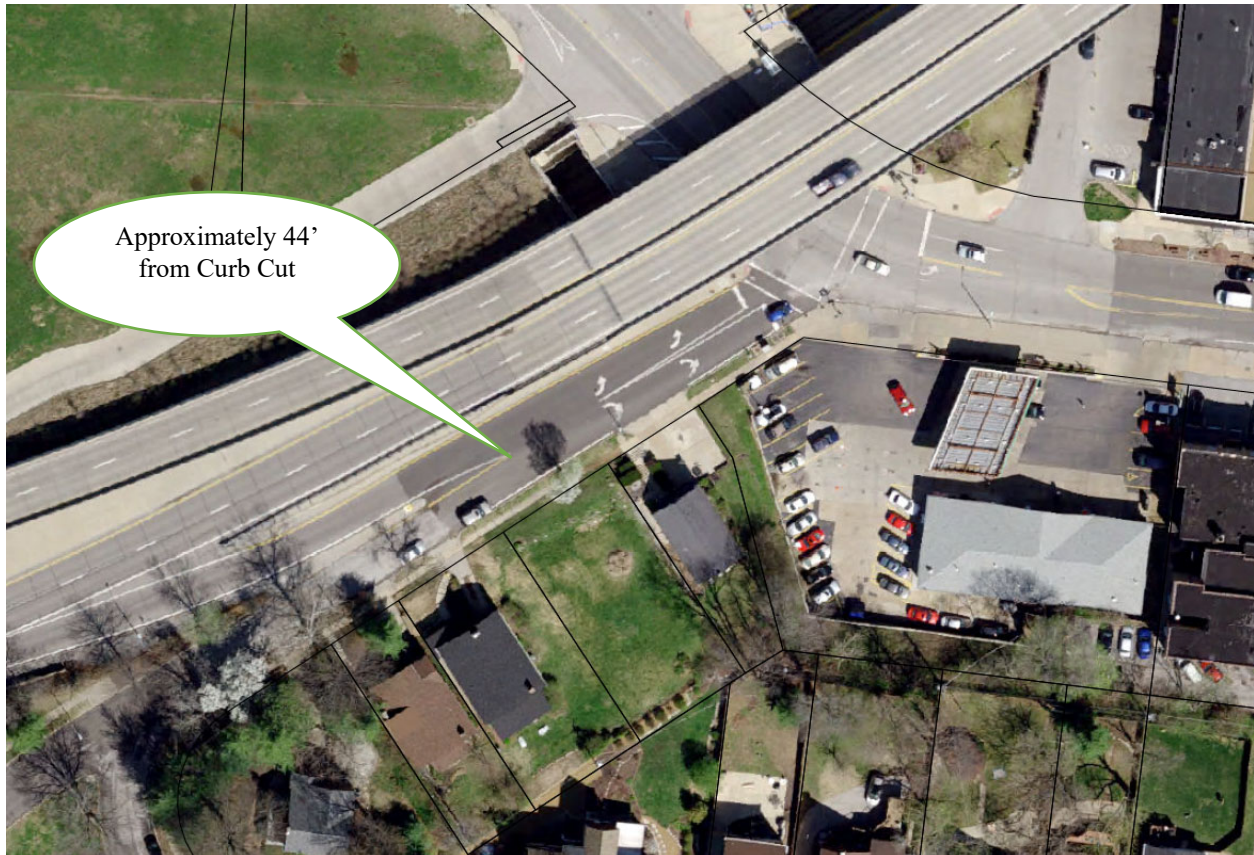
The request appeared before the Planning Commission during their July 24, 2019 meeting. Specifically, the applicant is requesting a Conditional Use Permit for a dog daycare which requires a Conditional Use Permit within the General Commercial Zoning District. As part of that process a public hearing is required. During the public hearing traffic concerns were identified by neighboring property owners and discussed during the meeting. The primary concerns pertained to on street parking/stacking, one way access to the property, increased vehicular traffic within a residential neighborhood and a potential peak traffic volume increase reducing the overall Level of Service (LOS).

Furthermore, the review criteria for a Conditional Use Permit includes the identification of the projected impact that a proposed use could have on vehicular traffic volumes and site access. Therefore, based upon the above concerns and review criteria, the Planning Commission tabled the request and recommended that staff seek the input of the Traffic Commission to further evaluate the potential impacts of the use and how it would impact the surrounding traffic flow, pedestrian safety and accessibility to the site.

Traffic Flow

One of the primary concerns was with increased traffic and how it would impact the overall traffic flow along Del-Lin Drive and Northmoor Drive. Specifically, these two streets would be the primary access routes to the proposed facility that is located along the one way only portion of Bland Drive. In evaluating the potential residential traffic, along the impacted portions of Del-Lin and Northmoor, staff evaluated the potential increase in traffic. Specifically, from the entry point of Del-Lin to the access point of the proposed day care facility there are approximately 23 residential dwellings along that route. Assuming that each home utilizes two vehicles to come and go the approximate number of trips per day would be 92 trips. In evaluating the proposed use, with a maximum number of 30 customers who come and go, the projected maximum increase per day would be approximately 60 trips. As a result, the projected increase of traffic to the dog daycare could increase vehicular traffic by approximately 66% along Del-Lin and Northmoor.

A second identified concern pertained to the potential number of vehicles that would be accessing the site during peak hours. Specific concerns pertained to the limited access to the site, limited number of parking spaces, design and the potential stacking of vehicles at the Forest Park Parkway (ramp) / Bland Drive merge point. The current design, of the site, contains a 30 foot wide access point and driveway area that can accommodate 3 on-site parking spaces. Furthermore, in evaluating the approximate location of the off ramp and Bland merge locations, there is an approximate distance of 44 feet. In evaluating the traditional dimensions, associated with parking ratio's, that distance could only account for approximately 2.5 vehicles before traffic traveling on Bland is impacted prior to that merge point. In summary, the proposed use could impact traffic when more than 5 vehicles are accessing the site at any one time.



In further evaluating the site the City's Engineering Department obtained traffic volume data from the St. Louis County Department of Highways and Traffic. St. Louis County provided data identifying the average traffic volumes pertaining to Forsyth Boulevard near the proposed Bland/Forest Park Parkway off ramp. The data, which identified traffic volumes during a two week period in both April and May 2014, identified the average daily traffic volumes throughout a 24 hour period. Specifically, the study identified that the peak traffic averages exist during the hours of 8:00 a.m. and 5:00 p.m. On average the peak traffic volumes are 481 vehicles per hour at 8:00 a.m. and 367 vehicles per hour at the 5:00 p.m. hour. Assuming that the proposed site would increase the vehicle trips by 30, for each of these timeslots, there could be an increased traffic volume of approximately 6% at 8:00 a.m. and 8% at 5:00 p.m. Staff has provided the provided peak traffic volumes below;

St Louis County
Department of Highways and Traffic

Site Code: 00000000398
Station ID:
EB F.P.P. to
Forsyth Blvd. (EB)
Latitude: 0' 0.000 Undefined

