

EXHIBIT B

This is a formal request to re-zone Parcel #830-38116-400 and Parcel #830-38116-450 (collectively, the "Property") from their current zoning classifications, R-E, *Estate Single Family District* to C-2, *General Commercial District*.

The Property has been used for several years as a pet boarding business. Dog Party, Inc. is owned by Charlie L. Platt and Chadwick P.K. Platt, husband and wife (collectively, the "Platts"). The Platts, either individually, through their company, Dog Party, Inc., or through their trust, the Platt Family Trust u/a/d October 25, 2017, have been the owner of the Property since October 2004. Dog Party, Inc. has been the owner of Parcel #830-38116-450 since June 2005. The Platt Family Trust has been the owner of Parcel #830-38116-400 since October 2017. There is currently no sale of the Property contemplated, the use of the Property will largely remain the same, and the only contemplated alterations to the Property are a small addition to the rear portion of an existing building and a slight expansion of business operations. At the moment, the owner is not contemplating any new signage and does not plan to change the street appearance of the Property in any substantial way. Given the rural character of the surrounding properties, the continued use of the Property for boarding pets is unlikely to disturb surrounding properties in any appreciable way.

Generally, C-2 zoning districts are appropriately located "along heavily traveled arterial streets, where convenient access and high visibility exist." § 153.081. The Property is located on Highway 112—a heavily traveled minor arterial roadway—roughly one mile from the Highway 412/112 intersection, which is largely zoned commercial. Taking into account the proximity to other commercial districts and discussions of widening Highway 112, a rezoning to C-2 would be compatible with the surrounding area.

With respect to water, the Property has access to and is already using the existing 3" city waterline that runs adjacent to Highway 112. As to sewer, the property is operating on a septic tank system.

Lastly, relative to the already heavy usage of Highway 112, a re-zoning of the Property to permit a pet boarding business is not likely to increase traffic. To alleviate any future traffic concerns, the owner has contemplated building a road from Georges Avenue over Parcel #830-38116-400 to give customers safer and more convenient access to the business.

Accordingly, the owner requests that this Property be re-zoned from R-E to C-2 so that they may continue their pet boarding business in a legal manner.