



DOCKET ITEM #4
Special Use Permit #2016-0107
20 Dove Street and 2438 Duke Street
Wag & Bone, Bar.K

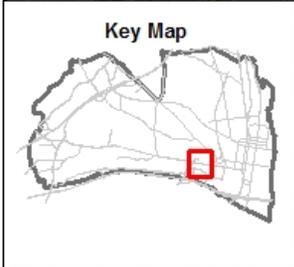
CONSENT AGENDA ITEM

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 an animal care facility with overnight accommodations, an accessory restaurant use and a parking reduction.	Planning Commission Hearing:	March 7, 2017
	City Council Hearing:	March 18, 2017
Address: 20 Dove Street and 2438 Duke Street	Zone:	OCM-50/Office Commercial Medium (50)
Applicant: Wag & Bone, Bar.K	Small Area Plan:	Taylor Run/Duke Street

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: Sara Brandt-Vorel, Sara.BrandtVorel@alexandriava.gov



Special Use Permit #2016-0107
20 Dove Street & 2438 Duke Street



I. DISCUSSION

The applicant, Wag & Bone, Bar.K, requests Special Use Permit approval to operate an animal care facility with overnight accommodations, an accessory restaurant use, and a three space parking reduction at 20 Dove Street and 2438 Duke Street.

SITE DESCRIPTION

The subject site is two lots of record addressed as 20 Dove Street and 2438 Duke Street and both parcels are located at terminus of Dove Street which ends in a cul-de-sac. The parcel addressed as 20 Dove Street has approximately 141 feet of frontage along Dove Street and a property depth of approximately 70 feet for a total parcel area of approximately 9,900 square feet. The immediately adjacent property at 2438 Duke Street has approximately 40 feet of frontage along Duke Street and 80 feet of frontage along the Telegraph Road egress ramp, for a total parcel area of approximately 4,800 square feet.

The property addressed as 20 Dove Street is developed with a two-story industrial building of approximately 6,600 square feet and the adjacent 2438 Duke Street is currently developed with a surface parking lot.

The subject building addressed as 20 Dove is currently vacant. The subject sites are surrounded by industrial and commercial uses, including an automobile sales facility to the south, a storage facility and animal shelter located across Dove Street to the west, and a commercial warehouse to the east. The Telegraph Road egress ramp creates the northern boundary for the site.



PROPOSAL

The applicant proposes to open a new animal care facility with overnight accommodations, to be known as Wag & Bone, at 20 Dove Street. The animal care facility, commonly known as a “Doggy Daycare” will offer a range of services, including boarding, training, grooming and accessory retail items with overnight accommodation for dogs. The applicant proposes to utilize up to 130 private suites for overnight boarding, which are augmented by open play areas for dogs to utilize during the day. Reservations for overnight boarding and daycare could be booked on the applicant’s website. The applicant proposes primary drop-off times between 6 a.m. to 10 a.m. and pick-up between 3 p.m. and 7 p.m., however the facility would be operated 24 hours a day to accommodate overnight boarding. Additionally, the applicant proposes to offer a pick-up service for pet owners with one van used to pick up dogs from their homes between 7 a.m. and 8:30 a.m., daily to bring them to the site.

In addition to the animal care facility use, the applicant is proposing an accessory restaurant use within the same building footprint, to be known as Bar.K. While the restaurant is located in the

same building, adjacent to the proposed retail component, an interior door separates the restaurant use from the associated pet uses and would comply with all health code requirements. The proposed restaurant would operate as a coffee and wine bar; offering morning coffee, teas and pastries during drop-off times and offering wine, beer, and food in the evenings during pet pick-up for pet owners and other customers. The applicant proposes up to 50 indoor seats and daily hours of operation of 6 a.m. – 10 a.m. and 4 p.m. – 10 p.m. Monday – Friday and 8 a.m. – 8 p.m. Saturday – Sunday. The applicant proposes on-premises alcohol sales but does not propose live entertainment or any delivery services from the restaurant.

Additional elements of the applicant’s proposal are as follows:

Hours of Operation:

Animal Care Facility: 6 a.m. – 10 p.m. Monday - Friday
8 a.m. – 8 p.m. Saturday – Sunday
(24 hours/day for overnight boarding)

Restaurant: 6 a.m. – 10 a.m. and 4 p.m. – 10 p.m. Monday – Friday
8 a.m. – 8 p.m. Saturday – Sunday

Number of Dogs: Up to 150 (approximately)

Number of Employees: Up to 9 per shift (Animal Care Facility and Restaurant).

Noise: Occasional dog barking will occur but will be controlled by interior building features such as dropped ceilings and rubberized flooring. Staff on site will be available to take care of any pet which creates undue noise.

Odors: Pet odors will be controlled by cleaning and sanitizing the space twice each day. The applicant will install a Rainbow Air Activator to deodorize the air.

Trash/Waste: Animal waste will be double-bagged and placed in commercial garbage receptors. The applicant will install PowerLoo Sanitizing Flush-Away dog waste removal system for the pet play area. All waste at the site will be collected at least once a week. Staff will also police the exterior of the building for litter.

Delivery Vehicles: The applicant proposes to use one van to provide a pet pick-up and drop-off service for customers. The restaurant will not provide any delivery service.

Live Entertainment: The applicant does not propose any live entertainment at the restaurant.

- Restaurant Service: Dine-in and carry-out.
- Proposed Restaurant Seating: 50 indoor seats.
- Restaurant Alcohol Sales: On-premises beer and wine sales.

