



DOCKET ITEM #3

Special Use Permit #2012-0024
20 Dove Street and 2438 Duke Street
Dogtopia of Alexandria

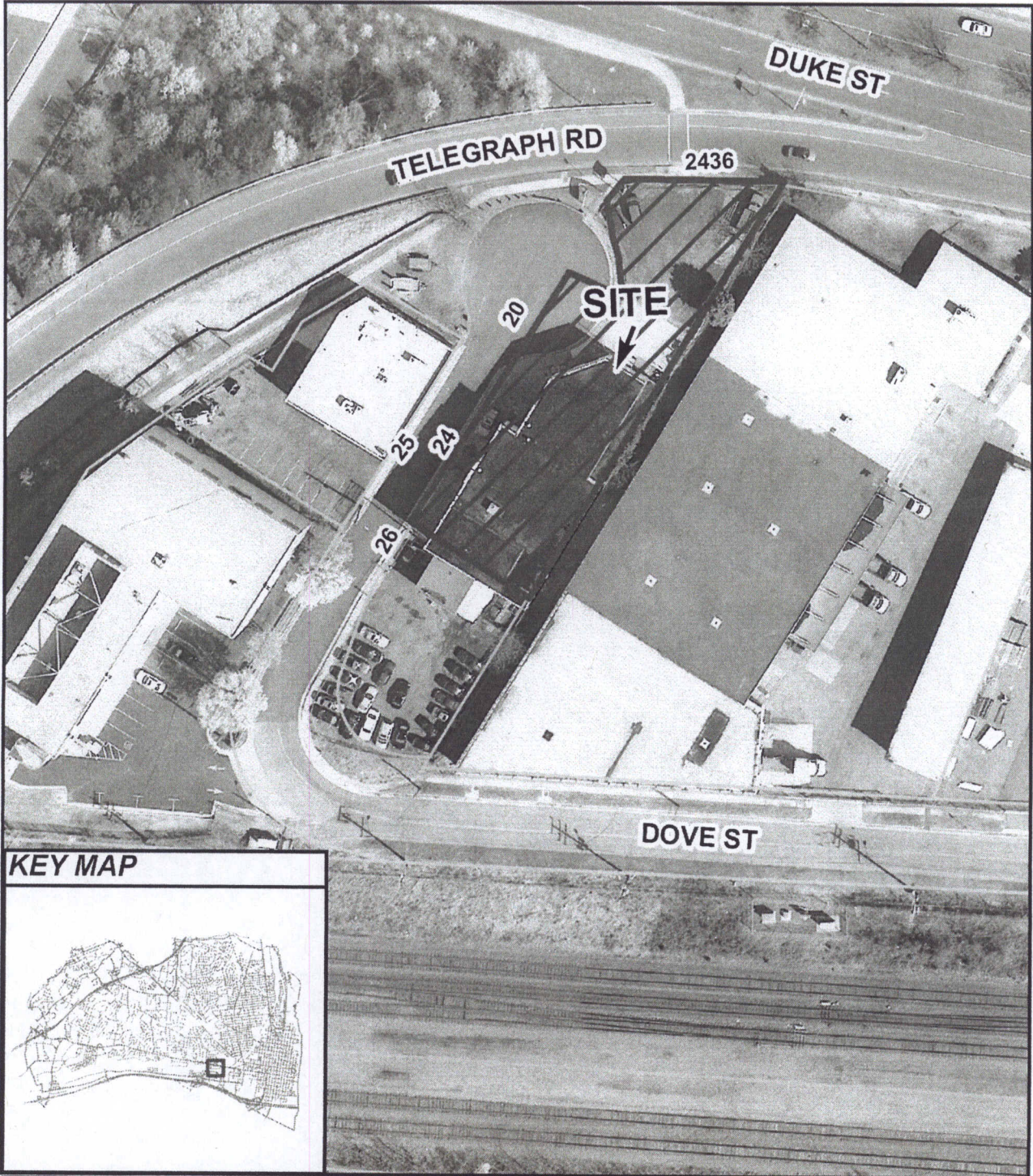
Application	General Data	
Consideration of a request to operate a dog day care facility with overnight boarding.	Planning Commission Hearing:	June 5, 2012
	City Council Hearing:	June 16, 2012
Address: 20 Dove Street and 2438 Duke Street	Zone:	OCM-50/Office Commercial Medium (50)
Applicant: Josie's Dog House, LLC d/b/a Dogtopia of Alexandria	Small Area Plan:	Taylor Run

