



DOCKET ITEM #4
Special Use Permit #2010-0087
4740 Eisenhower Avenue- Dog Days of Old Town

CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

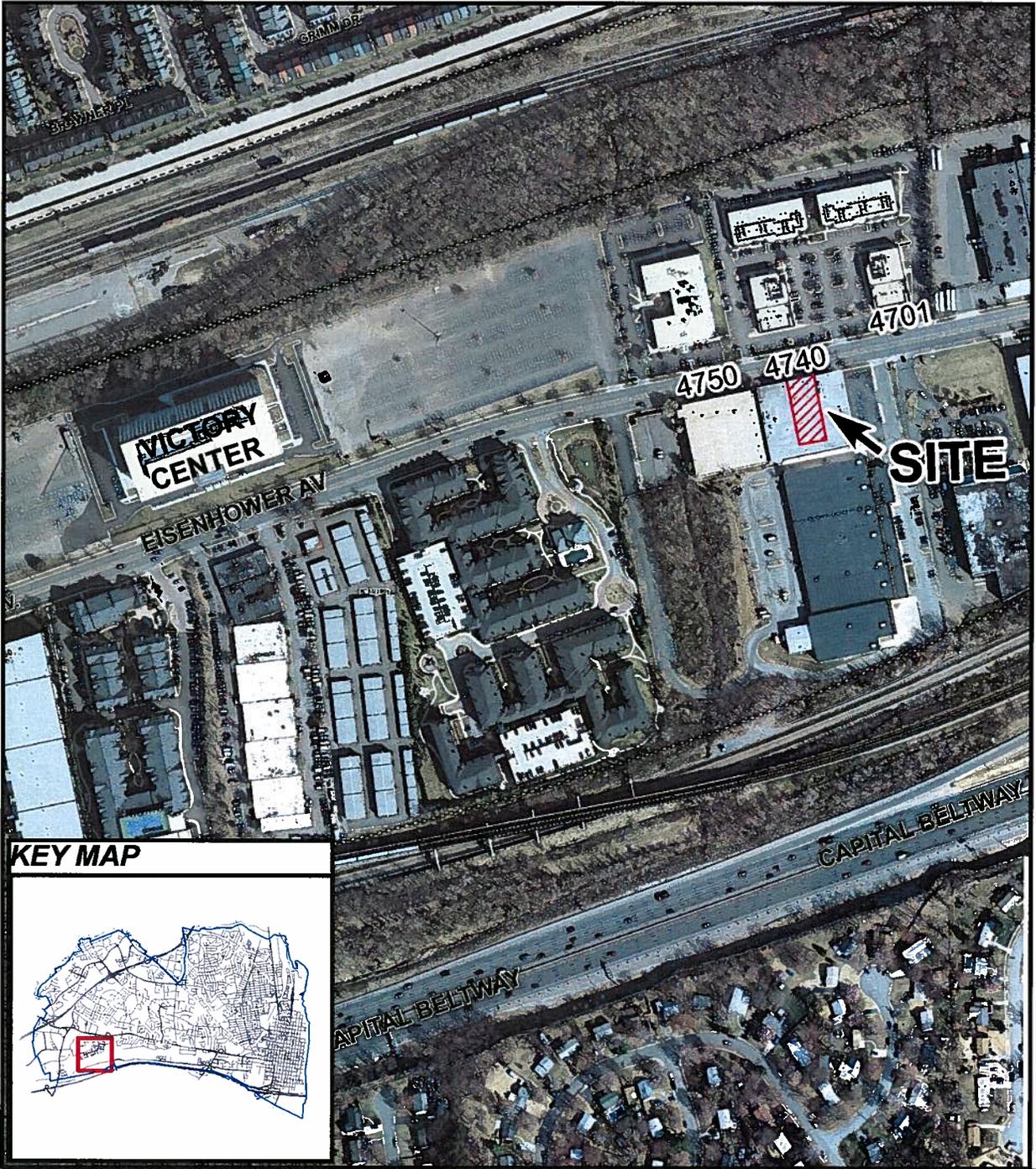
Application	General Data	
Consideration of a request to operate a dog daycare facility with overnight boarding and a parking reduction.	Planning Commission Hearing:	April 5, 2011
	City Council Hearing:	April 16, 2011
Address: 4740 Eisenhower Avenue	Zone:	OCM/100/Office Commercial Medium (100)
Applicant: Kathryn Rollins	Small Area Plan:	Landmark/Van Dorn

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, MARCH 1, 2011: The Planning Commission noted the deferral of the request.

