

Shakopee Residential Treatment Center(RTC) and Grooming, Daycare and Boarding facility

Topaz Investments is requesting approval of a Conditional Use Permit (CUP) for the properties owned by the City of Shakopee. There is not an address for the properties but they are identified with PID as 271000020, 271000040 and 271000030. The purpose of the CUP for both buildings is to create a residential treatment center (RTC) for drug and alcohol addiction and an additional building housing a doggie daycare for grooming, boarding and daycare.

The RTC component of the project will include a 48 bed handicap accessible building. The building will encompass a commercial kitchen, cafeteria and meeting spaces. The building will be approximately 19,000 square feet. Potentially in a number of years if the need does exist there may be a need for an additional building to include an additional 40-60 beds. Not only would this create additional jobs, by hiring staff, including a nurses, counselors, technicians, and a psychiatrist, for Shakopee, it will help create higher level of care for the business's clients. The proposed development will serve a need that is currently not being met in Scott County which is to aid and assist people in drug and alcohol recovery. Not only would this create additional jobs, by hiring staff, including nurses, counselors, technicians, and a psychiatrist, for Savage, it will help create higher level of care for the business's clients.

The Doggie Doo is an additional building on the property. This will house primarily dogs but cats as well. The building will be approximately 7500 square feet with approximately 6000 square feet of fenced in space for the dogs to play and get exercise.

The entire site will have shared parking. The Dog kennel will have a total of 15-20 employees. At peak hours there will be no more than 6-8 employees on site. The daycare will require 20 parking stalls during morning drop off and afternoon pickup up, 7 am to 9 am and 5 pm to 7pm respectively. The RTC shall have roughly 30 total employees with a need of 30 stalls during business hours between guests and employees. There are some clients that will drive. In total the number stalls required for operations are roughly 58 stalls. The breakdown between the two buildings are; 38 for employees between the daycare and the RTC and 20 for peak parking hours. As the site plan demonstrates there is adequate parking for both uses. In addition there is additional space to add parking should that need arise.

Doggie Doo's Spa & Retreat

Starla Tyree & Caroline (Carrie) Engh
Shakopee, MN 55379

Doggie Doo's Spa & Retreat is Shakopee's first and only full service Grooming, Daycare and Boarding facility. The Shakopee based facility is led by Starla Tyree and Caroline (Carrie) Engh as equal business partners. Doggie Doo's Spa & Retreat has been in operation since January 7, 2015. The business will employ and manage approximately 15 - 20 individuals. Starla Tyree has been in the grooming industry for over 17 years. Caroline (Carrie) Engh has over 24 years in the financial industry working for both US Bank and Bremer Bank.

Doggie Doo's Spa & Retreat provides a wide variety of services: full service grooming, bath and brush, nail clipping, consultations, daily walks, daycare services and night boarding available to dogs and cats. The business is located in downtown Shakopee. With 7,500 square feet indoors and 6,000 square feet outdoors it will provide spacious room for dogs to socialize and have a great time. Doggie Doo's Spa & Retreat is able to host up to a maximum of 100 animals within its grooming, daycare and boarding facility. The grooming allows approximately 30 dogs being dropped off and picked up. The daycare and boarding would allow approximately 70 animal ex: cats and daycare/boarding dogs in the warehouse. Hours of operations are Monday- Friday 7 - 7, Saturday 8 – 7 and Sunday 8 – 7. There is ample amount of parking with 20 slots making it easy to drop off and pick up the family pets.

Doggie Doo's Spa offers a complete range of grooming, bath consisting of two shampoos, conditioner, ear hair removal, anal gland extraction and fur/hair brushed out thoroughly. All dogs are dried by hand using blowers and dryers. Nails will be clipped and filed down with a dremel. Free groom consultations per request.

Doggie Doo's Retreat offers daycare services and night time kenneling. The daycare provides each dog with a clean, safe and friendly environment with an

ample amount of entertainment. The daycare is a social group gathering where dogs hang out and play together all day. The daycare will be divided into three separate groups: large dogs, medium sized dogs and small dogs. The dogs will have lots of room to run indoors along with five scheduled supervised times to play outdoors: 7:00 am-8:00 am, 9:00 am–11:00am, 1:00 pm–3:00 pm, 4:00pm–6:00 pm, 8:00 pm – 9:00 pm (weather permitting). The daycare warehouse facility is approximately 5,000 square feet with 6,000 outdoor square feet. The outdoor play area will have a 6 foot high wooden privacy fence. The fenced in area will consist of grass. The outdoor space will have umbrellas set up for shade, pools to cool off in, toys to play with and potted plants for decoration.

Doggie Doo's boarding offers night time kenneling that is available to dogs and cats. All dogs will be welcomed to join the daycare dogs in a social and supervised environment. For those dogs that are not social, Doggie Doo's Retreat will also offer private half hour nature walks within Shakopee's beautiful parks

Our key to success is to develop a workable, accurate set of criteria for a wide range of services that is a perfect structure for our organization. Our prices will be set to be competitive and yet profitable.

Doggie Doo's Spa & Retreats mission is to become Shakopee's premier Dog Spa & Retreat service organization. By offering the highest level of safe and personalized services, Doggie Doo's Spa & Retreat will succeed as a company as well as have a positive impact in our market and community.

X

Starla Tyree
Owner

X

Caroline Engh
Owner