

DATE: May 1, 2026

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

FROM: Lanning Blaser, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2026-00015
Administrative Review for Minor Amendment and Change of Ownership
Site Use: Animal Care Facility with Overnight Accommodations
Applicant: Miguel Durand
Location: 133 S Peyton Street
Zone: OCH / Office Commercial High

Request

Special Use Permit #2026-00015 is a change of ownership of an existing animal care facility with overnight accommodations from Four Rescues LLC to Pet Resort Hospitality Group. The applicant would rename the business from “The Board Hound” to “Old Towne Pet Resort.”

The request includes a minor amendment to increase the overnight boarding capacity for up to 42 dogs. The hours of operation would be from 6 a.m. to 10 p.m. daily for animal pick-up and drop off purposes, a change from the former operations hours of 7 a.m. to 7 p.m. daily. The site has overnight boarding that runs continuously. The applicant has a proposed four to five employees on site at any given time. The applicant does not propose any other changes to the operation. Additionally, the applicant proposes to increase the by-right business operations to house up to 65 dogs daily. The request complies with Section 11-511 of the Zoning Ordinance.

Background

From 2009 to 2023, the site operated as a by-right animal care facility without overnight accommodations. On June 17, 2023, City Council approved SUP #2023-00030 to allow overnight accommodations, adding the condition that the outdoor area may be used between the hours of 8 a.m. and 8 p.m. to mitigate noise. The site has been operating with overnight accommodations since then. Although the former business closed in early 2026, there have been no recorded violations within the last five years.

Parking

The parking rate for the animal care facility use is 0.25 parking spaces per 1,000 square feet of floor area in the enhanced transit area per Section 8-200(A)(16)(a) of the Zoning Ordinance. The 4,125 square foot facility equates to two parking spaces. Section 8-100(A)(9) states that nonresidential uses that have a parking requirement of two spaces or less shall be exempt from providing space. Nevertheless, the property accommodates two existing parking spaces.

Staff Note: Given the nature of the business, staff have determined the existing on-site parking is

sufficient for the use and increased dog capacity. Pet owners will either use the allotted parking spaces when dropping off and picking up their dogs or there is street parking available along Peyton Street and Prince Street. Staff do not anticipate the parking area to be busy given the short time frame needed to drop off and pick up dogs.

Community Outreach

Public notice was provided through eNews, via the City’s website, and by posting a placard on the site. In addition, the Old Town Civic Association and the Upper King Street Neighborhood Association and were sent an e-mail with information about the current application. Staff did not receive any comments from residents or adjacent businesses regarding this administrative special use permit.

Staff Action

Staff recommends approval of the applicant’s request for the change of ownership and minor amendment to increase the animal care facility with overnight accommodations. Staff do not anticipate major noise impacts as the existing site is equipped with adequate space to provide indoor play areas and the semi-open area to the rear of the building is located between commercial buildings. In addition, the existing dog care facility has not resulted in noise complaints since it began overnight operations in 2023. As with all uses in the City, the applicant must adhere to City Code noise standards.

Staff have carried forward the existing conditions from SUP#2023-00030. Condition 15 was amended to standard sup language. Condition 17 has been added as a standard for all animal care facilities with overnight accommodations. Conditions 18 and 19 have been added by staff to mitigate noise that can occur due to the increase in dogs. Condition 18 permits no more than 20 dogs in the outdoor area at any given time and condition 19 has been added to ensure that the applicant will seek additional noise mitigation measures if needed. Staff has carried forward condition 16, which permits dogs in the outdoor area between the hours of 8 a.m. and 8 p.m. In addition, staff does not expect odors given that the applicant would continue operating with the existing waste maintenance practices have not resulted in complaints. Waste and odor management are ensured through Conditions 10, 11 and 13.

Staff recommend approval of the special use permit subject to the conditions of this report.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: May 1, 2026

Action: Approved



Tony LaColla, Land Use + Preservation Division Chief

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

CONDITIONS OF SPECIAL USE PERMIT #2026-00015

The applicant 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) (SUP #2023-00030)
2. 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) (SUP #2023-00030)
3. The applicant shall require its employees who drive to use off-street parking. (T&ES) (SUP #2023-00030)
4. 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) (SUP #2023-00030)
5. 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) (SUP #2023-00030)
6. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES) (SUP #2023-00030)
7. The applicant shall contact the T&ES parking planner at 703.746.4025 for information about applying to participate in the Discount Parking Program for Employees of Old Town Businesses (or other similar program if one is created) that offers discounted parking at select City parking facilities on evenings and weekends. (TES) (SUP #2023-00030)
8. Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES) (SUP #2023-00030)
9. Chemicals, detergents, or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES) (SUP #2023-00030)
10. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services,

including replacing damaged lids and repairing/replacing damaged dumpsters. (T&ES) (SUP #2023-00030)

11. All waste products including but not limited to pet waste and organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES) (SUP #2023-00030)
12. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (SUP #2023-00030)
13. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES) (SUP #2023-00030)
14. 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) (SUP #2023-00030)
15. **CONDITION AMENDED BY STAFF:** 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 new or revised conditions are needed to offset land use impacts not addressed in the city code. (P&Z)
16. The semi-enclosed deck play area may be used from 8 a.m. to 8 p.m. (PC) (SUP #2023-00030)
17. **CONDITION ADDED BY STAFF:** 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. (P&Z)
18. **CONDITION ADDED BY STAFF:** The number of dogs permitted in the outdoor play areas shall be limited to no more than 20 dogs at any time. (P&Z)
19. **CONDITION ADDED BY STAFF:** Applicant shall consult with an acoustic engineer to determine possible noise mitigation for indoor areas, especially around indoor play areas.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-2 Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)
- R-3 Applicant shall limit the number of dogs outside at one time to 15 – 20 dogs.
- R-4 No dogs are permitted in the outdoor play area before 7am or after 7pm.
- R-5 Applicant shall consult with an acoustic engineer to determine possible noise mitigation for indoor areas, especially around indoor play areas.
- 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)

Code Enforcement:

A building permit is required for verification of ventilation and means of egress.

Health Department:

No comments.

Parks and Recreation:

No comments.

Police Department:

No comments received.

Fire

No comments or concerns.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2026-00015. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the animal care facility with overnight accommodations at 133 S Peyton Street.

Breann Aragon

Applicant - Signature

5/19/26

Date

Breann Aragon

Applicant – Printed

5/19/26

Date