

# Greenfield K9

463 Pleasantville Rd NW, Baltimore OH 43105

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## Business Plan Revisions 1.30.26

### Changes/Concessions made from initial business plan based on feedback from neighbors:

- 1) Removed the overnight accommodation building
- 2) Removed the RV pads for overnight guests
- 3) Removed one FastCAT track closest to neighboring properties
- 4) Removed the grooming building and parking lot at front of property
- 5) Widened driveway for two-way traffic for entry/exit to and from the road

### 1. Purpose of Rezoning

The rezoning aims to enable a canine facility supporting training, breeding, and overall canine wellness. It promotes rural economic development while preserving the agricultural character of the area.

### 2. Community Benefits

The project will create local access to canine care, training, and educational opportunities, and provide a safe, structured environment for working and companion dogs. It will also support youth engagement through 4-H, FFA, and scouting programs.

### 3. Center Vision

The center will include one facility (building) for the care and training of canines. The building will be an indoor training facility, grooming area, and an attached 12 kennel boarding facility. There will be an outdoor training area, with fields fenced for training and trials. One outdoor above ground pool will be used over the summer. The pool will be moved into the training facility during the winter months for year-round access.

### 4. Canine Sports

The facility will allow training for various canine sports, all to be done in **fenced-in areas**, with rotation of dogs one at a time. The sports include:

- Dock Diving: Dogs jump into a pool to retrieve toys, aiming for distance or height.
- AKC FAST Cat: A timed 100-yard dash where dogs chase a lure.

- Agility Course: Dogs navigate obstacle courses for time and accuracy.
- Protection Sports: Competitive activities showcasing extreme obedience and agility (this is a sport commonly misunderstood and involves very highly trained dogs)

## **5. Event Frequency**

We will hold up to 10 dock diving or sport shows/trials per year, with most being over the weekend. This will be throughout the year and not just during the summer months. Those done during the fall/winter months will be done indoors in the training facility. These events will bring no more than 75-100 people per day, with an estimate of 15-20 vehicles.

## **10. Landscaping/Buffering**

There will be planned landscaping/buffering on the north side of the property line (see sketch/drawing). This will provide added privacy and noise reduction for the two residences directly adjacent to the property. A large row of pines trees already exists on the west side of the property.

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## Building and Field Specs – Revised 1.30.26

### 1. Training Facility

100' x 150'; Height 24' – Water and restroom facilities. Will follow all health department regulations and ensure all necessary permits are in place.

### 3. Kennels

12 indoor/outdoor kennel runs; 40' x 50' total; connected to training facility; surrounded by fenced outdoor area which is 70' x 80', with 6' high fencing. Outdoor individual kennel fencing height will be 6' high covered over the top.

### 4. FastCAT Track

One fenced in grass field with timer system- 325'x25'

### 5. Trial Fields and Environmental Fields

Three grass fields with fencing: Two fields are 200' x 100'. One is 175' x 150'. Fencing height is 4'.

### 6. Outdoor Pool

Pool size: 21' x 50'; Attached dock 8' x 40'

### 7. Driveway

Widened to accommodate two-way traffic

### 8. Landscaping/Buffering

Trees and/or dirt built up for neighboring properties

Greenfield K9 Performance Center

463 Pleasantville Rd NW

Scale - 1 square = 25'

43-2025 K9 PROPERTY AMENDMENT