PARKING/PICK-UP AND DROP-OFF

Section 8-200(A)(20) of the Zoning Ordinance requires a non-storage use in an industrial building of 11,804 square feet to provide 22 off-street parking spaces. Each delivery vehicle, in this instance used as the pet taxi service for daily pet pick-up, is also required to have an off-street parking space, bringing the applicant's total parking requirement to 23 spaces. The applicant partially satisfies their parking requirement by providing 20 on-site parking spaces. Seventeen of the spaces are located in the adjacent parking lot and three spaces are located in front of the building. The applicant has applied for a three space parking reduction to meet the balance of the requirement.

The applicant will offer a pet valet service for pet drop-offs, enabling pet owners to park in one of the three parking spaces located in front of the building, and each pet will be met by a staff member at the vehicle and escorted into the building.

ZONING/MASTER PLAN DESIGNATION

The subject property is zoned OCM(50)/Office Commercial Medium and Section 4-903 of the Zoning Ordinance requires an animal care facility with overnight accommodation to seek full-hearing Special Use Permit approval. Section 8-100(A)(4) also requires an applicant requesting a parking reduction to seek full-hearing Special Use Permit approval. Staff has determined that the applicant's proposed restaurant concept is an accessory use to the animal care facility and therefore does not require separate special use permit approval.

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 operate an animal care facility with overnight boarding, known as a doggy day-care, with an accessory restaurant use. While the pairing of the uses is unique in the City of Alexandria, staff finds the convenience of coffee or refreshments at the restaurant will likely serve as an amenity for patrons of the doggy day-care and enhance the overall experience. In addition, the applicant has had preliminary conversations with the health department and the internal division of space between the restaurant use and animal care facility would ensure compliance with state health codes.

Staff is aware of the potential impacts of noise and or odors from an animal care facility but finds that features of the site and efforts to be made by the applicant will reduce the potential impact of noise and odor. The applicant has indicated their intent to install air sanitizing systems and a waste removal system to combat odors from the use, and will add insulation to the building to

muffle any noises created by animals on-site. Furthermore the use is contained in a standalone building and the applicant is the sole tenant in the building. While an automobile sales facility has an office abutting the subject building, the automobile sales facility will be situated next to the applicant's proposed restaurant which will buffer any potential noises or odors from impacting the automobile sales use. All other uses in the immediate vicinity are of an industrial or commercial nature and there are no residential uses nearby. Nonetheless, staff has included several conditions to reduce the potential impact of noise and odors such Condition #23 which requires that the applicant control all odors from becoming a nuisance to neighboring properties. Conditions #26 and #27 also require the applicant to comply with the City's noise ordinance to ensure that pets in their care do not create undue noise in the neighborhood by utilizing noise insulating materials within the building.

Staff also supports the applicant's parking reduction request for three spaces as the applicant has proposed a number of strategies to reduce overall demand for parking and site features will minimize the potential for traffic impacts. Foremost, staff finds that the subject site's location at the terminus of a cul-de-sac ensures that all vehicles traveling to the site will be either visiting the applicant's proposed use or the animal shelter located across the street, which generates a low volume of traffic. As such, the applicant will maintain an inherent interest in ensuring all traffic issues are addressed to ensure smooth business operations. Additionally, the applicant has proposed several features to reduce parking demand, such as a pet taxi to pick-up pets from their homes and reduce the number of vehicles traveling to the site, and valet pet services in the front of the building to allow owners to quickly drop-off their pet. This system will ensure that there is a high turnover of vehicles and reduce the demand for the 17 parking spaces located at the adjacent parking lot at 2438 Duke Street. However, staff has still included several conditions to ensure that parking does not become an issue, including Condition #5 which prohibits any pet pick-up and drop-off from occurring in the public right-of-way at the business and Condition #6 augments this condition by ensuring that the pet valet parking, envisioned as a quick drop-off service, is clearly marked and delineated for pet owner use on the applicant's property. Furthermore, staff has included Condition #9 which requires that the pet taxi service, similar to a delivery vehicle under the Zoning Ordinance, must be parked off-street when in the vicinity of the business.

Staff also used the special use permit process to add conditions to beautify the site and improve the site aesthetics as seen from both Duke Street and South Dove Street. These included conditions such as Condition #7 which requires the applicant to remove the existing freestanding sign that is located near Duke Street. As this sign shows visible signs of rust and was used by a previous tenant it is not applicable to the current business and can be removed. In addition, the applicant has indicated their intent to replace the existing fence, and staff has included Condition #8 requiring the fence's removal and replacement with an appropriate fence that shall be properly maintained moving forward. Staff also included the standard litter removal condition, requiring the applicant to patrol their property and remove litter, through Condition #27.

Finally, while the applicant requested public hours of operation for the animal care facility with a closing time of 10 p.m. weekdays and 8 p.m. weekends, staff has standardized the hours of operation for both the animal care facility, in Condition #2 and the accessory restaurant use in Condition #11 for daily hours of operation of 6 a.m. – 12 a.m. While a 10 p.m. closing time was

consistent with other pet boarding businesses within the City, staff found that a 12 a.m., midnight closing hour for a restaurant was reasonable and with the shared building and ownership between the restaurant and animal care facility, the hours of operation should be consistent across the two uses. Therefore the standardized hours of operation provides the applicant with flexibility in their operations and enables the two uses to work together within the same hours of operation.

