

Docket Item #13

Special Use Permit #2013-0017
4740 Eisenhower Avenue - Whole Dogz

Application	General Data	
Consideration of a Special Use Permit request to operate a pet grooming/training facility with overnight boarding and with a parking reduction.	Planning Commission Hearing:	June 4, 2013
	City Council Hearing:	June 15, 2013
Address: 4740 Eisenhower Avenue	Zone:	OCM/100/Office Commercial Medium (100)
Applicant: Mary Kenkel	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, JUNE 4, 2013: On a motion by Ms. Lyman, seconded by Mr. Macek, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 5 to 0, with Chairman Komoroske and Mr. Wagner absent.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Mary Kenkel, applicant, spoke in favor of the request.



SUP #2013-0017
4740 Eisenhower Ave.

6/4/2013 N



I. DISCUSSION

The applicant, Mary Kenkel, requests Special Use Permit approval to operate a pet grooming/training facility with overnight boarding, and with 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 approximately 14,500 square feet of space in the southernmost one-third section of the industrial warehouse building on the site. A portion of this space is on a second-level mezzanine that extends over adjacent tenant space. The building is currently vacant, although a church with a day care center and an office of the Virginia Parole Board are contemplated for the remaining tenant spaces in the building.



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. The former Restaurant Depot site, which has been approved for a new Enterprise Rent-a-Car storage and repair facility, is located to the east. DBi, a transportation signaling company, is located immediately to the west, and a residential apartment complex is located further to the west over 500 feet away.

BACKGROUND

City Council granted SUP#2010-0087 in April 2011 to a different applicant for operation of a similar “doggie day care” business in the middle tenant space on the property. Compared to the current request, that operation was planned to be somewhat smaller in floor area and would have cared for more dogs. The applicant never opened the business, however, and the SUP expired in October 2012.

PROPOSAL

The applicant proposes to operate a 14,000 square-foot dog grooming, training and boarding facility with overnight accommodation. A small selection of retail items for pets, including organic pet supplies, will also be available for sale at the front of the establishment. Up to 80 dogs are expected on the first floor of the building and an outdoor play area during the day for grooming, training and doggie day care. Up to 70 dogs are expected on the second floor in the overnight kenneling area. The applicant also plans evening activities such as singles' events, veterans' events, and training seminars up to twice each week. Although at least one staff person will be on-site at all times and the business will technically operate around the clock, the applicant does not expect the business to be open to the public 24 hours each day. Additional elements of the applicant's proposal are as follows:

Public Hours of Operation: 7 a.m. – 9 p.m. Monday-Friday
 8 a.m. – 6 p.m. Saturday
 12 p.m. – 5 p.m. Sunday

Number of Dogs: Up to 80 (daytime)
 Up to 70 (overnight boarding)

Number of Employees: Up to 5 each shift

Delivery Vehicles: One small van will be used as "pet taxi"

Noise: Typical noises from dogs playing or barking will be mitigated by acoustic panels and sound deadening materials in both indoor and outdoor areas.

Odors: Pet odors will be controlled by an advanced filtration system

Trash/Waste: General office paper and packaging material will be once each week. The applicant plans to install a "power loo" flush system for the disposal of animal waste.

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.

PARKING / PICK-UP AND DROP-OFF

According to Section 8-200(A)(20), a 14,500 square-foot, non-storage use in an industrial building is required to provide 30 off-street parking spaces. The applicant partially satisfies this requirement with ten parking spaces in the surface lot in front of the building, three of which are tandem spaces intended for employees. The applicant has applied for a 20-space parking reduction to meet the balance of the requirement and to allow three of the spaces to be tandem.

The pick-up and drop-off of dogs to the facility is expected to occur primarily in three to four parking spaces near the entrance to the subject tenant space. No transfer of pets is planned to occur in the drive aisle of the parking lot. To speed the transfer of pets from staff to owners, the applicant plans to meet customers near the door to transfer pets and will offer a swipe-card system for frequent customers. In addition, the applicant plans to offer a pet taxi service, using one small van, that will pick-up/drop-off dogs at their owner's residence.

II. STAFF ANALYSIS

Staff supports the applicant's request to operate a dog day care business with overnight accommodation. The proposed use, which will have fewer dogs on-site at any one time compared to the similar business approved by SUP at this property over two years ago, is appropriate for this largely industrial area on Eisenhower Avenue. The request also represents the establishment of a new small business within Alexandria that will occupy tenant space that has been vacant for years.