Start Time	Mon 21-Apr-14	Tue 22-Apr-14	Wed 23-Apr-14	Thu 24-Apr-14	Fri 25-Apr-14	Average Day	Sat 26-Apr-14	Sun 27-Apr-14	Week Average
12:00 AM	*	*	13	8	10	10	24	32	17
01:00	*	*	4	0	7	4	13	14	8
02:00	*	*	4	6	5	5	12	4	6
03:00	*	*	9	4	4	6	4	7	6
04:00	*	*	17	13	12	14	7	8	11
05:00	*	*	51	51	50	51	21	14	37
06:00	1391	*	139	159	132	143	44	33	101
07:00	*	*	319	365	343	342	81	50	232
08:00	*	*	486	492	413	464	142	92	325
09:00	*	*	360	320	293	324	172	111	251
10:00	*	188	216	202	188	202	167	188	192
11:00	*	213	228	216	207	217	186	158	199
12:00 PM	*	255	257	259	239	252	201	177	231
01:00	*	232	214	222	220	222	212	198	216
02:00	*	189	224	212	227	213	271	184	218
03:00	*	266	266	307	305	291	196	150	252
04:00	*	342	337	326	281	322	190	179	276
05:00	*	391	431	405	308	384	196	159	315
06:00	*	264	282	242	236	256	156	152	222
07:00	*	185	154	120	142	150	133	108	140
08:00	*	148	159	122	115	136	128	80	125
09:00	*	106	112	117	101	109	116	42	99
10:00	*	67	57	63	107	74	93	33	70
11:00	*	23	28	22	46	30	53	14	31
Day Total	3937	2466	4387	4253	3991	4221	2818	2187	3580
% Avg. WkDay	0.0%	58.5%	103.9%	100.8%	94.6%	41.6%			
% Avg. Week	0.0%	68.9%	122.5%	118.8%	111.5%	117.9%	78.7%	61.1%	
AM Peak			08:00	08:00	08:00	08:00	11:00	10:00	08:00
Vol.			486	492	413	464	186	188	325
PM Peak		17:00	17:00	17:00	17:00	17:00	14:00	13:00	17:00
Vol.		391	431	405	308	384	271	198	315

St Louis County
Department of Highways and Traffic

Site Code: 00000000398
Station ID:
EB F.P.P. to
Forsyth Blvd. (EB)
Latitude: 0' 0.000 Undefined

Start Time	Mon 28-Apr-14	Tue 29-Apr-14	Wed 30-Apr-14	Thu 01-May-14	Fri 02-May-14	Average Day	Sat 03-May-14	Sun 04-May-14	Week Average
12:00 AM	11	11	*	*	*	11	*	*	11
01:00	4	8	*	*	*	6	*	*	6
02:00	3	2	*	*	*	2	*	*	2
03:00	1	4	*	*	*	2	*	*	2
04:00	22	14	*	*	*	18	*	*	18
05:00	53	55	*	*	*	54	*	*	54
06:00	114	139	*	*	*	126	*	*	126
07:00	364	341	*	*	*	352	*	*	352
08:00	503	493	*	*	*	498	*	*	498
09:00	253	324	*	*	*	288	*	*	288
10:00	146	*	*	*	*	146	*	*	146
11:00	201	*	*	*	*	201	*	*	201
12:00 PM	258	*	*	*	*	258	*	*	258
01:00	212	*	*	*	*	212	*	*	212
02:00	210	*	*	*	*	210	*	*	210
03:00	268	*	*	*	*	268	*	*	268
04:00	307	*	*	*	*	307	*	*	307
05:00	350	*	*	*	*	350	*	*	350
06:00	222	*	*	*	*	222	*	*	222
07:00	136	*	*	*	*	136	*	*	136
08:00	131	*	*	*	*	131	*	*	131
09:00	83	*	*	*	*	83	*	*	83
10:00	59	*	*	*	*	59	*	*	59
11:00	26	*	*	*	*	26	*	*	26
Day Total	3937	1391	0	0	0	3966	0	0	3966
% Avg. WkDay	99.3%	35.1%	0.0%	0.0%	0.0%				
% Avg. Week	99.3%	35.1%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	
AM Peak	08:00	08:00				08:00			08:00
Vol.	503	493				498			498
PM Peak	17:00					17:00			17:00
Vol.	350					350			350
Grand Total	3937	3859	4387	4253	3991	8187	2818	2187	7546

ADT

ADT 3,596

ADT 3,596

Centene Project/Traffic Impact Study

A third concern pertained to the prospective Centene project and its future impact on the intersection. In evaluating the July 26, 2016 Centene Campus Development "Traffic Impact Study" additional improvements were recommended in addition to the Centene proposed lane and access configurations. Specifically, the recommendations, of that study, included that there was a need to "Widen the Forest Park Parkway Off-Ramp/Bland Avenue to provide dual northbound left-turn lanes and a separate northbound right-turn lane at Forsyth Boulevard." Staff has noted the recommendations of the study but do not believe any future design changes / recommendations are significant to this potential development/use.

Level Of Service Impact

In reviewing the potential increase of traffic volumes, pertaining to all Right-Of-Way (ROW) locations both accessing and leaving the proposed development, staff considered the potential impact on the Level of Service (LOS). Without knowing all the specifics, associated with the traffic volumes to design capacity ratio, this is difficult to determine. However, assuming each ROW currently operates at a C LOS (acceptable level of driver comfort – some delays), staff considered the percentage impacts of the additional traffic volumes identified above. Assuming that a 15% increase in traffic volume reduces the LOS staff has estimated the following potential LOS impacts;

- Del-Lin & Northmoor – A potential 66% increase in peak volume traffic that could contribute to a significant reduction in LOS.
- Forsyth – A potential 6 % to 8% increase in peak volume traffic that would not contribute to a reduction of the current assumed LOS.

Request Of Planning Commission

The Planning Commission is seeking the evaluation, input and potential recommendation of the Traffic Commission as it pertains to the concerns of the neighboring residents. Unfortunately, the content of the memorandum is based upon staff assumptions and not part of an official "Traffic Impact Study" pertaining to the proposed use associated with the C.U.P.

Attachments:

- *Ms. Wolters Traffic Commission Letter (August 10, 2019)*
- *Traffic Commission Staff Report – PC Report*
- *Conditional Use Permit Application Material*

Aynsley Wolters
Canine Corner LLC
Boutique Dog Daycare &
Boarding
www.caninecornerstl.com
(314) 397-3848
August 10, 2019

To the traffic commission or
whomever it may concern:

Canine Corner dog daycare
and boarding will NOT
create any serious or
detrimental traffic impacts/
issues for the following
reasons. There will only be
up to 30 dogs allowed on
any given day. These include
daycare dogs (just coming
for the day) and overnight
dogs (spending the night).
With this said, daycare is not
offered on the weekends,
thus the only drop off and
pick ups that would be on
the weekends would be from
overnight dogs. Moreover,
most people travel on the
weekends who are boarding

their dogs and rarely ever pick up during the weekend days. If the clients do pick up their dog on the weekend, it is typically Sunday evening around 7 PM when there is zero traffic flow in the surrounding areas.

The daycare that is offered during the week varies between 5-10 dogs per day. The clients are typically dropping off between 7 AM-11 AM. There is rarely ever an overlap of clients dropping off at the same time as this is a very small, boutique style dog facility. There are 3 allotted parking spaces in the driveway, which would accommodate 3 people parking at any given time. With that said, dog owners are simply dropping off and picking up all within a five minute or less time span, so there really is no need for more

parking spaces than that. This business has no long term parking needs. I highly doubt all three spaces will be occupied at any given time.

Thus, I really don't see how 1-10 clients dropping off and/or picking up all throughout the 12 hour time span my business would be open (7 AM-7 PM) Monday-Friday would impact any traffic in the neighborhood, Forest Park Parkway ramp, or Forsyth.

Thank you for your time.

