



20-2430 ARB REVIEW

JUSTIFICATION STATEMENT

THE PROPOSED REQUEST COMPLIES WITH THE COMPREHENSIVE PLAN (ITEM #1 BELOW) AND IS NOT IN CONFLICT WITH ANY PORTION OF THE LDR (ITEM #2 BELOW), ANY ITEMS NOT IN COMPLIANCE AT THIS TIME ARE BEING ADDRESSED WITH A SITE PLAN THAT IS CURRENTLY BEING AMENDED, IS IN FOR REVIEW AND/OR WILL BE BROUGHT TO THE BOARD (ITEMS #3 & #4 BELOW)

WE WOULD ALSO LIKE TO STATE THAT AS FOR THE MECHANICAL EQUIPMENT SCREENS, WE WOULD LIKE TO ASK THAT IT NOT BE REQUIRED TO INSTALL THEM. See justifications below and attached aerial photo of location.

A. THE BUSINESS TO THE WEST IS A MULTI OFFICE BUILDING ACROSS THE STREET, AND THE ADDITION TO THE FRONTAL PARAPET WALL WILL HIDE THE EQUIPMENT

B. THE NORTH SIDE OF THE PROPERTY IS A LAKE, THE EQUIPMENT WOULD NOT BE VISIBLE FROM THE REAR OF BUILDING FACING THE PROPERTY ON THE OTHER SIDE

C. THE BUSINESS TO THE EAST OF THE PROPERTY IS SEPARATED FROM THE PROPERTY WITH TALL TREES AND PARKING, WE DO NOT BELIEVE THE EQUIPMENT WILL BE VISIBLE.

D. THE BUSINESS TO THE SOUTH OF THE PROPERTY IS SEPARATED FROM THE PROPERTY WITH TALL TREES AND PARKING, WE DO NOT BELIEVE THE EQUIPMENT WILL BE VISIBLE.

1. That the proposed request is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan.
2. That the proposed request is not in conflict with any portion of Wellington's LDR and is consistent with the purpose and intent of the LDR.
3. That the proposed request is compatible and consistent with existing uses and the zoning of properties surrounding the subject site the proposed request is appropriate for the site and surrounding area.
4. That the proposed request is consistent with Wellington neighborhood aesthetics

The current use for this property is a pharmacy call center, and is now being converted into a Luxury Pet Resort/ Doggie Daycare. We are completing interior tenant improvements which include luxury suites for pets, a beautiful reception area, and indoor and outdoor play yards as well as individual play yards for anti social pups, providing a luxury 'resort' feel on the inside. We are renovating the exterior of the building adding a beautiful front elevation by adding to the parapet wall, which includes a gorgeous entry way, beautiful signage and exterior lighting as well as a new landscape to create an elegant curb appeal. We would like to also justify the need for the 8' tall fence (Item #4 above) surrounding the rear play yard and anti social area by stating that this property will be a dog boarding facility. There will be a need for a taller fence and gates to protect the dogs and keep them from being able to jump the fence while outside during supervised play.

TECHNICAL DEVIATION JUSTIFICATION

THE MONUMENT SIGN HAS BEEN CHANGED MEET THE SIZE (8' MAX HIEGHT) REQUIREMENTS. SEE ATTACHED

1. **Describe in detail the Technical Deviation.**
No deviation may be granted which has the effect of permitting any sign which is specifically prohibited by these regulations.
2. **The deviation must enhance the aesthetic result of the overall sign program or mitigate a unique feature of a user, structure, or location that warrants a technical deviation from the code in the opinion of the ARB.**
3. **Approval of the deviation must not negatively impact another tenant or building shown on the Master Sign Plan.**
4. **The technical deviation must not cause any negative off-site impacts.**

The requested signs are permitted, not a prohibited sign type and really enhance the aesthetics of the building providing a unique feature specific to the K9 Luxury Pet Resort franchise which will not cause any off site impacts or impact surrounding tenants in a negative way.

As seen in the attached sign renderings, the exterior wall signs provide a luxury appearance to the front of the building, the design and sizes are specific to the K9 Luxury Pet Resort franchise. None of the exterior signs face a residential district.