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Nathan Randall nathan.randall@alexandriava.gov

PLANNING COMMISSION ACTION, JUNE 5, 2012: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



KEY MAP



SUP #2012-0024

6/5/2012



I. DISCUSSION

The applicant, Josie's Dog House d/b/a Dogtopia of Alexandria, requests Special Use Permit approval to operate a dog day care facility with overnight pet boarding at 20 Dove Street and 2438 Duke Street.

SITE DESCRIPTION

The subject site is two lots of record. The property at 20 Dove Street, on which the two-story 10,800 square-foot industrial building is located, has approximately 152 feet of frontage on Dove Street, an average lot depth of 65 feet, and a total lot area of approximately 10,000 square feet. The immediately adjacent property at 2438 Duke Street, on which most of the parking lot for the use is located, has 40 feet of frontage on Dove Street, 80 feet of frontage on the Telegraph Road egress ramp, and a total lot area of approximately 4,600 square feet.



The lots are surrounded by industrial and commercial uses, including a noncomplying automobile sales lot and warehouses. No residences are located in the immediate vicinity.

PROPOSAL

The applicant proposes to move his existing business, which is a franchise of the national Dogtopia chain, from its present location on Colvin Street. The business offers day care, grooming, training, accessory retail items, and overnight accommodation for dogs. At full capacity, approximately 160 dogs are expected at the business at any one time. Additional elements of the applicant's proposal are as follows:

<u>Hours of Operation:</u>	6 a.m. – 8 p.m. Monday - Friday 8 a.m. – 6 p.m. Saturday – Sunday (24 hours/day for overnight boarding)
<u>Number of Dogs:</u>	Up to 160 (approximately)
<u>Number of Employees:</u>	Up to 10 per shift
<u>Noise:</u>	Occasional dog barking will occur but will be controlled by interior building features such as dropped ceilings and rubberized flooring. Any dogs barking excessively and/or creating an unsafe environment will be asked to leave.

Odors: Pet odors will be controlled by cleaning and sanitizing the space twice each day.

Trash/Waste: Animal waste will be double-bagged and placed in commercial garbage receptors. All waste at the site will be collected at least once/week. Staff will also police the exterior of the building for litter.

PARKING

According to Section 8-200(A)(20), a non-storage use with 10,800 square feet of space in an industrial building is required to provide 20 off-street parking spaces. The applicant satisfies this requirement with a total of 20 off-street parking spaces, 17 of which are located in the surface lot to the north of the building and the remaining three are located in front of the building.

ZONING/MASTER PLAN DESIGNATION

The subject property is zoned OCM(50) / Office Commercial Medium. Section 4-903(W.3) of the Zoning Ordinance allows overnight pet boarding in the OCM(50) zone only with a Special Use Permit.

The proposed use is consistent with the Taylor Run Small Area Plan chapter of the Master Plan which designates the property for office and commercial uses.

II. STAFF ANALYSIS

Staff supports the applicant's proposal to relocate his business within Alexandria. The new location, which is primarily industrial in character, is well-suited for this type of business and offers sufficient parking. Although dog daycare businesses with overnight boarding have some potential for neighborhood impacts, such as noise, staff believes that the potential here is low. The business will be in a stand-alone building and no residences are located in the area. Nonetheless, staff has included several standard conditions in this report, regarding matters such as litter pick-up and odor control, to further reduce the potential for impacts.