Aynsley Wolters



Department of Community Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

STAFF REPORT

TRAFFIC COMMISSION

MEETING DATE: August 16, 2019

FILE NUMBER: PC 19-03 (PC 19-05360)

COUNCIL DISTRICT: 1

Location: 7404 Bland Drive

Applicant: Canine Corner LLC – (Aynsley Wolters)

Property Owner: George and Therese Purviance

Request: Conditional Use Permit (C.U.P.) for a proposed dog daycare and boarding facility.

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions in Attachment A Denial

ATTACHMENTS:

- A. Conditions of Approval
- B. Application Documents & Site Plan Drawings

Existing Zoning: "GC" – General Commercial

Existing Land Use: Vacant Building

Proposed Zoning: No change – "GC" District

Proposed Land Use: No change – Mixed Use/Transient Oriented Dev. (TOD)

Surrounding Zoning and Current Land Use:

North: GC, PD-M: Commercial, Planned Development (Mixed Use/TOD – FLU)

East: GC: Commercial (Mixed Use/TOD – FLU)

South: SR, LR: Single Family Residential, Limited Residential (Single-Family –FLU)

West: LR: Limited Residential, Parkway Exit (County Road) (NA-FLU)

Existing Property

The existing building at 7404 Bland is a vacant commercial space formerly occupied by a graphic art/design firm. The parcel is approximately 0.11 acres, with a yard and some screening on the north and west sides of the property where it borders with one property zoned SR and one zoned LR. The north and east sides of the property border an existing BP service station zoned GC, and to the west is the exit ramp from Forest Park Parkway. Parking for several vehicles is proposed in a 30' X 30' driveway on Bland. The applicant says no street parking will be needed. Bland runs one way to the north, so the site is accessible either by Forest Park Parkway or coming from Northmoor.

Applicant's Request

The applicant is requesting a Conditional Use Permit for a dog daycare and boarding facility. The proposed use is listed as a conditional use in the General Commercial (GC) District by section 400.510, 4: Animal boarding facilities.

Process – Required City Approvals

Plan Commission. Section 400.2700.C of the Zoning Code requires that C.U.P. applications be reviewed by Plan Commission. The Plan Commission shall make a recommendation to the City Council for their consideration. A public hearing is required at the Plan Commission meeting.

City Council. Section 400.2700.D of the Zoning Code requires that C.U.P. applications be reviewed by City Council for the final decision, subsequent to the public hearing and recommendation from Plan Commission. In conducting its review, City Council shall consider the staff report, Plan Commission's recommendation, and application to determine if the proposed C.U.P. application meets the requirements of the Zoning Code.

Other Processes

Traffic Commission - The review criteria for a C.U.P. includes the impact of projected vehicular traffic volumes and site access with regard to the surrounding traffic flow, pedestrian safety, and accessibility of emergency vehicles and equipment. In its capacity as an advisory commission on traffic related matters as per Section 120.420 of the Municipal Code, the Traffic Commission may be concerned with the parking and traffic impact of the project.

Analysis

The potential external impacts of a pet boarding facility are noise, parking, and traffic concerns. The first is difficult to determine. The application states that no more than seven dogs will be in the yard at any given time. The yard is about 80 feet from the nearest home (and abuts one residential yard in the rear). With a six foot privacy fence at this distance will the barking be a nuisance in the neighborhood? The proximity to Forest Park Parkway as well as Forsyth and a busy service station should be taken into consideration in terms of noise levels.

The second potential issue is parking. The driveway is 30 feet wide and therefore meets the access standards: Based upon the submitted drawings, associated with the kennel use (kennel area downstairs / office area upstairs), staff has projected approximately 1050 square feet of gross floor area. Per the current parking regulations, and the potential exception as

part of the CUP, the projected parking could range from 3.94 to 5.25 spaces. The ability to reduce parking is identified within Section 400.2130, Subsection C of the Zoning Code which allows for a 25% reduction pertaining to a change of use within "Existing Commercial Buildings". The spaces, if at a 90 degree angle, to the street must be a minimum 10 feet wide and 19 feet deep (see section 400.2020 of University City code).

The parking issue is related to traffic concerns. There are two ways to access the location; because Bland is one-way running into Forsyth, customers and staff would need to either exit off of Forest Park Parkway or drive on Northmoor to reach the facility. Given that the business will be based mostly on drop-off and pick-up (morning and evening generally), it is expected that two "rushes" will occur each day. During these times, several cars may be picking up their pets at once. There is street parking on Bland, but assuming that some customers will pull in front of facility or even pull into the driveway, and given the short exit ramp with low visibility coming off of Forest Park Parkway, this situation could cause a traffic hazard to customers and travelers exiting off of the Parkway. Furthermore, the addition of a number of cars cutting through on Northmoor to reach the facility could have a significant impact to the neighborhood on this residential street.

Public Works & Parks: NA

Fire Department: NA

Police Department: NA

Public Involvement

A public hearing at a regular Plan Commission meeting is required by the Zoning Code. The public hearing notice for the current proposal was published in the newspaper 15 days prior to the meeting date and was mailed to property owners within 200 feet of the subject property, exceeding the required distance of 185 feet. Signage was also posted on the subject property with information about the public hearing. Any member of the public will have an opportunity to express any concerns by writing in or attending the Plan Commission meeting.

Review Criteria

When evaluating a Conditional Use Permit the applicant is required to ensure that the following criteria is being met in accordance to the provisions set forth in Section 400.2710 of the Zoning Code. The Criteria is as follows;

1. The proposed use complies with the standards of this Chapter, including performance standards, and the standards for motor vehicle oriented businesses, if applicable, as contained in Section **400.2730** of this Article;
2. The impact of projected vehicular traffic volumes and site access is not detrimental with regard to the surrounding traffic flow, pedestrian safety, and accessibility of emergency vehicles and equipment;
3. The proposed use will not cause undue impacts on the provision of public services such as police and fire protection, schools, and parks;

4. Adequate utility, drainage and other such necessary facilities have been or will be provided;
5. The proposed use is compatible with the surrounding area;
6. The proposed use will not adversely impact designated historic landmarks or districts; and
7. Where a proposed use has the potential for adverse impacts, sufficient measures have been or will be taken by the applicant that would negate, or reduce to an acceptable level, such potentially adverse impacts. Such measures may include, but not necessarily be limited to:
 - a. Improvements to public streets, such as provision of turning lanes, traffic control islands, traffic control devices, etc.;
 - b. Limiting vehicular access so as to avoid conflicting turning movements to/from the site and access points of adjacent properties, and to avoid an increase in vehicular traffic in nearby residential areas;
 - c. Provision of cross-access agreement(s) and paved connections between the applicant's property and adjacent property(ies) which would help mitigate traffic on adjacent streets;
 - d. Provision of additional screening and landscape buffers, above and beyond the minimum requirements of this Chapter;
 - e. Strategically locating accessory facilities, such as trash storage, loading areas, and drive-through facilities, so as to limit potentially adverse impacts on adjacent properties while maintaining appropriate access to such facilities and without impeding internal traffic circulation;
 - f. Limiting hours of operation of the use or certain operational activities of the use (e.g., deliveries); and
 - g. Any other site or building design techniques which would further enhance neighborhood compatibility.

