



October 29, 2021

City of Shelton  
Planning & Zoning Department  
54 Hill Street  
Shelton, CT 06484

Re: Shelton Place, 850 Bridgeport Avenue  
Petition for Major Modification of PDD  
Petition for Amendment of Uses & Standards

To the Members of the Planning and Zoning Commission:

Shelton Place is situated in Planned Development District #2, located at 850 Bridgeport Avenue in Shelton, Connecticut. Our current tenants include Staples, Panera, Domino's Pizza, and a vacant space.

We have a potential tenant, Dogtopia, to replace Panera when their Panera's lease ends on 12/31/2021 (they are moving to Fountain Square). Dogtopia's proposed use is not covered in our existing Statement of Uses and Standards, therefore we are seeking a major modification. The proposed change in the Statement of Uses would add the following:

- Dog care services, including but not limited to daycare, grooming, training, and overnight boarding.

Dogtopia is a national chain of dog daycare centers with over 160 locations in the United States and Canada. They target higher income locations, and our tenant is the franchise owner of 16 Dogtopias throughout Connecticut, New York, and New Jersey. The Connecticut locations are in Stamford, Norwalk, Fairfield, Milford, and they see Shelton as a great fit.

Dogtopia's proposed tenant plans are attached, as well as visuals to show proposed center signage. No structural modifications to the existing exterior will be required, nor will Dogtopia require additional parking. Due to the nature of their business, Dogtopia will require significantly fewer parking spaces than a restaurant or a retailer.

The past few years have been tough for landlords. Since Panera has confirmed they will relocate to Fountain Square, we want to avoid having a vacant corner space in our center. Given the ongoing challenges of Covid, we strongly feel that Dogtopia has many advantages over traditional restaurants and retailers and will have a solid business in our center. Thank you for your consideration.

Sincerely,

Marvin M. Shiller  
Managing Partner  
S&S Shelton Development, LLC

**SHELTON PLANNING AND ZONING DEPARTMENT**

8/14

Petition for Planned Development District (PDD) Zone Change

Petition for Amendment of Statement of Uses and Standards (SUS)

Petition for Major Modification of PDD

Application for Minor Modification of PDD

APPLICATION INFORMATION

1. Applicant's Name: S&S SHELTON DEVELOPMENT LLC
2. Applicant's Address: 929 PARK AVENUE #1B NEW YORK, NY 10028

FOR MAP CHANGES, PLEASE SUPPLY ADDITIONAL INFORMATION BELOW

1. Owner of Record: \_\_\_\_\_
2. Owner's Address: \_\_\_\_\_ Phone \_\_\_\_\_
3. Address of Property: \_\_\_\_\_
4. Assessor's Map No(s): \_\_\_\_\_ Lot No(s): \_\_\_\_\_
5. Existing Zoning District: \_\_\_\_\_
6. Proposed Zoning District: \_\_\_\_\_
7. Area of Zone Change: \_\_\_\_\_
8. Has a previous zone change been requested for this property? \_\_\_\_\_  
If so, when \_\_\_\_\_.
9. Section of SUS being Modified: \_\_\_\_\_
10. Description of Site Plan Modification being requested (e.g.: parking, bldg.) \_\_\_\_\_

I hereby certify that the above information is correct and that I have submitted herewith all of the pertinent documentation required by the Regulations.

OFFICE USE ONLY

Submission Date: \_\_\_\_\_  
Date of Receipt: \_\_\_\_\_  
Fee: \_\_\_\_\_

*M. M. Shilke*

Applicant's Signature

*M. M. Shilke*

Owner's Signature

# SHELTON PLANNING & ZONING DEPARTMENT

## Statement of Use

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Residential Zone           | <input type="checkbox"/> Commercial Business | <input type="checkbox"/> Owner Occupied   |
| <input checked="" type="checkbox"/> Commercial Zone | <input type="checkbox"/> Home - Office       | <input type="checkbox"/> Rent, Lease, or Association<br>(Letter of Approval Required) |
| <input type="checkbox"/> Industrial Zone            | <input type="checkbox"/> Home - Occupation   |   |

Location 850 Bridgeport Avenue, Shelton, Connecticut 06484

Company Name Dogtopia Phone \_\_\_\_\_

Owner Christopher Kempner Incorporated  Yes  No

Officers James Riley *EMAIL* jim@redbarndogops.com

Date October 30, 2021 Signature \_\_\_\_\_

Property Owner S & S Shelton Development LLC Phone 212-759-3535

Property Owner's Address 929 Park Avenue, #1B, New York, NY 10028

Type of Business Daily dog care with daycare, grooming and overnight boarding services.