Reason: The applicant requested the deferral.



SUP #2010-0087

4/5/2011



I. DISCUSSION

The applicant, Kathryn Rollins, requests Special Use Permit approval to operate a dog daycare business with overnight pet boarding and a parking reduction at 4740 Eisenhower Avenue.

SITE DESCRIPTION

The subject site is one lot of record with approximately 285 feet of frontage on Eisenhower Avenue, 180 feet of depth, and a total lot area of 51,385 square feet. The applicant plans to operate in 10,066 square feet of space in the middle section of the one-story industrial warehouse building on the site. The remainder of the building is currently vacant.



The surrounding area is comprised of primarily industrial and commercial uses. An industrial/flex space center with multiple commercial and industrial tenants is located to the north across Eisenhower Avenue. The vacant Victory Center office complex is located northwest of the site. A FedEx warehouse and pick-up center is located immediately to the south. Restaurant Depot, a wholesale food-service supplier, is located to the east. Racing Dynamics, an automobile parts manufacturer is located immediately to the west, and a residential apartment complex is located further to the west over 500 feet away.

PROPOSAL

The applicant proposes to operate a dog day care facility with overnight pet boarding. Dog grooming, training and retail pet supplies will also be available for clients. The applicant also expects to offer a pet delivery service using two to three delivery vehicles to pick-up and drop-off dogs at individual homes and take them to outdoor play areas. Additional elements of the applicant's proposal are as follows:

Hours of Operation:	7:00am – 9:00pm daily 9:00pm- 11:00pm daily by appointment
Number of Dogs:	125-150 (approximately)
Number of Employees:	Up to 8
Delivery Vehicles:	2 (approximately)
Noise:	Typical noises from dogs playing or barking will be mitigated by noise insulation products as needed

- Odors: Pet odors will be controlled by sanitizing and deodorizing three times/day and by using proper ventilation
- Trash/Waste: General office paper, bags and boxes will be collected once or twice each week. The applicant plans to install a special flush system for the disposal of animal waste.
- Dog Walking: The applicant proposes to transport small groups of dogs to nearby dog parks on a rotating basis.

PARKING

According to Section 8-200(A)(20), a non-storage use with 10,066 square feet of space in an industrial building is required to provide 25 off-street parking spaces. The applicant partially satisfies this requirement with seven parking spaces in the surface lot in front of the building. The applicant has applied for an 18-space parking reduction to meet the balance of the requirement.

ZONING/MASTER PLAN DESIGNATION

The subject property is zoned OCM(100) / Office Commercial Medium. Section 4-1003(W.3) of the Zoning Ordinance allows overnight pet boarding in the OCM(100) zone only with a Special Use Permit.

The proposed use is consistent with the Landmark/Van Dorn 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 request to operate a dog daycare with overnight pet boarding. The largely industrial location on Eisenhower Avenue is well-suited for this type of business. Although dog daycare businesses have the potential to create impacts on the surrounding neighborhood, such as odors or noise, staff believes that this potential is low given that there are no immediate residential neighbors. Standard condition language recommended in this report should further mitigate potential impacts.

Staff also does not object to the parking reduction request. The applicant's dog delivery plan, which she expects to offer to a majority of her clients, significantly lowers the parking demand for the business as a practical matter. Additionally, public bus transportation is available along Eisenhower Avenue for employees. Staff has some concern that parking issues could arise in the future if the business grows quickly and needs to hire additional staff members. Staff has included its standard one-year review condition here and will reassess the parking situation as a part of that review.