Findings of Fact (Section 400.2720)

The Plan Commission shall not recommend approval of a conditional use permit unless it shall, in each specific case, make specific written findings of fact based directly upon the particular evidence presented to it supporting the conclusion that the proposed conditional use:

1. Complies with all applicable provisions of this Chapter;
2. At the specific location will contribute to and promote the community welfare or convenience;
3. Will not cause substantial injury to the value of neighboring property;

4. Is consistent with the Comprehensive Plan, neighborhood development plan (if applicable), the Olive Boulevard Design Guidelines (if applicable), and any other official planning and development policies of the City; and
5. Will provide off-street parking and loading areas in accordance with the standards contained in Article **VII** of this Chapter

Staff Recommendation

Based on the preceding considerations, staff is of the opinion that the proposed use of this property would significantly alter traffic on Northmoor and Bland Drive at the pick-up and drop-off hours for up to 30 pet owners. The noise from the outdoor space would potentially impact a small number of home owners on Northmoor. The Traffic Commission should be consulted to make a further study of potential effects, and the applicant would need to prove to neighbors that the sound, traffic safety concerns are unwarranted.

Staff recommends denial of this Conditional Use Permit or further findings of fact to clarify impacts and mitigation strategies.

Received

19-05360

JUN 19 2019



Department of Community Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 506-8500

Department of Community Development
City of University City
6801 Delmar
University City MO 63130

APPLICATION FOR CONDITIONAL USE PERMIT Under Article 11 of the Zoning Code of University City, Missouri

- Address/Location of Site/Building: 7404 Bland Drive, Saint Louis, MO 63105
- Zoning District (check one):
 SR LR MR HR HRO GC LC CC IC PA PD
- Applicant's Name, Corporate or DBA Name, Address and Daytime Telephone: Agnieszka Woters,
Canine Corner LLC, 7432 Canal Ave. St. Louis, MO 63117
(314) 397-3848
- Applicant's Interest in the Property: Owner Owner Under Contract Tenant*
 Tenant Under Contract* Other* (explain): Authorization attached

* Please Note: Zoning Code Section 34-131.1 requires that the application may only come from one (1) or more of the owners of record or owners under contract of a lot of record (or zoning lot), or their authorized representative. If you are applying as a tenant, tenant under contract or other, you must attach a letter from the owner stating you are an authorized representative of them and they give you permission to file this application for Conditional Use on their behalf.

- Owner's Name, Corporate or DBA Name, Address and Daytime Telephone, if other than Applicant:
George and Therese Purviance, 7404 Bland Drive
Saint Louis, MO 63105, (314) 432-0434
- Please state, as fully as possible, how each of the following standards are met or will be met by the proposed development or use for which this application is being made. Attach any additional information to this application form.

a) Complies with all applicable provisions of the University City Zoning Code (e.g. required yards and setbacks, screening and buffering, signs, etc.).

The fenced backyard dog run will comply & meet all university zoning codes. If a sign is to be installed, it will also comply with local ordinances.

b) At the specific location will contribute to and promote the community welfare or convenience.

Dog daycare and boarding facilities is top three services people are needing in this day and age. I am providing a service people want and need in a highly desired location dog owners want and need. There are thousands of dog owners surrounding this location that care for their pets deeply and need services to help take care of them. (see attached)

c) Will not cause substantial injury to the value of neighboring property.

This property is neighbored by a commercial gas station on one side, and a vacant lot on the other side. Thus, it will not negatively impact any neighboring properties.

d) Is consistent with the Comprehensive Plan, neighborhood development plan (if applicable), and any other official planning and development policies of the City.

This property is zoned commercial and was previously occupied by a graphics art/design company. Thus, it is in compliance & zoned correctly for a small dog business

e) Will provide off-street parking and loading areas in accordance with the standards contained in Article 7 of the University City Zoning Code

The property has a huge driveway for customers and will not require any off street parking.

** Please Note: You should also submit twelve (12) copies of a memo detailing the following information:

1) Description of the proposed Conditional Use, in narrative form. Please include historical information about the applicant, the company and/or the organization. Explain why this particular site was chosen for the proposal, state the number of employees that will be working at the site, state the hours of operation, explain other features unique to the proposed use and submit any other information that will help the Plan Commission and City Council in their decisions. 2) Estimated impact of the conditional use on the surrounding properties and adjacent streets, including, but not limited to, average daily and peak hour traffic generation, existing traffic volumes of adjacent streets, if available, use of outdoor intercoms, and any other operational characteristics of the proposed use that may have impacts on other adjacent or nearby properties. 3) Legal description of the property(s) proposed for the Conditional Use Permit, when the proposed use involves a substantial addition or new construction.

A Public Hearing before the Plan Commission is required by Ordinance. Notice of such Public Hearing must be published in a newspaper of general circulation at least fifteen (15) days in advance. Upon receipt of a Plan Commission Recommendation, the City Council must consider this application and supporting information before a Use Permit may be granted. A fee of \$114 must accompany this application.

June 14, 2019
Date

Aynsley Walker
Applicant's Signature and Title

Representing (if applicable)

FOR OFFICE USE ONLY

_____ Application First Received.

_____ Application Fee in the Amount of \$ _____ Receipt # _____

_____ Application returned for corrections, additional data.

_____ Final complete application received.

_____ File # _____ created. K:\wpoffice\wpdata\cupfm.doc

Canine Corner LLC

Prepared by: Aynsley Wolters

7404 Bland Ave
Saint Louis, Missouri 63105

(314) 397-3848

caninecornerstl@gmail.com

www.caninecornerstl.com

Description of proposed Conditional Use of Canine Corner Dog Daycare & Boarding

Canine Corner Dog Daycare & Boarding provides a highly in demand service for dog owners in the Clayton, University City, and surrounding areas. This business will be operating out of a commercially zoned house- 7404 Bland Ave. Canine Corner will provide a daycare and boarding experience that feels like a cozy home- very private and one-on-one; rather than a large scale corporate dog boarding kennel. Dog boarding is great for dogs of all ages and abilities, including puppies; pet parents looking for a safe, loving alternative a kennel, and dogs who love to socialize with their sitter's pets. Dog daycare is great for puppies and high-energy, dogs with special needs, including seniors, pet parents who work long hours and dogs with separation anxiety.

Canine Corner will be the closest dog daycare and boarding facility to Clayton and University City. The next closest daycare and boarding facility is 5 miles away. There is a huge demand for dog daycare and boarding in Clayton in particular; with all the new high rise and apartment developments and buildings- many pet owners occupy these buildings on top of many people with pets are moving into Clayton and/or work in Clayton. These people need a pet service close and reliable that can take care of their dog when they travel for business or have a long day at work. St. Louis is one of the pet friendliest cities in the United States and many locals that have and adore their pets are needing a reliable sitting service that is close by and affordable. Canine Corner will be providing a pet service that is very

high in demand currently in the area and surrounding areas in a growing and prominent pet industry. Dog care, such as daycare and boarding, has become very popular and prevalent as Americans' deepening identification with their pets. Many different types of people own dogs and travel and/or work long hours and are needing dog watching services quite frequently.

Canine Corner will NOT cause substantial injury to the value of neighboring properties because the property is zoned general commercial and is outfitted for a business. 7404 Bland Avenue is neighbored by a commercial gas station to the North, and a vacant lot to the South. 7404 Bland Avenue was previously occupied by a graphics art and design company, thus it is already outfitted for a professional business. The property is bordered by Forest Park Parkway as well, which makes the location even more convenient for potential customers. Only a certain amount of dogs (7) will be allowed in the yard at any given time, and they will be no louder than the daily commotion at the gas station next door or the Firestone across the street. Moreover, my dogs are well trained and do not bark while out in the play yard. There is a very large multi car driveway that my customers can pull into when picking up and dropping off their dogs, thus it will not create any traffic issues either. Overall, Canine Corner Dog Daycare & Boarding will NOT negatively impact neighbors because it does not have any affect on traffic, public health, safety or welfare of any neighbors. It will in fact have the opposite effect- a positive impact- it will be somewhere the local dog owners can trust to take their beloved fur children to that is close and reliable.