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 animal care facility is open to the public shall be limited to between 6 a.m. and 12 a.m. 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 maximum number of customers' dogs that may be present on-site at any one time shall be 150. (P&Z)
5. No pet pick-up/drop-off shall occur within the public right-of-way. (P&Z)
6. The applicant shall clearly delineate and stripe the three parking spaces in the front of the building designated for the pet valet service. (P&Z)
7. The applicant shall remove the existing freestanding sign facing Duke Street and remnants of previous sign posts from site. (P&Z)
8. The applicant shall replace the existing fence at 2438 Duke Street and maintain it in good condition. (P&Z)
9. Up to one delivery vehicle shall be permitted for pet pick-up services. Any delivery vehicles shall be parked in an off-street parking space when located in the vicinity of the business. (P&Z)
10. The restaurant shall have a maximum of 50 indoor seats. No outdoor seats shall be permitted. (P&Z)
11. The hours of operation for indoor dining shall be limited to between 6 a.m. and 12 a.m., daily. Meals ordered before the closing hour may be served, but no new patrons may be admitted, and all patrons must leave by one hour after the closing hour. (P&Z)

12. On-premises alcohol service may be permitted, consistent with a valid Virginia ABC license. (P&Z)
13. No food, beverages, or other material shall be stored outside. (P&Z)
14. 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, and on how to prevent underage sales of alcohol. (P&Z)
15. The applicant shall maintain 20 off-street parking spaces using both 20 Dove Street and 2438 Duke Street. The parking lot shall be paved, striped, and maintained in good condition. (P&Z)
16. The applicant shall require its employees who drive to work to use off-street parking. (T&ES)
17. 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)
18. Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
19. Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
20. If used cooking oil is stored outside, the drum shall be kept securely closed with a bung when not receiving used oil, it shall be placed on secondary containment, and it shall be kept under cover to prevent rainwater from falling on it. (T&ES)
21. 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. (P&Z) (T&ES)
22. Equipment, including floor mats, pet carriers, or pet products shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys or storm sewers. (T&ES)
23. The applicant shall control cooking and dog-waste 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. (P&Z)

24. All waste products including but not limited to organic compounds (solvents and cleaners) and pet waste shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
25. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
26. The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
27. The applicant shall install noise insulation materials to ensure compliance with the City's noise ordinance. (T&ES)
28. 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)
29. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, 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 the result of a complaint that rises to the level of a violation of the permit conditions, 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: Alex Dambach, Land Use Division Chief, Department of Planning and Zoning;
Sara Brandt-Vorel, 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 The parking for the applicant's restaurant use has been classified as an accessory use. The applicant's daycare use has been classified as a retail use. The applicant is proposing to provide 20 spaces, with a reduction of three spaces. (T&ES)
- F-2 Applicant mentions the use of extensive padding and noise insulation to prevent excessive noise impacts to surrounding uses. Applicant is advised to conduct noise measurements during day time and at night to ensure the noise reducing measures are effective and that this facility conforms to the City's noise code. (T&ES)
- F-3 Adding 5 or more parking spaces will trigger development approval process per Zoning Ordinance Section 11-400. (T&ES)
- R-1 The applicant shall require its employees who drive to work to use off-street parking. (T&ES)
- R-2 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-3 Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
- R-4 Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
- R-5 If used cooking oil is stored outside, the drum shall be kept securely closed with a bung when not receiving used oil, it shall be placed on secondary containment, and it shall be kept under cover to prevent rainwater from falling on it. (T&ES)
- R-6 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 P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
- R-7 Equipment, including floor mats, pet carriers, or pet products, shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys or storm sewers. (T&ES)
- R-8 The applicant shall control cooking and dog-waste 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-9 All waste products including but not limited to organic compounds (solvents and cleaners) and pet waste, shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- R-10 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-11 The use must comply with the city's noise ordinance. 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-12 The applicant shall install noise insulation materials to ensure compliance with the City's noise ordinance. (T&ES)
- R-13 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)
- 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 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-3 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)

Health Department:

Animal Boarding Facility:

- C-1 Owner must ensure that all City and state requirements for reporting potential rabies exposures are notified to the health department.

- C-2 Ensure that all permits to operate an animal boarding facility are obtained from the Virginia Department of Agriculture and Consumer Services. Animal accommodation and other facilities to be provided to the standards outlined in: <http://law.lis.virginia.gov/vacode/title3.2/chapter65/> and Department of Agriculture and Consumer Services Division of Animal and Food Industry Services Office of Animal Care and Emergency Response 102 Governor Street, Richmond, Virginia, 23219, Phone: 804-692-4001 Fax: 804-371-2380
<http://www.vdacs.virginia.gov/animals-animal-care-and-emergency.shtml>

Food Facilities:

Dogs on Premises:

- C-3 Owner must ensure separation of animals from food preparation and food services areas. Only service animals will be allowed in inside dining areas.
- C-4 Owner must apply for a Local City Variance to allow dogs in any outside dining areas.
- C-5 Owner must ensure that all City and state requirements for reporting potential rabies exposures are notified to the health department.
- C-6 An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another. Permit application and fee are required.
- C-7 Construction plans shall be submitted to the Health Department located at 4480 King Street and through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria.
- C-8 Construction plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
- C-9 A Food Protection Manager shall be on-duty during all operating hours.
- C-10 The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.
- C-11 In many cases, original wooden floors, ceilings and wall structures in historical structures may not be suitable for food service facilities. Wood materials shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent.
- C-12 Facilities engaging in the following processes may be required to submit a HACCP plan and/or obtain a variance: Smoking as a form of food preservation; curing/drying food; using food additives to render food not potentially-hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; sprouting seeds or beans; and fermenting foods.

Code Administration:

F-1 A building permit, plan review, and inspections are required for alterations described in SUP.