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 7:00am and 11:00pm 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 comply with the guidelines for dog handlers in dog exercise areas found in the Master Plan for Dog Exercise Areas and Fenced Dog Parks. (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 not exercise dogs in the Resource Protection Area adjacent to the property located at 4720 and 4750 Eisenhower Ave. (T&ES)
7. The applicant shall control odors, smoke 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)
8. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
9. 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)
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:

- F-1 Parcel is located within a known Marine Clay Area. (T&ES)
- F-2 The facility is located within 200 feet of a Resource Protection Area (RPA). The RPA is the only “green space” in the immediate vicinity of the property and the applicant did not propose having an outdoor exercise area for the dogs on the property. Consequently, Recommendation #4, below, was included. (T&ES)
- R-1 The applicant shall control odors, smoke 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 The applicant shall not exercise dogs in the Resource Protection Area adjacent to the property located at 4720 and 4750 Eisenhower Ave. (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 Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES). 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) 519-3486, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form.

- C-2 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)

Code Enforcement:

- C-1 A construction permit is required for a change of use.
- C-2 Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

Health:

- F-1 No Comment

Parks and Recreation:

- F-1 No Comment

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security assessment for the business.
- R-2 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding robbery readiness training for all employees.
- F-1 The Police Department has no objections.



APPLICATION SPECIAL USE PERMIT



SPECIAL USE PERMIT # 2010-0087

PROPERTY LOCATION: 4740 Eisenhower Avenue, Alexandria, VA 22304

TAX MAP REFERENCE: 068.04-01-18 ZONE: OCM-100

APPLICANT:

Name: Kathryn M. Rollins dba Dog Days of Old Town, LLC

Address: 1669 Hunting Creek Drive, Alexandria, VA 22314

PROPOSED USE: Dog Retail speciality sales, dog day care facility with overnight boarding.

THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Kathryn M. Rollins

Print Name of Applicant or Agent

1669 Hunting Creek Drive

Mailing/Street Address

Alexandria, VA 22314

City and State Zip Code

Kathryn M. Rollins 12/20/2010

Signature Date

703-778-7427 same

Telephone # Fax #

kate@lovedogdays.com

Email address

ACTION-PLANNING COMMISSION:	_____	DATE:	_____
ACTION-CITY COUNCIL:	_____	DATE:	_____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 4740 Eisenhower Avenue, Alexandria, VA 22304, I hereby
(Property Address)
grant the applicant authorization to apply for the Retail/Specialty Dog Products, day care & Overnight boarding use as
(use)
described in this application.

Name: James W. Yates Phone 703-626-6933

Please Print
Address: PO Box 510, Occoquan, VA 22125 Email: _____

Signature: See following page Date: 12/20/2010

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. The applicant is the (check one):

Owner

Contract Purchaser

Lessee or

Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

Kathryn M. Rollins, 1669 Hunting Creek Drive, Alexandria, VA 22314(90%)/ Elmore Nanton, 2342 Corning Avenue, #203, Fort Washington, MD 20744

SUP # 2010-0087

PROPERTY OWNER'S AUTHORIZATION

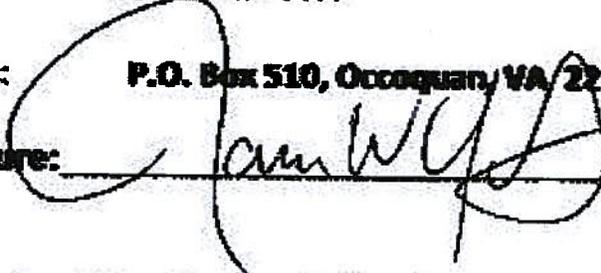
As the property owner, I hereby grant the applicant use of **4740 Eisenhower Avenue, Alexandria, VA 22304** (property address), for the purposes of operating a _____ (use) business as described in this application.

By signing this authorization, I am **NOT** abandoning my grandfathered zoning rights.

I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property.

Name: **James M. Yates** Phone: **703-626-6933**

Address: **P.O. Box 510, Occoquan, VA 22125** Email: **jimmy@mindspring.com**

Signature:  Date: 12/20/2010

1. The applicant is the (check one):

- Owner
- Contract Purchaser
- Lessee or
- Other: Prospective Lessee

of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner and the percent of ownership.

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes. Provide proof of current City business license
- No. The agent shall obtain a business license prior to filing application, if required by the City Code

SUP # 2010-0081

OWNERSHIP AND DISCLOSURE STATEMENT
Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Kathryn M. Rollins	1669 Hunting Creek Dr.	90%
2.	ALEXANDRIA, VA 22314	
3. DBA - Dog Days of Old Town, LLC		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 4740 Eisenhower Ave Alexandria, VA 22318 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. James N. Yates	PO Box 510 Occoquan, VA 22125	50%
2. Toni R. Yates	same	50%
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or other Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Kathryn Rollins	NONE	City Council / Planning Comm.
2. James N. Yates	NONE	City Council / Planning Comm.
3. Toni R. Yates	NONE	City Council / Planning Comm.