License / Permits Held or Required None

Square Footage of Business Area 4,766 s.f.

Total Square Footage of Building 33,985 s.f.

Number of Employees 6 at one time. 20 total employees.

Hours of Operation 7 days a week; 7:00 am - 7:00 pm

Parking Requirements None

Company Vehicles None

Outside Equipment or Requirements Existing outdoor seating area will be used.

Inside Equipment or Requirements Miscellaneous furniture, fixtures, equipment.

Previous Tenant Panera

This application includes a request for outside signage. Attached are detailed architectural plans including type, size, color and location of sign(s) for review and approval.

Zone \_\_\_\_\_ P&Z Application Number \_\_\_\_\_

Schedule A Permitted Use Line # \_\_\_\_\_

Other Information \_\_\_\_\_

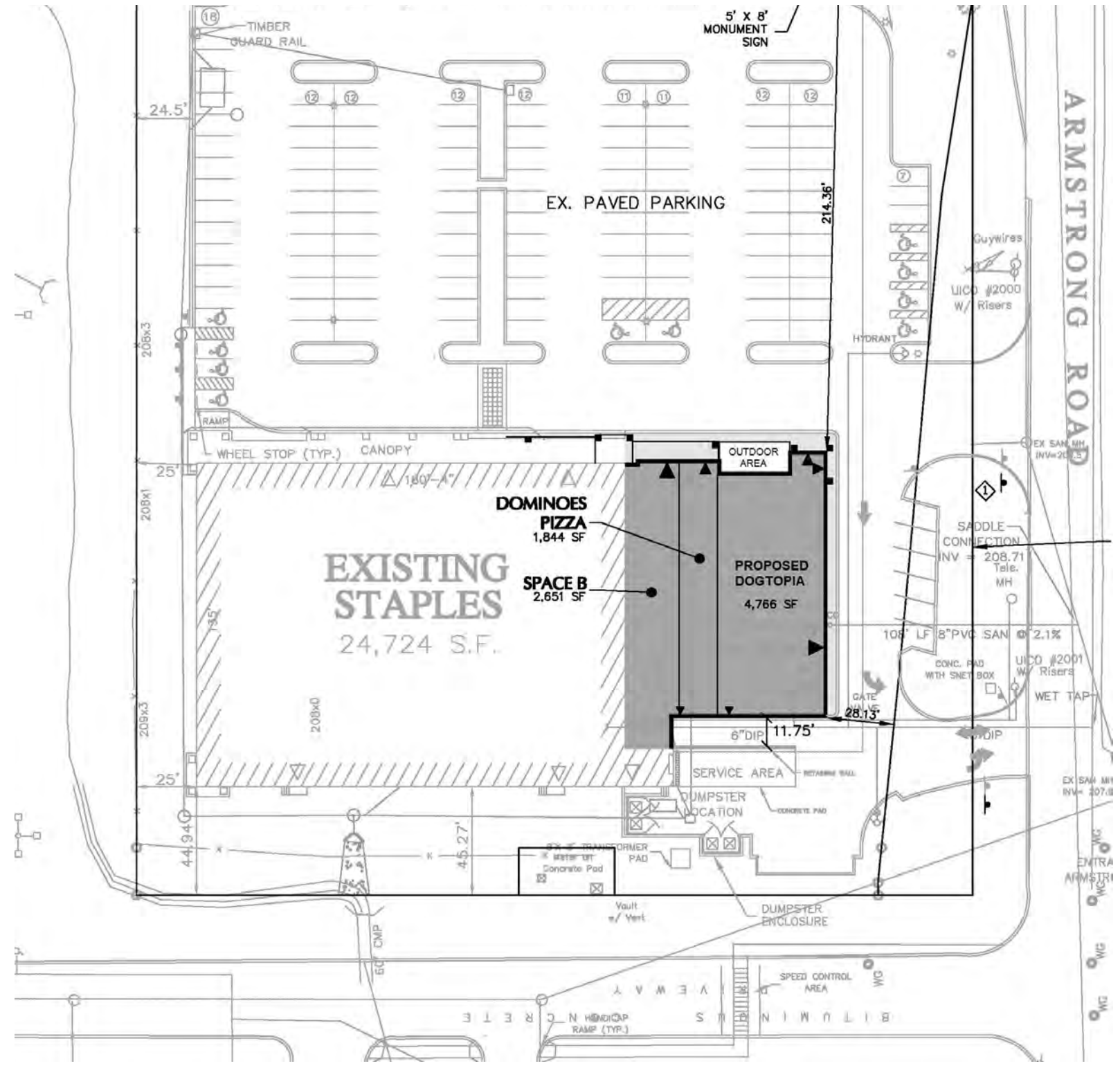
Reviewed By \_\_\_\_\_ Date \_\_\_\_\_

P&Z Staff

**SHELTON PLACE**  
850 BRIDGEPORT AVENUE, SHELTON, CONNECTICUT  
PETITION FOR MAJOR MODIFICATION - PDD #2



**SHELTON PLACE**  
**850 BRIDGEPORT AVENUE, SHELTON, CONNECTICUT**  
**TENANT: DOGTOPIA**  
**PROPOSED SITE PLAN**  
**FOR P&Z REVIEW ONLY**



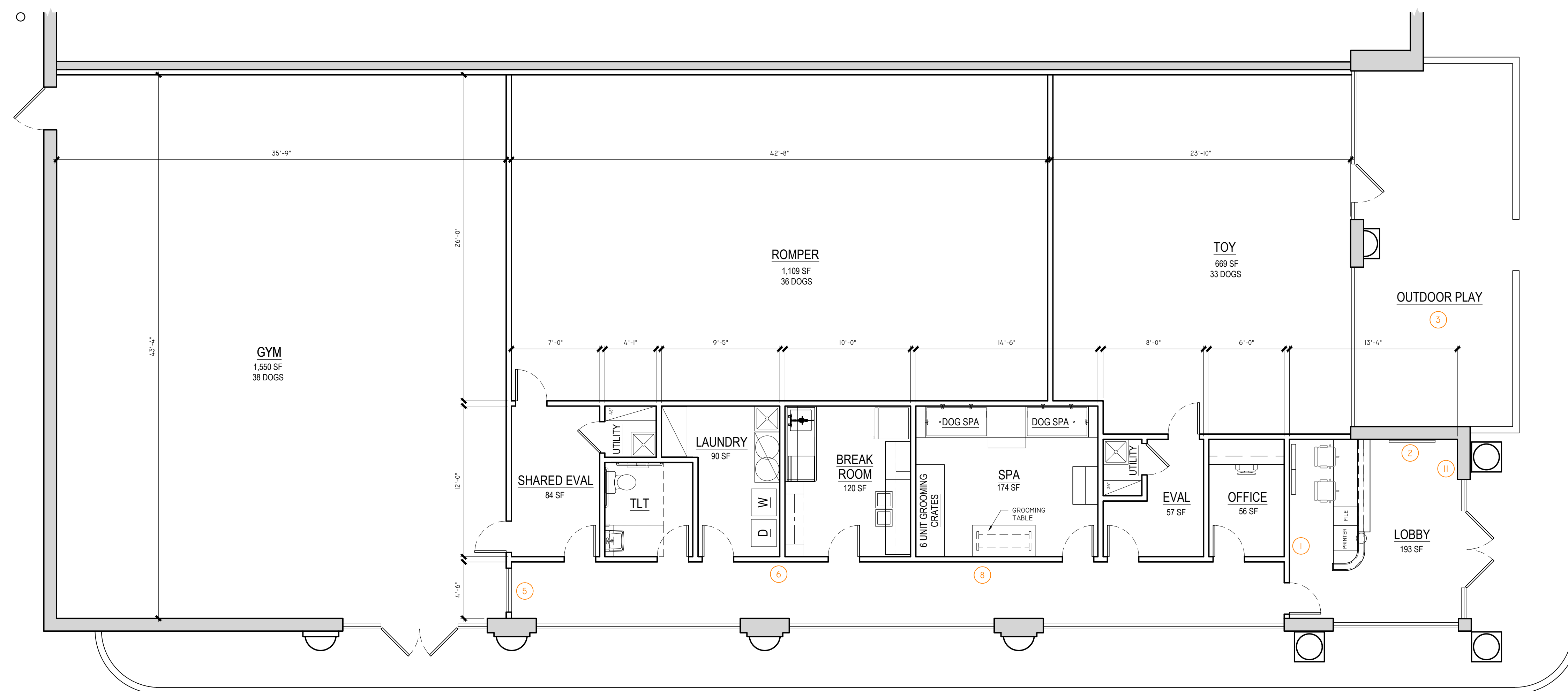
**SHELTON PLACE**  
 850 BRIDGEPORT AVENUE, SHELTON, CONNECTICUT  
 TENANT: DOGTOPIA  
 PROPOSED TENANT PLAN  
 FOR P&Z REVIEW ONLY



