

Narrative for Woof Gang Bakery & Grooming – Conditional Use Request (LDR References)

The applicant requests Conditional Use approval pursuant to LDR Section 4.4.12(D)(1) to establish a pet services use within an existing 1,656-square-foot commercial bay located at 5048 West Atlantic Avenue in the Delray Landings shopping center. The use consists of retail sales of pet supplies and accessories, along with professional pet grooming services. Woof Gang Bakery & Grooming is a boutique pet services franchise with over 350 locations nationwide and is proposing to operate entirely within the existing commercial unit with no expansion of floor area or changes to the building footprint.

Interior Layout and Operations

The proposed interior layout includes approximately 624 sq ft of retail floor area and approximately 1,000 sq ft of grooming area, minus the space occupied by a unisex restroom. All grooming activities will occur indoors, consistent with LDR Section 4.3.3(W)(2), which requires domestic animal service facilities to be fully enclosed and insulated to prevent detectable noise and odors. The unit includes a one-hour fire-rated demising wall that assists in meeting this performance standard.

Grooming services will be provided by appointment only, ensuring staggered drop-off and pick-up times. This operational method minimizes customer clustering and supports the concurrency and traffic requirements referenced in LDR Section 3.1.1(B). No outdoor grooming, kenneling, or activity of any kind is proposed, except for standard drop-off and pick-up of pets, which is consistent with LDR Section 4.3.3(W)(3).

There will be no overnight boarding or daytime boarding, which complies with LDR Section 4.3.3(W)(7), as boarding is not part of this request and is not permitted for pet grooming facilities unless separately approved under veterinary, shelter, or hotel classifications.

Hours of Operation

Proposed hours of operation are:

Monday–Saturday: 9:00 AM to 7:00 PM

Sunday: 10:00 AM to 6:00 PM

These hours fall within the limits of LDR Section 4.3.3(W)(1), which permits domestic animal service operations between 7:00 AM and 8:00 PM.

Parking, Traffic, and Concurrency Compliance

Parking for the use is consistent with LDR Section 4.6.9(C)(3)(e), which requires shopping centers between 25,000 and 400,000 sq ft to provide 4 spaces per 1,000 sq ft of gross leasable floor area, irrespective of use. Additionally, the parking demand for pet services, as defined in LDR Section 4.3.3(W)(6), results in a calculated requirement of 7 spaces. The Delray Landings plaza provides parking in excess of both standards, ensuring compliance.

Traffic impacts are minimal and comparable to other retail/service uses originally evaluated within the shopping center, consistent with the concurrency requirements under LDR Section 3.1.1(B). Since grooming is appointment-based, the flow of customers is moderated, and no detrimental traffic impacts are anticipated.

Consistency With Conditional Use Findings (LDR 2.4.6(A)(5))

a) Stability of the Neighborhood

The proposed use is low-intensity, fully contained indoors, and generates minimal noise, odor, traffic, or external impacts. This satisfies LDR Section 2.4.6(A)(5)(a), as the business will not have a significantly detrimental effect on the stability of the surrounding neighborhood.

b) Development or Redevelopment of Nearby Properties

The use is consistent with other retail and service-oriented operations within the Delray Landings plaza and the broader Planned Commercial (PC) zoning district. No exterior changes are proposed that would affect adjacent parcels. This satisfies LDR Section 2.4.6(A)(5)(b), confirming that the use will not hinder development or redevelopment of nearby properties.

Consistency With Required Findings (LDR 3.1.1)

The request is consistent with the General Commercial (GC) land use designation and the PC zoning district requirements (LDR 3.1.1(A)). No new demand is placed on public facilities beyond existing capacity; water, sewer, solid waste, and traffic systems remain adequate (LDR 3.1.1(B)). The proposed use aligns with Comprehensive Plan objectives and policies promoting mixed-use corridors, economic vitality, neighborhood services, and job creation (LDR 3.1.1(C)). The business further complies with all LDR requirements for domestic animal services (LDR 3.1.1(D)).

Conclusion

The proposed Woof Gang Bakery & Grooming meets all applicable requirements of the Land Development Regulations, including LDR Sections 2.4.6(A)(5), 3.1.1, 4.3.3(W), 4.4.12(D)(1), and 4.6.9(C)(3)(e). The use is compatible with the surrounding commercial center, generates minimal impacts, and contributes positively to the West Atlantic Avenue corridor by activating existing retail space and providing valued neighborhood services. Approval of this Conditional Use request is consistent with the Comprehensive Plan, the zoning district intent, and the standards established to protect surrounding properties.