

January 14, 2019

City of Mill Creek
Department of Community and Economic Development
15728 Main St.
Mill Creek, WA 98012

MUTTLEY SQUARE PET DAYCARE
Parcel Number: 28053100100400
Property located off Hwy 527, Mill Creek, WA

PROJECT USE NARRATIVE

Zoning: CB - Community Business
Principal Use: Indoor Animal Boarding
Occupancy: Group B – Business, Group M - Mercantile

The intent of this project is to develop a 5,468 sq. ft. pet daycare and boarding facility, Muttley Square, at the currently vacant parcel (tax parcel no. 28053100100400 – currently no assigned address at this location). The development would consist of five 768 sq. ft. pet boarding houses and a 1,628 sq. ft. main office along with parking and surrounding landscaping. The design of the development is cottage style for the buildings, creating a community of house-like commercial buildings.

Muttley Square will offer pet boarding in a high-end, home-like environment for when a pet owner is away from home. Pets are provided premier care in a home setting, where they are never kenneled and are kept in small, intimate groups of ten dogs or less per house. They are surrounded by attentive, professional staff twenty-four hours a day, seven days a week. The pet boarding cottages will have a rotating staff, day shift and night shift, that will supervise and tend to the pets every need. Each house contains two bedrooms, laundry room, kitchen and living room. Services in the cottages are of a business nature; doggy day-care by appointment.

An array of grooming services will also be provided at the main office as well as a small retail store of pet products. The main office acts as the drop off & pick up spot for all activities on site as well as the employee's clock-in office. Services in the main office are of a mercantile nature.

The development will be located along the west of the property as the existing wetland occupies the east of the property. The wetland and surrounding buffer will be delineated by a split rail fence around the full perimeter. The intent is to preserve as much of the existing vegetation as possible. A path through the wetland will be provided for pets to be walked along on leash. A fenced, off leash dog park will be located at the west of the property.