Quick Service Restaurant and Retail  
 Design Group, LLC  
 584 Bellevue Road, Suite 3D Annapolis, MD 21409  
 Ph. No. (410) 354-9890



850 BRIDGEPORT AVE.  
 SHELTON, CT 06484



| DAYCARE DATA                               |            |
|--|------------|
| TOTAL DAYCARE CENTER AREA: 4,871 S.F.      |            |
| PLAYROOM AREAS:                            |            |
| TOY -                                      | 669 S.F.   |
| ROMPER -                                   | 1,109 S.F. |
| GYM -                                      | 1,550 S.F. |
| TOTAL =                                    | 3,328 S.F. |
| EFFICIENCY (PLAYROOM / TOTAL AREA) = 68.3% |            |
| SUITES?                                    | NO         |
| SUITES STACKED?                            | NO         |
| OUTDOOR PLAY AREA                          | YES        |
| # OF SPA TUBS                              | 2          |
| FRP IN HALLWAY                             | YES (NEW)  |

| II STOP TOUR |                     |
|--------------|---------------------|
| I            | WOW WALL            |
| 2            | PLAYROOM MONITOR    |
| 3            | OUTDOOR PLAY AREA   |
| 4            | BRAG WALL           |
| 5            | MEET AND GREET      |
| 6            | BREAK ROOM          |
| 7            | SUITES              |
| 8            | SPA                 |
| 9            | TRAINING ROOM       |
| 10           | COFFEE TABLE BOOK   |
| II           | DOGTOPIA FOUNDATION |

| FINAL SCHEMATIC APPROVAL |         |
|--------------------------|---------|
|                          | INITIAL |
|                          | INITIAL |
|                          | INITIAL |
|                          | INITIAL |
|                          | INITIAL |
|                          | INITIAL |
|                          | INITIAL |

SIGN/DATE

| REVISION |      |             |
|----------|------|-------------|
| No.      | DATE | DESCRIPTION |
|          |      |             |
|          |      |             |
|          |      |             |
|          |      |             |
|          |      |             |

DWG DATE: 00-00-0000  
 DRAWN BY: STAFF  
 PROJECT No.: 21160  
 DWG TITLE:

FLOOR  
 PLAN

SHEET No.  
**A-1**

**SHELTON PLACE**  
850 BRIDGEPORT AVENUE, SHELTON, CONNECTICUT  
TENANT: DOGTOPIA  
BUILDING SIGN  
**MOCK UP FOR P&Z REVIEW ONLY - NOT FOR PRODUCTION**