Parks and Recreation:

F-1 No comments received

Police Department:

F-1 No comments received

Fire Department:

F-1 If occupant load exceeds 49 for entire building, a fire prevention permit will be required.

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 20 S. Dove Street, 2438 Duke Street, I hereby
(Property Address)
grant the applicant authorization to apply for the Dog Daycare, Boarding, & Coffee/Wine Bar use as
(use)
described in this application.

Name: Kabir Shafik

Phone: 571-271-2528

Please Print
Address: 10901 Henderson ST.

Email: Kabir@AllPlumbing.com

Fairfax Station VA 22039

Signature: [Handwritten Signature]

Date: 12/23/2016

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 three percent.

Wag & Bone, LLC, Bar.K, LLC is a Virginia limited liability company. The members of the limited liability company owning in excess of ten (10%) percent interest in the limited liability company are Jeffery McDonald and Anna Barrera c/o

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 three 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.	Jeffery McDonlad	1700 Clarendon Blvd. Unit 153 Arlington, VA 22209	50
2.	Anna Barrera	2711 S. Adams St. Apt 304 Arlington, VA 22206	50
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 20 S. Dove St., 2438 Duke St (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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.	Kabir Shafik	10901 Henderson St. Fairfax Station, VA 22039	100
2.			
3.			

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require 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 either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

	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.	NA		
2.			
3.			

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 attest to the best of my ability that the information provided above is true and correct.

12/27/2016
Date

Jeffery McDonald
Printed Name


Signature

REVISED

SUP # 2016-0107

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.

Wag & Bone, Bar.K request a Special Use Permit to operate a new Dog Daycare, Boarding, Grooming, and Coffee/Wine Bar Facility at 20 S. Dove St and 2438 Duke St, respectively.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

See Attached #3

Wag & Bone will offer a daily pick up service for our customer who are too busy in the morning to make it to our location. Pick up times will run from 7am - 8:30 am.

We will be using 1 company vehicle for this.

Attachment to Question #3

Our goal at Wag & Bone is to change people's perception of what a dog daycare facility looks and feels like. Currently, dog daycares are designed in a way that pet owners simply drop off and pick up their dogs. There is no interaction amongst dog owners due to the lack of either space or the facility does not have the appeal for social interaction.

Wag & Bone's mission is to give, not only the dogs but also their pet owners the opportunity to interact and socialize. We can do this through one of our goal - offering a brand new, modern dog day care facility with an attached coffee, wine and beer bar called Bar.K. Bar.K will be open to pet owners who want to meet, or just socialize and share ideas with other pet owners, or just to while away their time to avoid rush hour traffic.

All dogs need to pass an evaluation and temperament test prior to being accepted into Wag & Bone. Wag & Bone has daycare rooms ranging from 1,000 sq/ft up to 3,000 sq/ft, with styles to suit every dog. The rooms will incorporate agility course equipments in a very stylish and unique way that entice the most curious dogs. It will also have 125 individual private dog suites for overnight boarding as well as 5 VIP "loft-style" rooms with their own tv and Casper memory foam mattress for owners looking to give their dogs the full Wag & Bone resort experience. We also have an upstairs playroom for dogs that like individual play time. This area will have TVs that will feature Animal Channel. Web cameras are available online and allow customers to view their dogs through our website while they are at work or out of town.

Each day, dog owners will be able to reserve their spot for day care and/or boarding online through our website, www.wagbone.com. In addition to reserving spots for their dogs at Wag & Bone, owners have the option of ordering coffee/tea which will be ready for them once they drop off their dogs. Once the dogs are dropped off, they will then be placed in different play areas according to their size and temperament. We will have 2-3 staff members at all times monitoring and playing with the dogs. Once the dog owners are ready to pick up their dogs in the afternoon, they will have the option of enjoying "Yappy Hour" at Bar.K where we will be serving local wine and beers to enjoy with other dog owners while waiting for rush hour. Wag & Bone plan to have 2-shifts of 6 employees and 1 overnight shift. The shift hours will be 6AM-2PM, 2PM-10PM, 10PM-6AM. Along with an employee on property 24 hours a day, we will also have a security system that will be set from 2AM-6AM for safety purposes.

Another aspect of Wag & Bone that really sets it apart from all the other doggy daycares is the adjacent coffee and wine bar, Bar.K. In the morning, Bar.K will serve as a full service cafe serving local coffee, espressos, and small breakfast pastries. In the afternoon, pet owners are able to enjoy local wine and beer with with other owners while they wait for rush hour to pass. We will have 2-employees (6AM-12PM, 4PM-10PM). Our business will be closed at 10PM. The bar (Bar.K) will be separate from Wag & Bone but will have a door connecting it to Wag & Bone for the convenience of our customers.

Sara Brandt Vorel

From: McDonald Jeffrey D. <JDMcDonald@VSCFS.com>
Sent: Thursday, January 19, 2017 4:13 PM
To: Sara Brandt Vorel; Anna Barrera
Subject: RE: Clarifying questions

REVISED

Hi Sara,

1. A Wag & Bone staff member will be waiting outside to greet the pet owner and pet. Upon arrival, their vehicle will pull into one of the front spaces where the Wag & Bone employee will quickly retrieve the dog,
2. We plan to only provide morning pick up service.
3. Power loo will be outdoors, directly outside the large play area for easy access by employees.
4. The restaurant hours will be slightly different than the day care hours during the week. Mon-Friday 6 a.m.- 10 a.m./ 4 p.m.-10 p.m. Saturday-Sunday- 8 a.m.-8 p.m.
5. Yes, any alcohol sales will be limited to beer and wine.

If you need anything please let us know!