This particular site/location was chosen for this business because of it's proximity to Clayton and University City- where many dog owners live and are needing dog care services. Moreover, this is a house zoned commercial which is perfect for a small and intimate dog daycare/boarding facility. The dogs will receive more one-on-one care and get the attention and care they need.

The number of employees that will be working at Canine Corner will be 2 or less. The hours of operation will be 7 AM-7 PM seven days a week. The requested amount of dogs that Canine Corner can handle and accommodate at the proposed location is **30 dogs**. The square footage of the inside of the building and the fenced back outside areas is more than enough to accommodate up to 30 dogs. There will be no more than 7 dogs in the outside yard at one time. The building has 4 separate rooms that will each contain 8 stackable kennels/crates. This is where the dogs will

sleep at night. There is also several "open rooms" , as well as the fenced backyard, where the dogs will play and have free roam during the daytime and business hours. Canine Corner will comply to all the local noise ordinances and ensure no dogs are outside past 9 PM and before 7 AM.

Overall, Canine Corner will be a good asset and positive impact to the local community because it will be providing a service that many local people need on a daily routine and ongoing basis in a very convenient location. Dogs are treated like people's children these days and they have high expectations when it comes to who they trust for providing care for their animals, and Canine Corner prides themselves on being the most trustworthy pet sitters in town and providing loving care for dog owners when they are away.

Thank you for your time and consideration!

AYNSLEY WOLTERS
CANINE CORNER LLC
WWW.CANINECORNERSTL.COM
CANINECORNERSTL@GMAIL.COM
(314) 397-3848

Canine Corner LLC BUSINESS PLAN

Prepared by: Aynsley Wolters

7404 Bland Ave
Saint Louis, Missouri 63105

(314) 397-3848

caninecornerstl@gmail.com

www.caninecornerstl.com

I. EXECUTIVE SUMMARY

Canine Corner LLC was established as a Limited Liability Company in May of 2017, currently purchasing 7404 Bland Avenue, St. Louis, MO 63105 with the expectation of rapid expansion in the pet services industry due to a growing business.

Business Description

The Company was formed on 05/30/2017 as Limited Liability Company under Missouri state laws and headed by Aynsley Wolters .

New Service

The Company is prepared to introduce the following service to the market:

Canine Corner Dog Daycare & Boarding : Canine Corner Dog Daycare & Boarding provides a highly in demand service for dog owners in the Clayton, University City, and surrounding areas. Operating out of a

commercially zoned house, Canine Corner provides a daycare and boarding experience that feels like a cozy home- very private and one-on-one. Dog boarding is great for dogs of all ages and abilities, including puppies; pet parents looking for a safe, loving alternative to a kennel; dogs who'd love to socialize with their sitter's pets. Dog daycare is great for puppies and high-energy, dogs with special needs, including seniors; pet parents who work long hours and dogs with separation anxiety.

Canine Corner will be the closest dog daycare and boarding facility to Clayton and University City. The next closest daycare and boarding facility is 5 miles away. There is a huge demand for dog daycare and boarding in Clayton especially, with all the new high rise and apartment developments, many people with pets are moving into Clayton. They need a pet service close and reliable that can take care of their dog when they travel for business or have a long day at work. St. Louis is one of the pet friendliest cities in the United States and many locals that have and adore their pets are needing a reliable sitting service that is close by and affordable. Canine Corner will be providing a pet service that is very high in demand currently in the area and surrounding areas in a growing and prominent pet industry.

II. BUSINESS SUMMARY

Industry Overview

In the United States, the pet services industry presently makes 65 billion dollars in sales.

Research shows that consumers in this industry primarily focus on the following factors when making purchasing of services decisions:

Canine Corner will be the closest Dog Boarding & Daycare facility to Clayton and University City, and thus makes it highly desirable for many busy dog owners that work long hours and travel often.

Legal Issues

The Company affirms that its promoters have acquired all legally required trademarks and patents.

III. MARKETING SUMMARY

Target Markets

The Company's major target markets are as follows:

The pet care industry is big business in the United States, with pet owners spending nearly \$67 billion on their pets in 2018. Moreover, 68 percent of US households own a pet. Thus, there is a huge market for animal services. Dog care, such as daycare and boarding, has become very popular and prevalent as Americans' deepening identification with their pets. Many different types of people own dogs and travel and/or work long hours and are needing dog watching services quite frequently. My target market is any responsible pet owner who travels often for pleasure or work, works long hours and is needing day time care for their dog, or have new puppies they are trying to house break. St. Louis ranks number one when it comes to pet owner activities; showing that locals care for their pets deeply and are needing day time and overnight care and attention for their dogs.

Pricing Strategy

The Company has completed a thorough analysis of its competitors' pricing. Keeping in mind our competition's pricing and the costs of customer acquisition, we have decided on the following pricing strategy:

Pricing for Dog Boarding is a flat rate overnight per 1 dog is \$40/night, puppies under 6 months are \$50/night and the holiday rate is \$50/night.

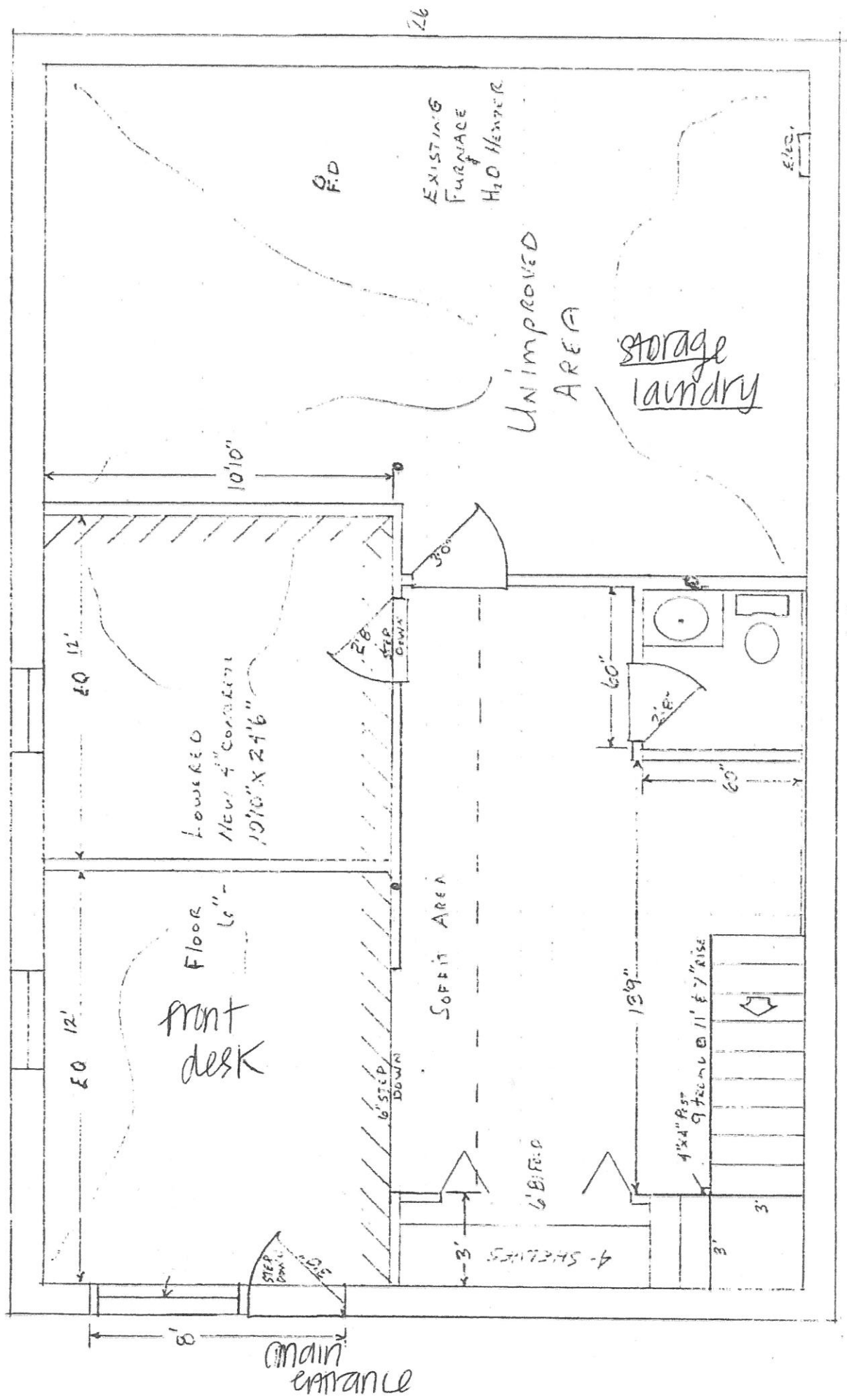
Pricing for Dog Daycare is: a half day (6 hours-) is \$20.00 and a full day (6 hours+) is \$30.00. Discounted packs are sold at rates of: a 5 Pack is \$135.00 (save \$15), 10 Pack is \$260.00 (save \$40) and a 20 pack is \$500.00 (save \$100).