PROPOSED BUILDING SIGN  
\*NOT TO SCALE\*



DESCRIPTION: FACE LIT CHANNEL LETTERS  
MATERIALS: ALUMINUM, ACRYLIC, VINYL AND LED

SIGN PLACEMENT: SAME AS EXISTING PANERA SIGNS  
1. ABOVE FRONT ENTRANCE 2. ADJACENT SIDE OF BUILDING



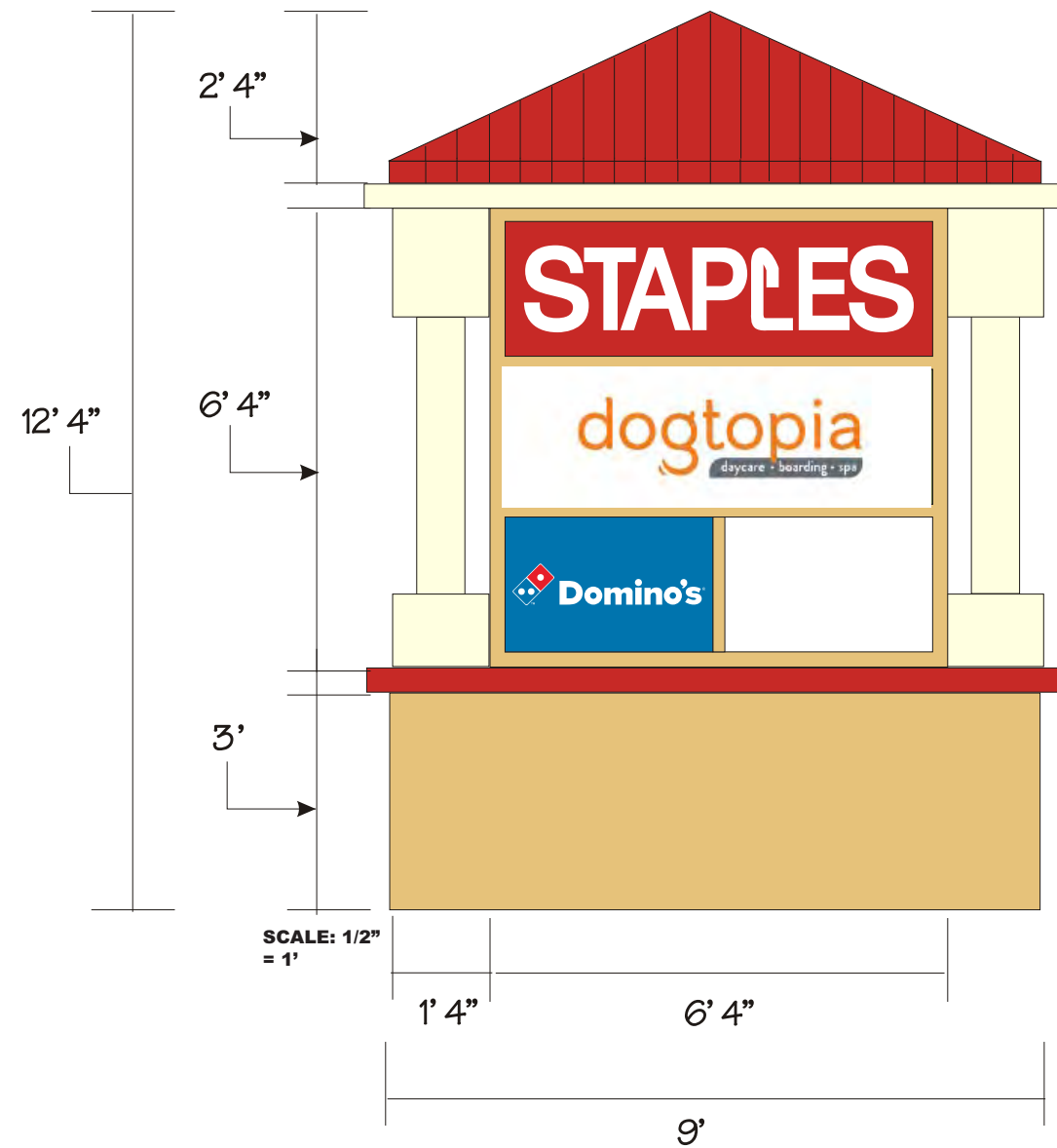
VIEW FROM ARMSTRONG ROAD



FRONT ENTRANCE MOCK UP

SHELTON PLACE  
850 BRIDGEPORT AVENUE, SHELTON, CONNECTICUT  
TENANT: DOGTOPIA  
MONUMENT SIGN

MOCK UP FOR P&Z REVIEW ONLY - NOT FOR PRODUCTION



dogtopia  
daycare · boarding · spa