Thanks,

Jeffrey McDonald
VSC Fire & Security, Inc.
7708 Fullerton Road
Springfield, VA 22153
<mailto:JDMcDonald@VSCFS.com> | vscfs.com
(703) 584-2200 Office | 703-563-6646 Fax

From: Sara Brandt Vorel [Sara.BrandtVorel@alexandriava.gov]
Sent: Thursday, January 19, 2017 1:36 PM
To: Anna Barrera; McDonald Jeffrey D.
Subject: Clarifying questions

Hi Anna and Jeff,

Could you answer the follow questions in regards to your application:

1. Could you describe where pet owners will park who are using your described pet valet system where a staff member would meet the individual at their vehicle and walk the dog into the facility? Would this occur in the spaces in front of the building or in the adjacent parking lot?

2. Pet Taxi Concept – are you all going to drop-off dogs at the end of the day in addition to morning pick-up services? Or is it just a morning pick-up service?
3. Power Loo installation: where are you envisioning installing the power loo? Is this outdoors, in larger play areas, in each suite?
4. Restaurant hours- would your restaurant hours be the same as the hours the doggy daycare is open to the public? You listed 6 a.m. – 10 p.m. Monday– Friday and 8 a.m. – 8 p.m. Saturday – Sunday.
5. Off-premises alcohol sales: you had mentioned the possibility of off-premises alcohol sales, would this be limited to beer and wine?

Thank you,
Sara

Sara Brandt-Vorel
Urban Planner
City of Alexandria
Department of Planning and Zoning, Room 2100 City Hall
301 King Street
Alexandria, VA 22314
Sara.BrandtVorel@alexandriava.gov<mailto:Sara.BrandtVorel@alexandriava.gov>
Phone: 703.746.3819
Fax: 703.838.6393

SUP # 2016-00107

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).

6AM-10AM, we expect to have 25-30 people dropping off their dogs at intervals throughout the morning. We expect to have up to 20 people at Bar.K during this time. 3PM-7PM, we expect to have 15-20 dog owners picking up their dogs and up to 25 people at Bar.K.

Number of Dogs: Up to 150 dogs

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

At Wag & Bone, we will have 2-shifts of 6 employees and 1 shift with 1 employee. We plan on having 13 employees with potential for more based on number of dogs. At Bar K we will have 2-shifts of 2 employees (6AM-12PM) (4PM-10PM)

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

Day:	Monday- Friday	Hours:	6AM-10PM
	Saturday-Sunday		8AM-8PM

24 hours/7 days/Week Overnight Boarding

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

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

There will be occasional dog barking

- B. How will the noise be controlled?

In order to minimize the noise, we will use extensive sound proofing inside the entire building, drop ceilings, padded floors as well monitored by the staff on duty.

SUP # 2016-0107

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

Pet odors will be controlled by cleaning and sanitizing the space twice a day. We plan on installing a Rainbow Air Activator which is a state of the art air deodorizing technology. It is designed to deodorize and purify the air.

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)
Animal waste will be generated.

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
We will be providing the new PowerLoo Sanitizing Flush-Away dog waste removal system. It is the EPA and CDC recommended way to manage dog waste. Along with this, any additional waste will be double bagged and placed in commercial garbage receptors.

C. How often will trash be collected?
The commercial garbage receptors will be collected once a week.

D. How will you prevent littering on the property, streets and nearby properties?
Staff will police the exterior of the building multiple times during the day

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:

REVISED

SUP 2016-01-07

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?

The front side and parking area of the business will be lit to ensure the safety of our patrons. We will install security cameras that will surveillance the outside as well as the inside of the building.

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.

Along with Wag & Bone, we would like to offer Bar.K which is our coffee and wine bar. We plan to use all local coffee, beer and wine manufacturers. At Bar.K, will offer a coffee bar in the morning and a wine bar in the evening for our customers. We will only be serving beer and wine on-premise with the ~~option for off-premise alcohol sales.~~

SBU revised per email 2/1/17

Sara Brandt Vorel

From: McDonald Jeffrey D. <JDMcDonald@VSCFS.com>
Sent: Wednesday, February 01, 2017 12:30 PM
To: Sara Brandt Vorel
Cc: barranna10@gmail.com
Subject: Wag & Bone

REVISED

Hey Sara,

Can we please remove our request for off premise alcohol sales?

Thank you,

JDM

Jeffrey McDonald
VSC Fire & Security, Inc.
7708 Fullerton Road
Springfield, VA 22153
JDMcDonald@VSCFS.com | vscfs.com
(703) 584-2200 Office | 703-563-6646 Fax



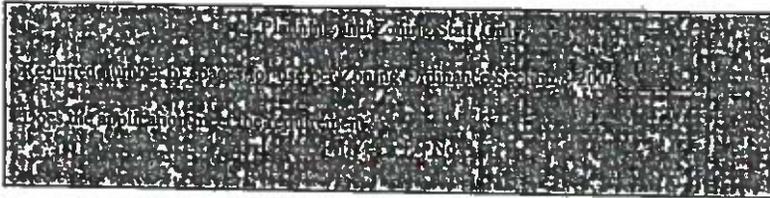
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SUP # 2016-0107

PARKING AND ACCESS REQUIREMENTS

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

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



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?