Services

First-rate service is intended to be the focus of the Company and a cornerstone of the brand's success. All clients will receive conscientious, one-on-one, timely service in all capacities, be they transactions, conflicts or complaints. This is expected to create a loyal brand following and return business.

7104 BLAND

1ST FLOOR
Floor Plan (Basement)



41'

27

26

O.F.D

EXISTING
FURNACE
&
H₂O HEATER

UNIMPROVED
AREA

storage
laundry

LOWERED
New 4" concrete
10'10" X 24'6"

Floor
6" -
front
desk

SOFFIT AREA

1'x4" RST
9'x24" @ 11' & 7" RISE

4-SHELVES

main
entrance

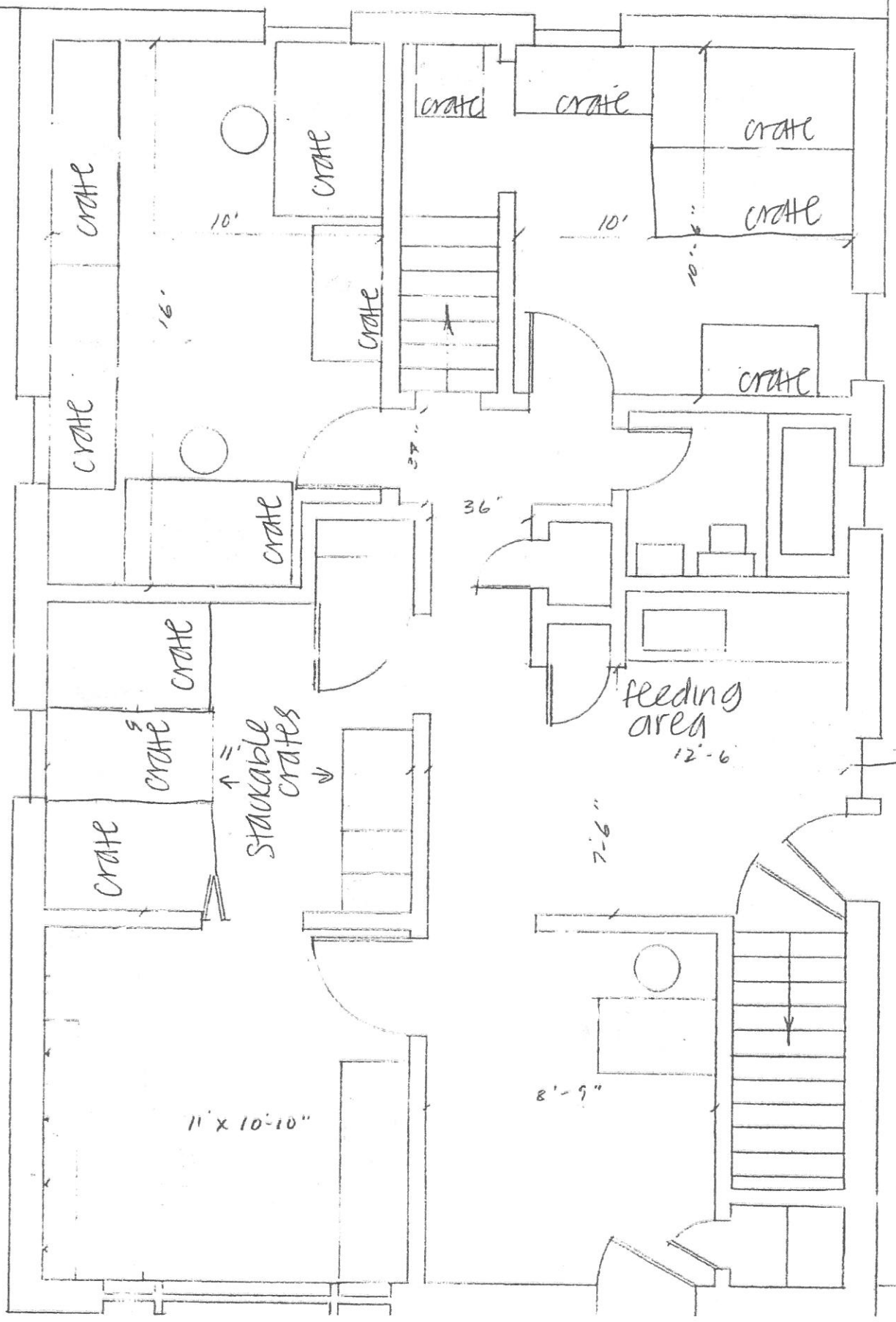
3 rooms of 10 stackable kennels/crates

26'

fence

2nd floor

40'




to fenced backyard dog run


fence

June 5, 2019

George and Therese Purviance, 7404 Bland Drive; U. City, MO 63105, give Anysley Beth Wolters permission to her or her assigns such as a LLC to do all paperwork needed and perform any inspection necessary to obtain all licenses and permits required for a pet training, day care and boarding business at 7404 Bland Drive; St. Louis, MO 63105



George Purviance



Therese Purviance

signatures to be notarized

George Purviance and Therese Purviance
appeared before me on June 5, 2019
Kathy Zang, Notary







7404 Bland Drive, in University City is a rare opportunity to buy a building that's perfect for a small law firm, insurance agency, professional services, etc.

The information contained herein was provided by the property owner or other reliable sources, so all information should be verified prior to purchase.