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby affirm to the best of my ability that the information provided above is true and correct.

Date 01/05/2011

KATHRYN M. ROLLINS
Printed Name

Kathryn M. Rollins
Signature
Dog Days of Old Town, LLC

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Dog Days of Old Town, LLC, currently provides high-quality, reliable and loving pet care for daily play time and in-home overnight stays. With the addition of our large facility, we will offer half-day, full-day and overnight boarding ranging from three-hour minimums to overnight extended stays (days or weeks). This care will be predominantly cageless, although we will have kennels available for use as necessary. We will have an on-site operator(s) at all times when we have dogs present. We will be using pickup and delivery as our primary method of receiving dogs and returning them.

Due to the extensive size of this facility, we will hire a full-time groomer (possibly two) which may come through a developing partnership with an existing Old Town groomer who has outgrown her existing facility.

We will be able to facilitate 200 dogs or more on any given day and all dogs will be rotated outside for walks in addition to their inside play time. Our operators will drive rotational groups of high-energy dogs to local parks for additional outside time.

In inclement weather, they will still be taken for walks, but will spend less time outside and more time inside, with all assistants participating in structured play and behavioral training, as requested.

We will provide high quality dog foods, toys and other pet products as regular inventory, with special requests accommodated, as available. We will provide dog exercise and play equipment inside, along with special rooms set aside for pets that need rest or relaxation time and also a special orientation room for new dogs or dogs that may not readily adjust to a new environment. All owners must provide up-to-date vaccination records for their pets and must complete an orientation behavioral questionnaire. Additionally, an individual per dog assessment must also be completed before each dog will be admitted into the general play population. My partner, Elmore Nanton, has a depth and breadth of experience with dogs and he will be our General Facility Operator.

Our primary goal is to provide a clean, safe and convenient environment for Alexandria/ Old Town residents to count on for customer-oriented care for their "furry friends". Our hours are structured differently than our competitors in order to provide the ultimate convenience for our clients (the non-

furry ones) whose schedules vary greatly. In order to best facilitate their schedules, we will not only offer, but encourage, the use of our pick-up and delivery service and will work with our clients who have been out of town on extended trips and want to have their pets home when they get there. It is our intent to use this service as our predominant method of getting our dogs to and from the facility.

We also intend to offer delivery of dog food to our customers' homes, along with their dogs in order to further facilitate our clients' convenience.

We currently have a website with a state of the art full-functioning back-end database called Pet Exec, this will perform all check-ins and outs and also provide our monthly billing. The website has many planned enhancements once we have a facility. We will also offer webcam service so that owners may view their dogs at any time of day or night.

Our bottom line is that we intend to be the best at what we do and do it for a reasonable price and provide our customers with the utmost in happy dogs!

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):

- a new use requiring a special use permit,
- an expansion or change to an existing use without a special use permit,
- an expansion or change to an existing use with a special use permit,
- other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

7AM - 9 PM - Sunday - Saturday (9PM-11PM By Appointment Only for pick up or Delivery). Dogs will be rotated outside to parks, etc. MAX ~~75~~ dogs present during any given period. (excluding overnight boarding) 200

B. How many employees, staff and other personnel do you expect? (Most commonly between 100-150 dogs)
Specify time period (i.e., day, hour, or shift).

Two to four at any given shift depending upon need

6. Please describe the proposed hours and days of operation of the proposed use:

Day:	Hours:
<u>Sunday - Saturday</u>	<u>7AM - 9 PM</u>
<u>Sunday - Saturday</u>	<u>9 PM - 11PM (Only for special delivery hours to clients homes or scheduled late pickups</u>
_____	_____
_____	_____

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Dogs playing - barking will kept to a minimum. All dogs will be inside when they are resident at the facility.

75% Only ~~1%~~ will be present at a time, the rest will be taken in shifts to parks and on walks.