Attached Answer 14(b)

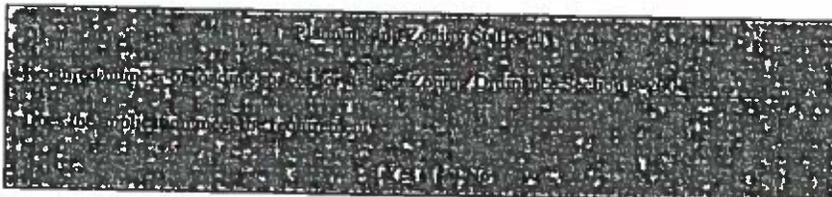
PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, 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? 2



Attached Answer to Question 14(b)

17 spaces are located on the surface lot North of the building and the remaining 3 are located in front of the building. On a typical morning, we will provide a valet service where a staff member will be out front waiting. Customer will pull up and a staff member will get their dog. In the evening, 15-20 customers will park in designated parking spots.

SUP # 2016-0107

B. Where are off-street loading facilities located? N/A

C. During what hours of the day do you expect loading/unloading operations to occur?

~~6AM-10AM, we expect to have 25-30 people dropping off their dogs at intervals throughout the morning. We expect to have up to 20 people at Bar K during this time. 3PM-7PM, we expect to have 15-20 dog owners picking up their dogs and up to 25 people at Bar K. We will also be offering a valet-style drop-off and pick up service, as one of our employees will be outside ready to drop off and pick up the dogs during the peak hours.~~

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

~~We expect to have daily drop-offs and pick ups of dogs since we are open 7 days a week. Our peak hours will be 6AM-10AM and 3PM-7PM for both Wag & Bone and Bar K.~~

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?

NA

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?

7,000 sq. ft. (existing) + _____ sq. ft. (addition if any) = 7,000 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

REVISED

SUP # _____



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)

A request for 3 less parking spaces.

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

Our current parking lot has 20 parking spots allocated for our customers. 1 of the parking spots will be used for our daily pick up and drop off service. We will be providing a daily drop off and pick up valet service that will allow our customers to pull in front of the building and drop or pick up their dog without having to park or get out of their car.

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

We currently only have 20 designated parking spots at our location.

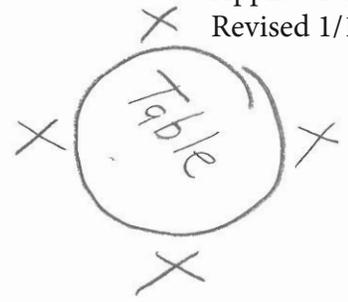
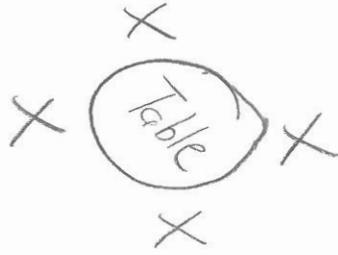
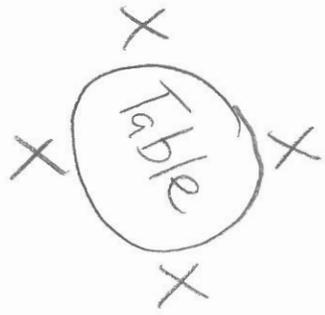
4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

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.

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

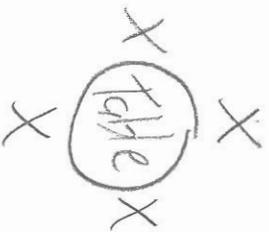
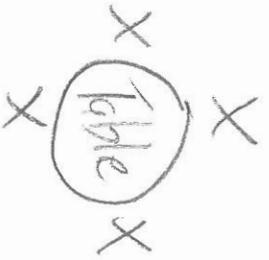
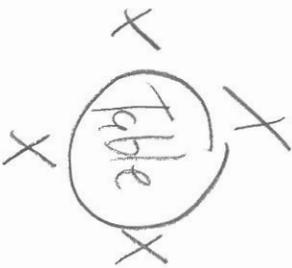
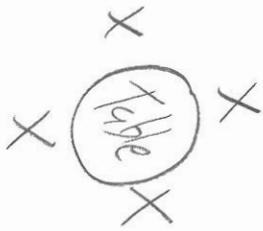
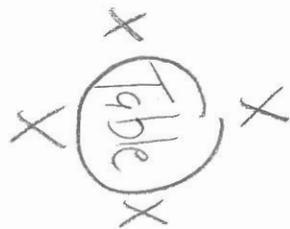
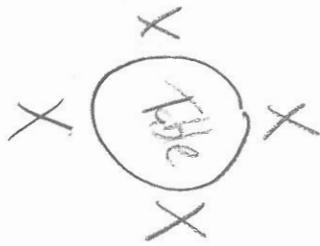
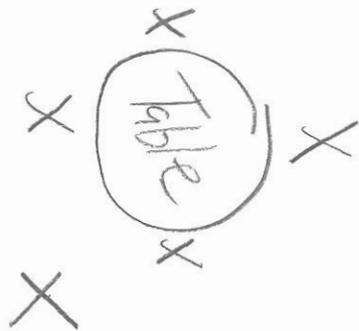
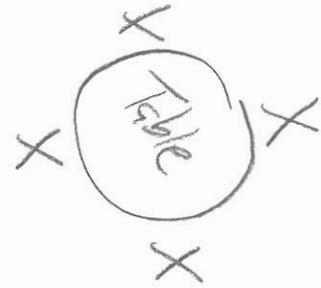
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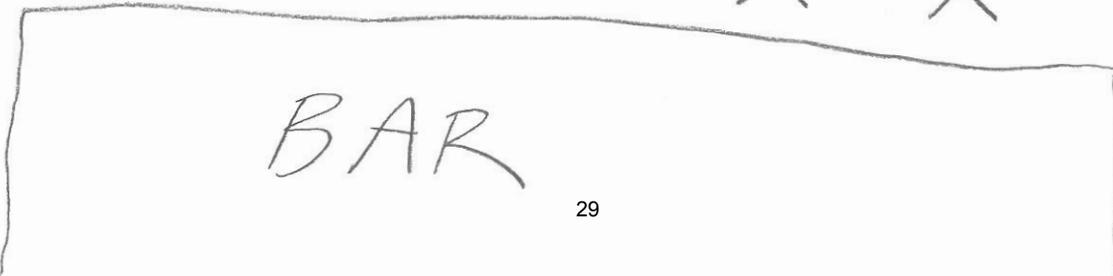
BAR.K LAYOUT