Features

- Freestanding office building
- Reception area on second floor, just inside the front door at the top of the outside stairs
- Six private offices
- Two Bathrooms
- Break room with kitchenette
- Lower and upper level storage areas
- Located just a short walk to the Clayton business district and numerous restaurants/amenities
- Adjacent to the Forsyth Metrolink station
- Quick access to the Forest Park Parkway, I-170 and I-64

Sale price: \$313,000

Contact Diane Haneklau
314-740-1236
drhaneklau@gmail.com

* Under contract contingent
on permitting

**7404 Bland Drive
University City, MO 63105**

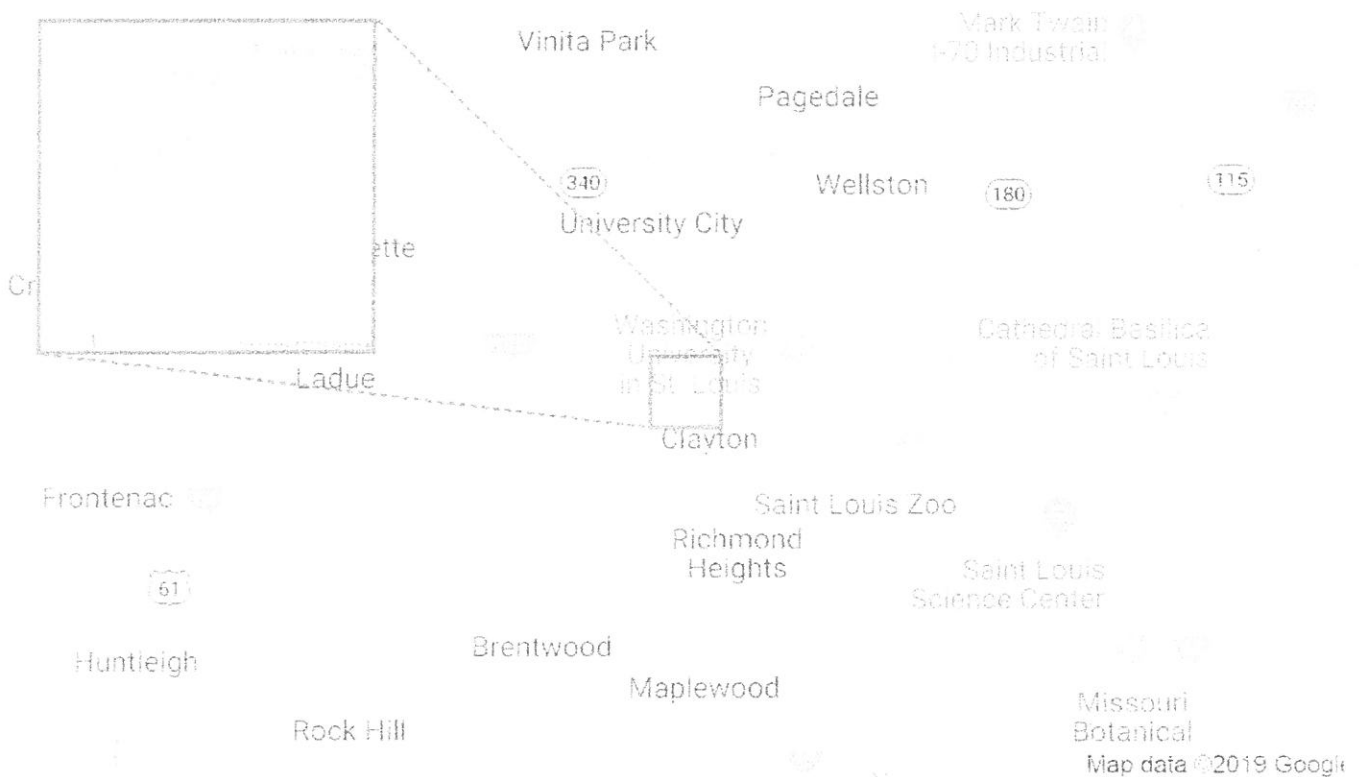
Sale price: \$313,000 / \$176.04 per square foot

Buy a small, highly visible office building. Rare Opportunity to own and build equity with a low interest rate SBA loan, low down payment and control your overhead!

Very visible freestanding office building with signage and high traffic count near Metrolink station and next to Clayton with quick access to the Forest Park Parkway, I-170 and I-64.

Property type	Office	Year built	1953	Construction	Masonry
Occupancy type	Single tenant	Class	C	Land size	0.11 acres
Zoning	Commercial	Building size	1778 Sq. Ft.	Floors	3
County	St. Louis	Tax ID/APN	19J440777	Building style	Existing
Parking ratio	3 to 1				

Contact Diane Haneklau
314-740-1236
drhaneklau@gmail.com



7404 Bland Drive is conveniently located with easy access to the Forest Park Parkway, I-170 and I-64. Red outlines indicate building location.





Front of 7404 Bland Drive with 30 x 30 foot concrete parking area.

20 40

0
1

SCALE:

1 inch = 20 ft.