B. How will the noise be controlled?

Inside noise insulation (as needed)

Rotation of dogs outside for walking, exercise and individual training

8. Describe any potential odors emanating from the proposed use and plans to control them:

Odors will be controlled by three times daily sanitizing, deodorizing and proper ventilation.

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

General office paper, dog food bags, boxes discarded from retail orders. We will contract with a commercial service for disposal of all garbage.

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

100 pounds per week

C. How often will trash be collected?

Private trash collection - one to two times per week

D. How will you prevent littering on the property, streets and nearby properties?

No issue - we will police the area morning and evening to ensure there is no litter.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

[] Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

Standard safety practices for a business of this type will be employed.

Dogs will be leashed at all times when outdoors.

Strict intake procedures to ensure no dangerous dogs will be admitted.

ALCOHOL SALES

13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

[] Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

- 7 Standard spaces
- _____ Compact spaces
- _____ Handicapped accessible spaces.
- _____ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?
[] Yes [] No

B. Where is required parking located? (check one)

- on-site
- off-site

If the required parking will be located off-site, where will it be located?

Parking is located on-site.

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? 1

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?
[] Yes [] No

B. Where are off-street loading facilities located? In front of building

C. During what hours of the day do you expect loading/unloading operations to occur?
7-9AM, 1-3PM, 5-7PM (9-11PM for special exceptions by appt.)

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
3-6 per day with each lasting only 15-30 minutes

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?
Adequate/No changes necessary

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No
Do you propose to construct an addition to the building? Yes No
How large will the addition be? _____ square feet.

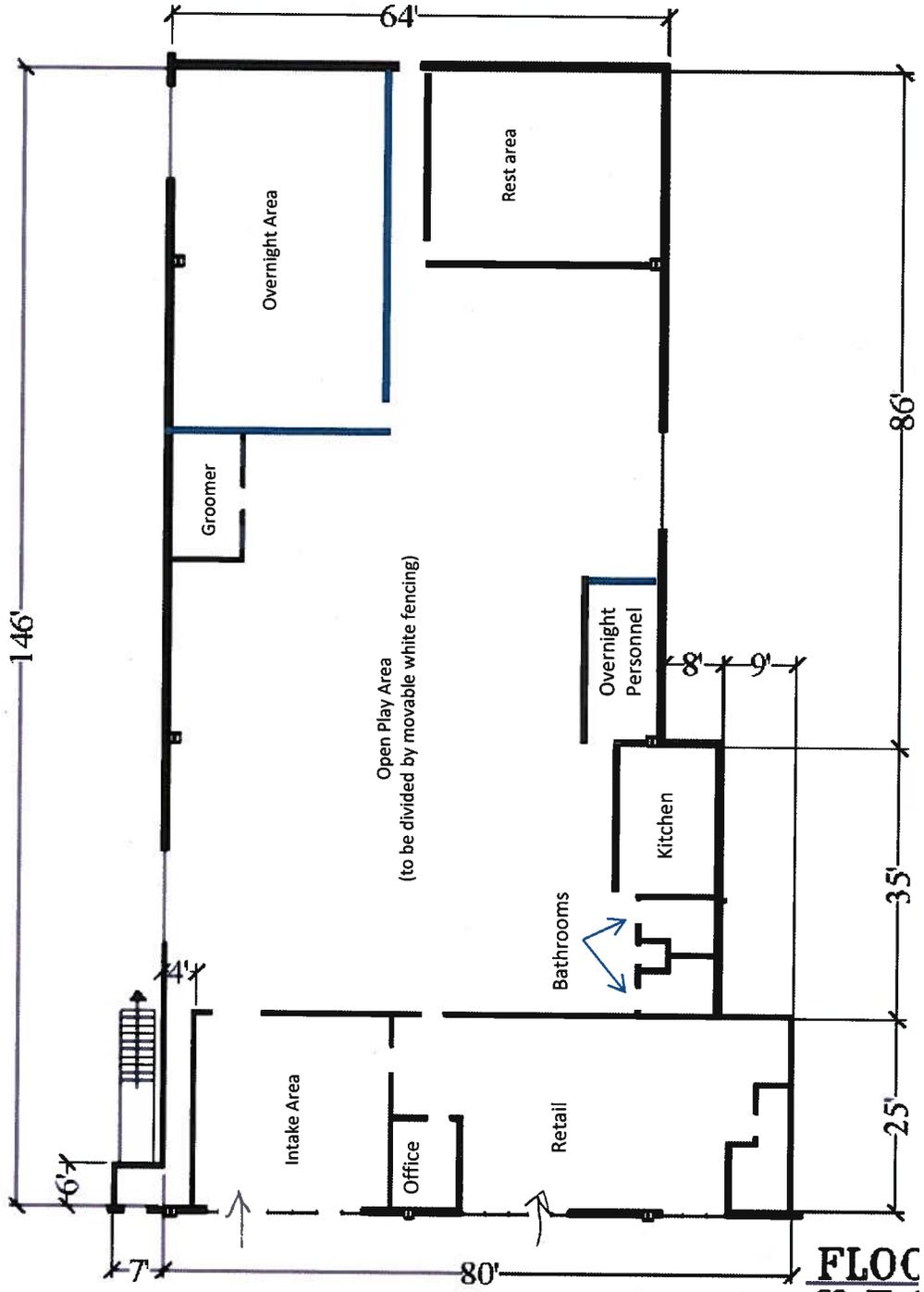
18. What will the total area occupied by the proposed use be?
10,000 sq. ft. (existing) + _____ sq. ft. (addition if any) = 10,000 sq. ft. (total)