X - SEATS (50)

O - Table (11)



X X X X X X



REVISED

SUP2016-0107
Application Materials
Revised 1/17/17

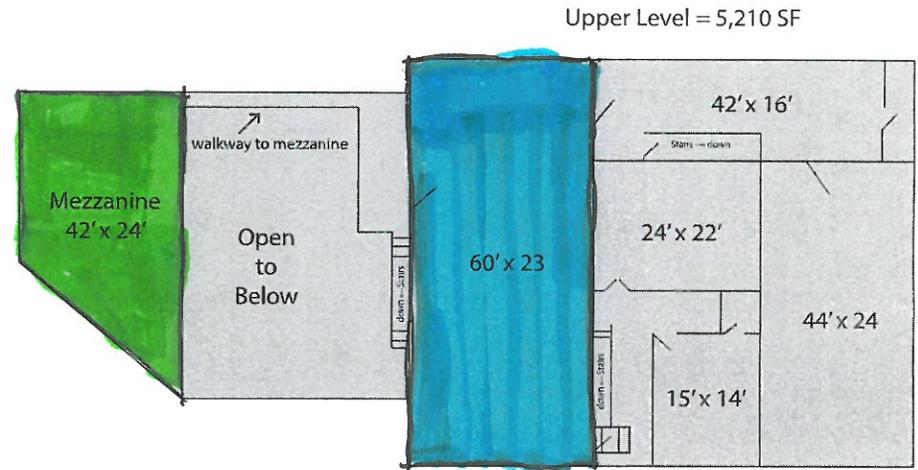
20 South Dover Street
Lower Level Site Plan

Daily Doggy Play area
(4,650 sq ft.)

20 South Dover Street
Upper Level Site Plan

Bar.K (Coffee/Wine Bar)
(595 sq ft)

Lower Level = 6,594 SF



Overnight Boarding
(1,380 sq ft)



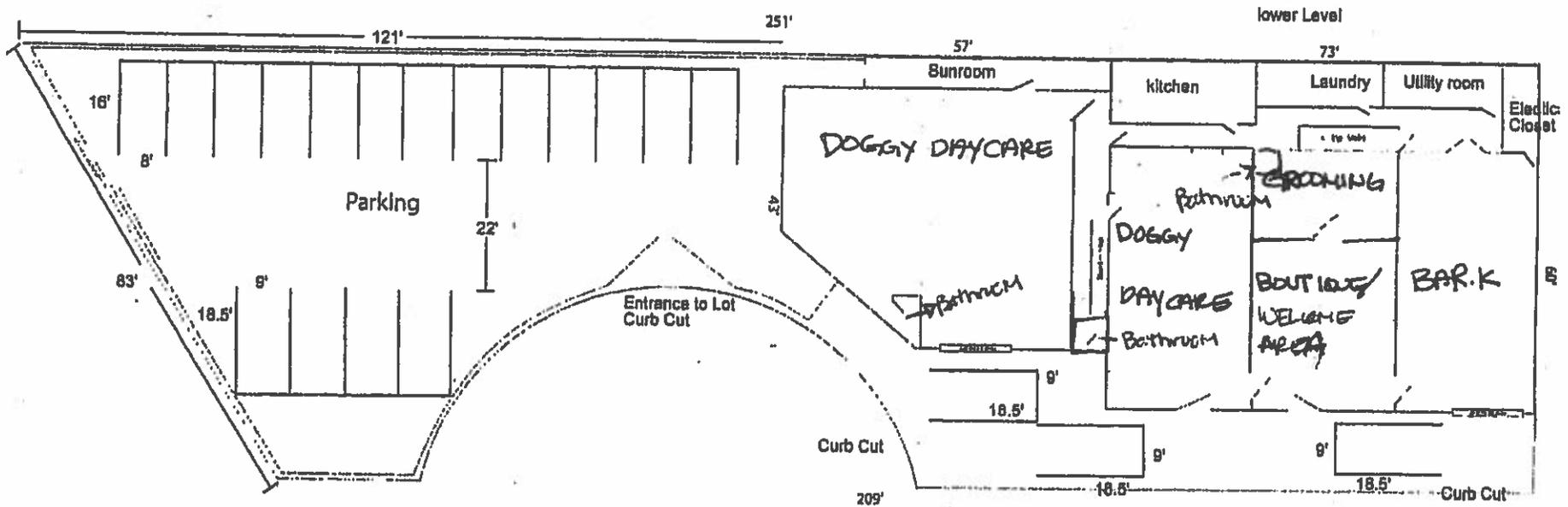
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For more information, contact:
Marc Tasker, CCIM, SIOR
571 382 2062
mtasker@klnb.com

