

4/12/2014

Proposal to Accompany Development Application

Conditional Use Permit Application for 8579 Lyndale Ave South, Bloomington, MN.

User/ Occupant: Jennifer Anderson – The Cat's Meow, LLC.

**Description of Use:** The Cat's Meow will be a high- end feline exclusive cat grooming salon and overnight boarding kennel. There are no other feline only cat grooming facilities in Minnesota, and this facility will fill a much needed niche in the pet services market. During the day, we will be grooming, clipping, and bathing cats. Cat clients will be in kennels or in their travel kennels unless an employee is working directly with them. No cats will be allowed physical contact with other cats at any time. Most grooming will be by appointment, but some walk in services will be expected.

Boarding suites will be enclosed, with open grated tops for ventilation. No cat will be able to have physical contact with any other cat, unless from the same family. Each suite will provide a litter box, water, food and bedding. Inside walls of the enclosure will be impervious, and any perches, bedding or toys will be washable. Facility and suites will be cleaned daily, and cat suites will be cleaned of droppings daily, bagged, and disposed of appropriately in trash containers provided by property owner.

**Commencement of Use:** Light remodeling and build out will begin as soon as conditional use permit is approved. If approved on May 22, we hope to open by June 15<sup>th</sup>.

**Size and Scope of facility:** Grooming salon is located in the Bloomington Shoppes. It is a leased space of 906 sq. ft. The majority of the space is dedicated to grooming areas and client lounge, with a small enclosed cat play area in the window, and a wall of suites for boarding. There will be two small raised tubs, 2-4 tables, and a bank of kennels for drying. We are hoping to accommodate up to 14 cats per night for boarding. We hope to serve up to 20 cats per day for grooming. Many families have multiple cats, which reduces parking and traffic. Our lounge area will seat up to 3 waiting customers.

**Hours of Operation:** Closed to public Monday. Tuesday 3 pm – 9 pm. Wednesday 11am to 5 pm. Thursday – by appointment only. Friday 11am to 8:30 pm. Saturday 8:30am to 5 pm. Sunday by appointment only.

**Anticipated Employment:** Owner operated plus up to 5 employees as growth increases.

**Parking:** We currently own a mobile pet grooming business (Paws At Your Door Grooming, LLC) operated out of a Mercedes Sprinter conversion. This business is south metro based, and that vehicle is kept at our home office in Northfield at night. If this aspect of the business becomes a popular option for our Twin cities clients, we may purchase an additional vehicle and would anticipate parking it in the lot near The Cat's Meow. This of course would also need to be approved by the landlord.

