

DATE: October 23, 2025

TO: Tony LaColla, Land Use Services Division Chief
Department of Planning and Zoning

FROM: Mavis Stanfield, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2025-00040
Administrative Review for New Use
Site Use: Animal Care with Overnight Accommodations
Applicant: Luxury Pet Hotel Investments, LLC
Location: 2836 Duke Street
Zone: CG/Commercial general

Request

Special Use Permit #2025-00040 is a request to operate an animal care facility with overnight accommodations at 2836 Duke Street on a 41,927 square foot lot. The proposed use would occupy the lower level of the existing 19,776 square foot building and would be accessed via Witter Drive to the east. The 8,814 square foot space would accommodate a maximum of 110 dogs and would operate between the hours of 6 a.m. to 7:30 p.m., Monday through Friday, and from 9 a.m. to 5:30 p.m. on Saturday and Sunday. The business trade name would be K9 Resorts and would offer day care, boarding, and related pet services.

A fenced and turfed yard system would be constructed to provide two outdoor dog play areas over the existing parking lot to the rear of the building. A 1,048 square foot area would accommodate large dogs and a 610 square foot area would be reserved for small dogs. An additional 558 square foot outdoor area would be used as a one-on-one play yard. The outdoor area for the dogs equates to 25% of the indoor area and qualifies as an accessory use as it does not exceed one-third of the proposed facility.

Background

The subject property building was constructed in 1970 in accordance with SIT # 86-020. It is currently surrounded by other nonresidential uses, such as a gas station to the west, offices to the north and east and Witter Field to the south. A new 94-unit multifamily building will be constructed approximately 300 feet to the east of the site. The property is also part of the Taylor Run/Duke Street Small Area Plan which represents an 18-month planning process and will result in the Duke Street Land Use Plan.

Parking

According to Section 8-200(A)(16)(c)(i) of the City's Zoning Ordinance, an animal care facility located within the City's Enhanced Transit Area is required to provide a minimum of 0.25 off-street parking spaces per 1,000 square feet of floor area and a maximum requirement of three

spaces per 1,000 square feet of floor area. Thus, the 8,814 square-foot animal care facility is required to provide a minimum of three off-street parking spaces and is allowed to provide a maximum of 27 spaces. The applicant's landlord provides the applicant with 20 spaces in the 44-space parking lot available to all tenants, satisfying the parking requirement.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. The site is not located within the bounds of any civic association area and, thus, a notification of the request did not need to be sent. No comments were received regarding the application.

Staff Action

Staff supports the applicant's request for an animal care facility with overnight accommodations at this location subject to the conditions outlined in this report. Many address the potential for noise and odor impacts on surrounding properties, which will eventually include nearby residential uses, that can be associated with dog facilities. These are:

- Condition #4 restricts the number of dogs which can be cared for on-site at any one time to 140.
- Condition #8 mitigates odor from becoming a nuisance.
- Condition #16 limits the number of dogs permitted in the outdoor area to no more than 110 at any one time between 6 a.m. and 9 p.m.
- Condition #17 requires that dogs may not be in the outdoor area between the hours of 9 p.m. and 6 a.m., except in the case of an emergency.
- Condition #18 ensures the least environmentally impactful handling of pet waste.
- After the initial submission, the applicant provided staff with an acoustical report as well as a product description of fencing they had previously used to reduce noise at another of their business locations. Therefore Condition #19 requires the applicant to construct with and maintain noise dampening materials for both the indoors of the facility and the outdoor play areas in accordance with these provided documents. This condition also requires screening of the outdoor areas, to reduce the visibility of the nearby Witter Field and other nearby properties.
- Condition #22 requires the applicant to install additional noise mitigation if noise violations are issued within the first year of operation.

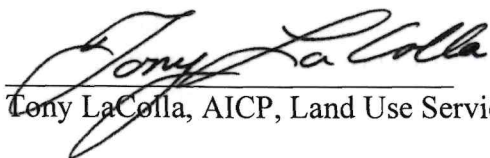
A major or minor site plan amendment may be required for changes to SIT #86-020 and the applicant has been informed to discuss this with the P&Z development staff.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: October 23, 2025

Action: Approve



Tony LaColla, AICP, Land Use Services Division Chief

Attachments: 1) Special Use Permit Conditions
2) City Department Comments
3) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2025-00040

The owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

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. No food, beverages, or other material shall be stored outside. (P&Z)
3. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
4. The maximum number of customers' dogs that may be present on-site at any one time shall be 140. (P&Z)
5. The hours during which the facility is typically open to the public shall be limited to between 6 a.m. to 7:30 p.m. ,Monday through Friday, and 9 a.m. to 5:30 p.m. Saturday and Sunday. Overnight pet boarding facilities are permitted. (P&Z)
6. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
7. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. (P&Z)
8. 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)
9. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
10. 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)
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 require its employees who drive to use off-street parking. (T&ES)
13. The applicant shall encourage its employees to use public transportation to travel to and

from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)

14. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
15. The applicant shall install adequate fencing around the outdoor pet play area to the satisfaction of the Director of Planning and Zoning to contain all pets and prevent them from entering neighborhood property or tenant space or interacting with neighboring occupants. (P&Z)
16. A maximum of 110 dogs will be allowed in the outside area at any given time between 6 a.m. and 9 p.m. (T&ES)
17. Except in the case of an emergency, use of the outdoor area for dogs is prohibited from 9 pm to 6 am. (T&ES)
18. The outdoor areas shall be cleaned of pet waste through mechanical means, such as scooping and/or shoveling, and washing with a mop and bucket of water. Wash water shall not be discharged offsite and shall be disposed of through the sanitary sewer system inside the building. Only eco-friendly detergents/disinfectants shall be used to clean the outside area and no wash water shall be discharged into any drains or storm sewers. (T&ES)
19. The applicant shall construct the recommendations of the acoustic professional's report, submitted with their application, to identify the appropriate noise dampening materials for installation inside and outside the building, including the outdoor play areas which shall also be screened, to mitigate typical noises from dogs playing and barking, subject to approval of the Director of the Department of Transportation and Environmental Services. (T&ES)
20. The applicant shall comply with the Virginia Department of Agriculture and Consumer Services Division of Animal Industry Services laws and Animal Care, Control, Property and Protection Laws of Virginia regarding Boarding Establishments. (T&ES)
21. If the applicant chooses to use a city park, it shall apply to the Department of Recreation, Parks and Cultural Activities (RPCA). If approved, permission will be granted to the applicant with a written agreement between RPCA and the applicant. (RPCA)
22. Additional noise mitigation measures shall be required if documented noise code violations occur within the first year of operation, subject to approval of the Director of Transportation & Environmental Services. (T&ES)
23. The Director of Planning and Zoning shall review the special use permit one year after it

has been operational, and then again every three years for compliance with all conditions and may docket the matter for consideration by the Planning Commission and City Council if 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; or the Director has determined that new or revised conditions are needed to offset land use impacts not addressed in the City Code. (P&Z)

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.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 Based on the initial review, this project will require a Grading Plan that includes a technical Stormwater Management review to be completed prior to construction. (T&ES)
- R-1 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-2 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-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 require its employees who drive to use off-street parking. (T&ES)
- R-5 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
- R-6 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
- R-7 A maximum of 110 dogs will be allowed in the outside area at any given time between 6 a.m. and 9 p.m. (T&ES)
- R-8 Except in the case of an emergency, use of the outdoor area for dogs is prohibited from 9 p.m. to 6 a.m. (T&ES)
- R-9 The outdoor areas shall be cleaned of pet waste through mechanical means, such as scooping and/or shoveling, and washing with a mop and bucket of water. Wash water shall not be discharged offsite and shall be disposed of through the sanitary sewer system inside the building. No detergents shall be used to clean the outside area, and no wash water shall be discharged into any drains or storm sewers. (T&ES)

- R-10 The applicant shall consult with an acoustic professional to identify the appropriate noise dampening materials for installation inside and outside the building, including the outdoor play areas, to mitigate typical noises from dogs playing and barking, subject to approval of the Director of the Department of Transportation and Environmental Services. (T&ES)
- R-11 Additional noise mitigation measures shall be required if documented noise code violations occur within the first year of operation, subject to approval of the Director of Transportation & Environmental Services. (T&ES)
- R-12 The applicant shall comply with the Virginia Department of Agriculture and Consumer Services Division of Animal Industry Services laws and Animal Care, Control, Property and Protection Laws of Virginia regarding Boarding Establishments. (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). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP 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)
- C-2 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)
- C-3 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 building permit is required for the change of use.

Health Department:

No comments received.

Parks and Recreation:

- R-1 If the applicant chooses to use a City Park, it shall apply to the Department of Recreation, Parks and Cultural Activities. If approved, permission will be granted to the applicant with a written agreement between RPCA and the applicant. (RPCA)

Police Department:

No comments received.

Fire:

No comments received.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2025-00040. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the animal care with overnight accommodation use at 2836 Duke Street.


Applicant - Signature

10/27/25

Date

Mary Catherine Gibbs, Agent

Applicant – Printed

10/27/25

Date