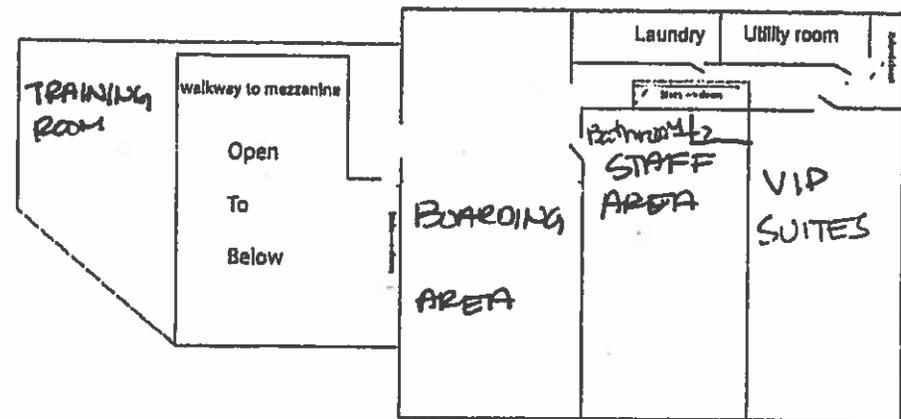
Leopold Weidlein
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Vienna, VA 22182
+1 571 382 2100
naiklnb.com

20 S. Dove St, Alexandria, VA 22314
 .04 in per ft.



upper Level



WAG & BONE / BAR.K
 20 S Dove St., Alexandria VA, 22314

JEFF McDONALD

DESIGN FOR WAG & BONE FACADE



DESIGN FOR DOG
DAYCARE AREA



DESIGN FOR DOG SUITES



ENTRANCE/WELCOME AREA



DESIGN FOR BOUTIQUE

SUP2016-0107
Application Materials
12/27/2016

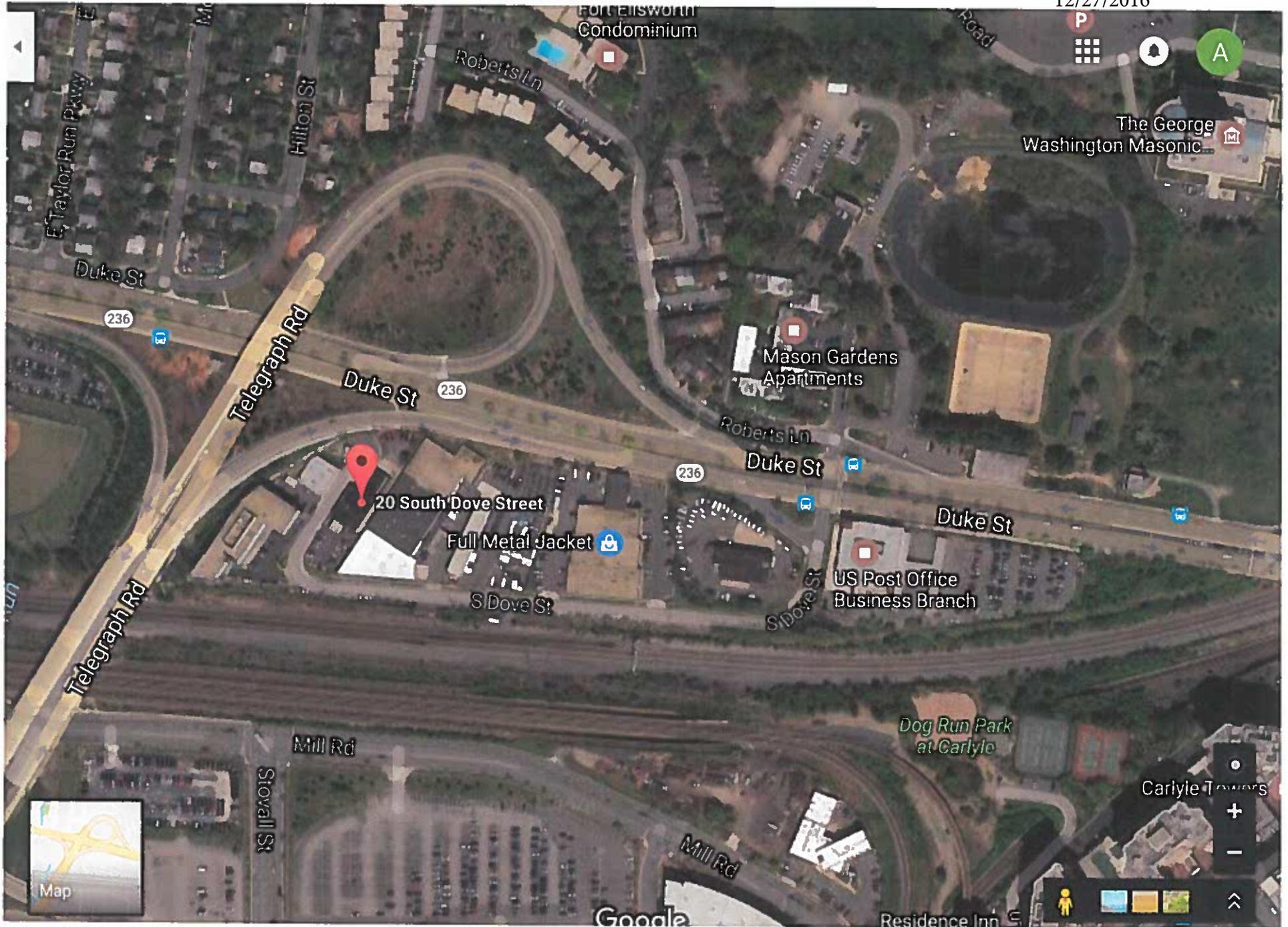


DESIGN FOR
Bar.K



DESIGN FOR Bar. K





VIEW FROM DOVE ST.



VIEW FROM TELEGRAPH RD.

