



**Special Use Permit 2026-00027**  
**3660 King Street**  
**Animal Care Facility with Overnight Accommodations**

**Administrative Special Use Permit (SUP): Change of Ownership**

<b>SUP Holder:</b>	CityVet - Bo Choi, DVM (Choice Animal Hospital)
<b>Approval:</b>	Staff <b>approve</b> transfer of an existing SUP to a new owner, subject to the attached conditions.
<b>Applicable Zoning Ordinance Provisions:</b>	The request has been reviewed under the administrative SUP procedures and animal care facility use standards of the Zoning Ordinance including Sec. 6-402.1(A), Sec. 8-200(A)(16)(c)(i), Sec. 11-511, Sec. 11-513(A), Sec. 11-513 (C), and Sec. 11-513(K).
<b>Prior Approvals:</b>	<ul style="list-style-type: none"><li>▪ SUP2025-00017</li></ul>
<b>Zone:</b>	CG, Commercial General
<b>Staff Findings:</b>	<ul style="list-style-type: none"><li>▪ The use is located within an existing commercial complex.</li><li>▪ The use continues to provide the community with an additional option for animal care.</li><li>▪ As no outdoor use is proposed, there are no negative impacts.</li><li>▪ Parking: Three spaces are required. Parking spaces are provided in shared parking area on-site.</li></ul>
<b>Key Conditions:</b>	Key conditions include: <ul style="list-style-type: none"><li>▪ Trash and litter removal is required daily.</li><li>▪ SUP is subject to periodic review for compliance.</li></ul>
<b>Community Outreach:</b>	Application was posted to City's website. Notice provided via eNews.
<b>Staff Reviewer:</b>	Rachel Drescher, (703) 746-3857, <a href="mailto:rachel.drescher@alexandriava.gov">rachel.drescher@alexandriava.gov</a> , Land Use + Preservation Division, Department of Planning & Zoning

## Conditions of Special Use Permit 2026-00027

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)
2. No food, beverages, or other materials 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. 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 once 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)
5. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 p.m. and 7 a.m. (T&ES)
6. 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)
7. The applicant shall require its employees who drive to use off-street parking. (T&ES)
8. 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](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
9. 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](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)
10. The applicant shall encourage patrons to park off-street through the provision of information about parking at the shopping center, in nearby garages or lots in the business' advertising and website. (T&ES)
11. 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 hereby **approve** Special Use Permit 2026-00027 subject to compliance with all applicable codes and ordinances and the conditions of this special use permit.

  
\_\_\_\_\_  
Tony LaColla, AICP  
Land Use + Preservation Division Chief

6/17/2026  
\_\_\_\_\_  
Date

**Statement of Consent**

The undersigned hereby agrees and consents to the conditions of Special Use Permit 2026-00027 and agrees to obtain all applicable licenses and permits required for the use at 3660 King Street.

  
\_\_\_\_\_  
Special Use Permit Holder  
CityVet - Bo Choi, DVM (Choice Animal Hospital)

6/22/2026  
\_\_\_\_\_  
Date