19. The proposed use is located in: (check one)
 a stand alone building
 a house located in a residential zone
 a warehouse
 a shopping center. Please provide name of the center: _____
 an office building. Please provide name of the building: _____
 other. Please describe: _____

End of Application

Sup 2010-2087

Dog Days of Old Town
4740 Eisenhower Ave
Applicant: Kathryn Rollins
10,000 Sq ft



FLOC
SQ. FT. (PARTIAL)

Parking Lot 21

Eisenhower

Kathryn M. Collins
Dog Days of Old Town, LLC
(763) 778-7427

SUP # 290-0087



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

There are approximately 35 parking spaces of which I have been allotted 7 for 10,000 sq ft of warehouse space. This is a self-contained private lot.

2. Provide a statement of justification for the proposed parking reduction.

This building has 38,000 sq ft of which I plan to take 10,000. My space is warehouse space w/ small retail in the front. The other space is predominantly office space which will require more parking. I will do plus delivery for many of my customers and my staff can metro or park at my home and be taken to work.

3. Why is it not feasible to provide the required parking?

The rest of the spaces need to be allocated to higher density office use of the remaining space.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

Yes. No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

See Attached

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

See Attached

Supplemental Parking Reduction – Parking Management Plan

Dog Days of Old Town, LLC

4740 Eisenhower Avenue, Alexandria, VA 22310

5. There are 35 onsite parking spaces, of which 7 will be dedicated to my business. The remainder will be held over for the high-density office space that exists in the rest of the 28,000 sq. ft. located in this building. This area is completely industrial/commercial and this building in particular is set off to itself, only being attached on the left-facing side to the Federal Express building.

- Employees will be encouraged and given incentives to take metro to work via Metro Check supplements
- ~~Any employee, who must drive their own vehicle, may drive to my neighborhood in Old Town Greens, where we have a city Street that has plenty of rotating on street parking and I will take them to and from their cars, when necessary or they will carpool in shifts and swap off.~~
- My business will not be highly reliant on parking onsite because it is our intention to heavily utilize pickup and delivery of not only our customers pets but also retail items that they may need such as dog food, leashes, toys, etc.
- Our vans that transport our pets into the facility will be driven home by the employees, so it will be only on rare occasions that we would even park their vehicles overnight unless they are scheduled to work an overnight shift.

6. Due to the commercial/industrial nature of the area, I don't expect that this parking reduction will cause any negative impact on any surrounding businesses as people are coming and going all of the time and that is the nature of this business as well. The only people that will be resident at the space for any length of time will be employees and the number of employees at any given time will be based upon the number of dogs. The number of dogs will also be decreased, as we will run several vans during the day continuously so as to give "outside time" to the dogs as much as possible. While our facilities will be structured to contain and entertain them during days and nights, they will also be taken to local parks in small groups; this will be especially geared towards the more high-energy dogs and will reduce the total dogs at the facility at any given time.