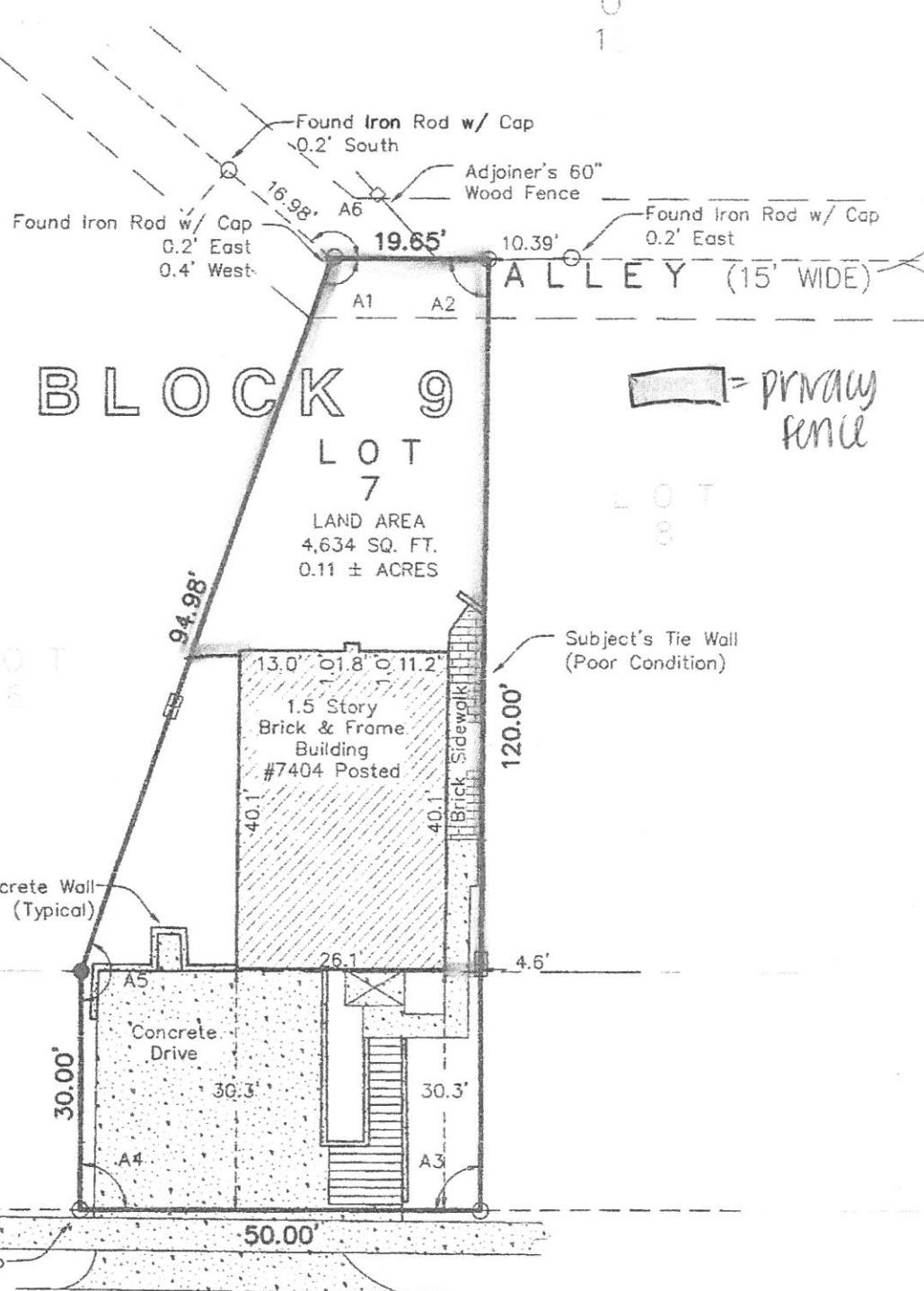
ASIS OF ANGULAR MEASURE:
P.B. 14 Pg. 84

SOURCE OF RECORD TITLE IS
DEED BOOK 7329 PAGE 898

- DENOTES SET 1/2" x 18" REBAR
WITH CAP STAMPED "MARLER L.S.-347-D"

DENOTES FOUND 1/2" IRON PIPE,
UNLESS NOTED

DENOTES WOODEN HUB SET ON-LINE



GENERAL NOTES:
ENCLOSURES HAVE BEEN DEPICTED FOR INFORMATIONAL PURPOSES BASED UPON A VISUAL INSPECTION BY THE FIELD CREW AND FIELD MEASUREMENTS. THE HISTORY OF OWNERSHIP OF FENCES HAS NOT BEEN INVESTIGATED AND SUCH INFORMATION IS NOT WARRANTED.

ENCLOSURES OTHERWISE NOTED EASEMENTS AND ENCLOSURES HEREON ARE PLOTTED FROM THE RECORD PLAT AND ARE CONSIDERED TO BE FOR PUBLIC UTILITIES.

B L A N D D R I V E (V A R I A B L E W I D T H)

S U R V E Y O R ' S S T A T E M E N T

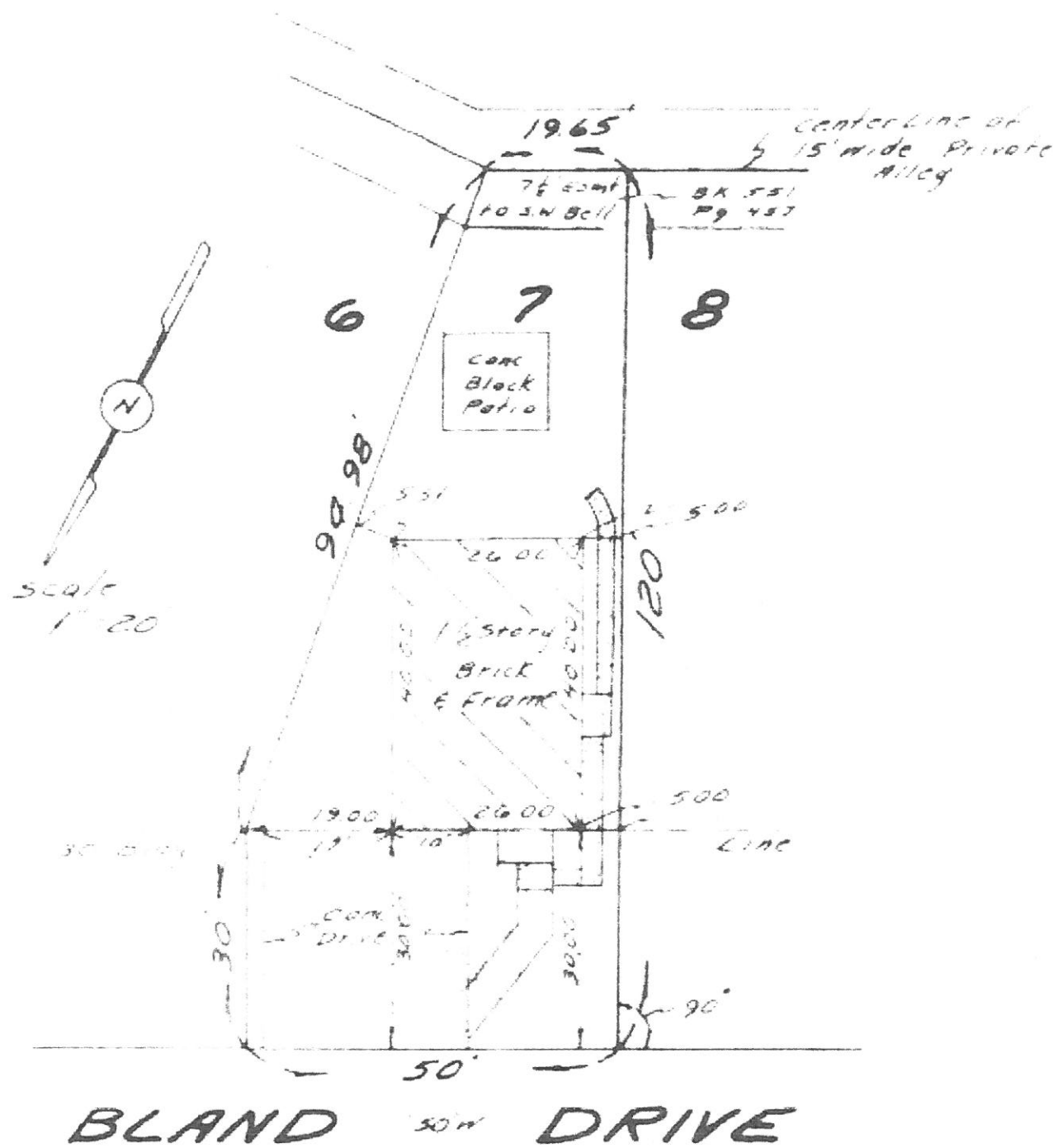
I HEREBY CERTIFY AT THE REQUEST OF JARROD HOLST, WE HAVE DURING THE MONTH OF MARCH 2019, PERFORMED A BOUNDARY RESURVEY AND LOCATION OF IMPROVEMENTS ON LOT 7 IN BLOCK 9 OF NORTHMOOR PARK ADD., A SUBDIVISION RECORDED IN PLAT BOOK 14 PAGE 84 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN CLAYTON, MISSOURI, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING: THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION (20 CSR 2030-16.040) AND THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (20 CSR 2030-16.070), AND THE LOCATION OF IMPROVEMENTS AND ENCLOSURES (20 CSR 2030-16.110), EFFECTIVE 12/30/94, AND LAST REVISED MAY OF 2017. (URBAN CLASS PROPERTY)

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS _____ DAY OF _____ 2019.



MARLER SURVEYING COMPANY INC.

NO COMMITMENT WAS NOT PROVIDED TO THE CLIENT AND SURVEYOR AT TIME OF SURVEY



7404 Bland Drive, Northmoor Park Addn., Lot 7, Block 9, Plat Book 14, page 54 of the St. Louis County Records.