As part of an ongoing effort to improve the appearance of this portion of Duke Street, staff has included special condition language (Condition #4) requiring the applicant to remove the existing and rusted 15-foot tall freestanding sign at the northern edge of the site. Any new freestanding signs at the site shall be no greater than five feet in height, which is similar in size to the signs at neighboring businesses. The applicant has agreed to this condition language.

Finally, although the applicant expects to be open to the public only until 8 p.m. weekdays (6 p.m. weekends), staff has included a closing hour of 10 pm. daily in Condition #2 to provide the applicant an additional degree of flexibility in its operations.

Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The hours during which the facility is open to the public shall be limited to between 6:00am and 10:00pm daily. Overnight canine kenneling facilities are permitted. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. The applicant shall remove the existing freestanding sign facing Duke Street. Any new freestanding sign erected at the site shall not exceed five feet in height. (P&Z)
5. The applicant shall conduct staff training sessions on an ongoing basis, including as part of any employee orientation, to discuss all Special Use Permit provisions and requirements. (P&Z)
6. The applicant shall control odors and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
7. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
8. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
9. All waste products including but not limited to organic compounds (solvents) and pet waste shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)
10. The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
11. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

12. The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security assessment for the business and robbery readiness training for all employees. (Police)
13. The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation; or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Barbara Ross, Deputy Director, Department of Planning and Zoning;
Nathan Randall, Urban Planner.

Staff Note: In accordance with Section 11-506(C) of the Zoning Ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a Special Use Permit by City Council or the Special Use Permit shall become void.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- R-1 The applicant shall control odors and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
- R-2 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- R-3 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-4 All waste products including but not limited to organic compounds (solvents) and pet waste shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)
- R-5 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
- R-6 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Code, Title 5, Chapter 7, regulations of dogs and other animals. (T&ES)
- C-3 The applicant shall comply with the City of Alexandria's Environmental Offense Code, Title 11, Chapter 13, which mandates proper disposal of waste and prohibiting illegal dumping of waste in waters, sanitary or storm sewers.
- C-4 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (AUP2007-00003)

In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

Code Enforcement:

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193.
- C-1 The proposed use is a change in use group classification; a new Certificate of Occupancy is required.
- C-2 Building and trades permits are required for this project. Six sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s)
- C-3 Prior to the application for new Certificate of Occupancy, the applicant shall submit a building permit for a change of use. Drawings prepared by a licensed architect or professional engineer shall accompany the permit application. The plans shall show proposed conditions and provide data by the design professional which details how the proposed use will comply with the current edition of the Virginia Uniform Statewide Building Code for the new use in the area.
- C-4 Upon submission for a building permit, the design professional shall provide code analysis and provide the following information on the design documents: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection; f) means of egress; g) heating and ventilating systems; h) accessibility requirements; i) plumbing facilities.
- C-5 Any proposed future alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos.
- C-7 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof.

- C-8 The maximum occupant load permitted in any area, space or room is based on USBC 1004.1. Any assembly room or space that contains an occupant load of 50 or more will require a Fire Prevention Permit, as well as an approved permanent legible sign stating the occupancy load located at main exit or exit access doorway in the room or space.
- C-9 Toilet Rooms for Persons with Disabilities:
(a) Water closet heights must comply with USBC 1109.2.2
(b) Door hardware must comply with USBC 1109.13
- C-10 Toilet Facilities for Persons with Disabilities: Larger, detailed, dimensioned drawings are required to clarify space layout and mounting heights of affected accessories. Information on door hardware for the toilet stall is required (USBC 1109.2.2).
- C-11 Required exits, parking, and facilities shall be accessible for persons with disabilities.
- C-12 Electrical wiring methods and other electrical requirements must comply with NFPA 70, 2008.

Health:

F-1 No comments.

Parks and Recreation:

F-1 No comments received

Police Department:

F-1 No comments received