Although dog daycare businesses have some potential to create impacts on the surrounding neighborhood, such as odors or noise, no residential uses are located immediately adjacent to the site. Staff has also discussed the proposal with the property owner and with representatives from the church and day care center planned to be located next-door, and they have not expressed any concerns. The dogs will only be located on the second level overnight and will be moved back downstairs during the day. The expected interior layout of the church includes a hallway along the side closest to the dog day care, and most of its activities are expected to be oriented away from that side of the tenant space. Although the outdoor pet play area will be located behind the building and close to the adjacent commercial building at 4750 Eisenhower, the property owner reports that the portion of that building closest to the play area is used only as warehouse space. The applicant also intends to install soundproofing to further reduce the potential for noise impacts.

Staff also does not object to either element of the parking reduction. The applicant plans to offer quick turn-around times for picking-up/dropping-off of dogs and the pet taxi service will also reduce the number of vehicles at the site. Public bus transportation is also available for employees along Eisenhower Avenue. Staff has some concern that parking issues could arise in the future if any of the businesses proposed for the site grow quickly and, for instance, need to hire additional employees. The parking situation will be re-assessed as part of staff's review of the Special Use Permit pursuant to the standard one-year review condition.

In a related matter, staff has also discussed with the applicant and property owner the difficulties associated with any pick-up/drop-off occurring within the parking lot's drive aisle if parking spaces for the business are full. Given that three establishments are planning to use the parking lot and that the drive aisle is narrow and only allows for one-way traffic, staff sees some potential for traffic tie-ups during peak pick-up/drop-off times if either the dog day care or the adjacent day care center allowed such an arrangement. However, the property owner reports that the leases for both establishments prohibit the pick-up/drop-off of dogs or children within the parking lot drive aisle. Staff has reinforced this stipulation in Condition #6.

Subject to the conditions contained in Section III of this report, staff recommends approval of the applicant's 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 maximum number of customers' dogs that may be present on-site at any one time shall be 80. (P&Z)
3. The hours during which the facility is typically open to the public shall be limited to between 7 a.m. and 9 p.m. daily. Overnight pet boarding facilities are permitted. (P&Z)
4. The applicant shall post the hours of operation at the entrance of the business. (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. No pet pick-up/drop-off shall occur within the drive aisle of the parking lot in front 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. All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
9. 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)

10. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
11. 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)
12. 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)
13. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
14. 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 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: Joanna Anderson, Acting 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.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services

- F-1 Transportation supports the proposed parking reduction for the following reasons:
- Employee vehicles and/or pet taxi vehicles will be able to effectively utilize the tandem parking spaces proposed.
 - Assuming use of the tandem parking spaces, staff believes adequate drop-off and pick-up parking will be provided for patrons during the peak hours (typically a minimum of 4-5 spaces should be available for patrons during the peak hours)
 - The pet taxi(s) will likely be away from the site (either picking up dogs in the morning or dropping off dogs in the afternoon) during the majority of the peak drop-off and pick-up hours, thereby increasing the number of available parking spaces for patrons during the peak hours.
 - The drop-off and pick-up processes are both relatively short duration processes, with quick turnover of parking spaces. The applicant has proposed additional measures, such as smart phone check-in, to speed the drop-off and pick-up process and further enhance the turnover of the customer parking spaces.
- R-1 All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- R-2 The applicant shall control cooking 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-3 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-4 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00 pm and 7:00 am. (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 monitored and picked up at least twice during the day and at the close of the business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is in operation. (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 Code, Title 5, Chapter 7, regulations of dogs and other animals. (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) (SUP2004-00081)
- C-3 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 City Council 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)

Code Enforcement

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193.
- C-1 Building and trades permits are required for this project. Five sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s).
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alteration to a building/structure shall comply with the Uniform Statewide Building Code (USBC).
- C-4 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos.
- C-5 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area per floor/tenant; e) fire protection plan; occupant load for the Gymnasium. (Depending on occupant load, more than 2 exits may be required).
- C-6 A Certificate of Occupancy shall be obtained prior to any occupancy of the building or portion thereof.

- C-7 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided.
- C-8 Toilet Facilities for Persons with Disabilities: Larger, detailed, dimensioned drawings are required to clarify space layout and mounting heights of affected accessories. Information on door hardware for the toilet stall is required (USBC 1109.2.2).

Health

- F-1 No comments

Parks and Recreation

- F-1 No comments received

Police Department

- F-1 No comments received



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # SUP2013-00017

PROPERTY LOCATION: 4740 Eisenhower Ave, Alexandria. VA

TAX MAP REFERENCE: 1068.04-01-18 **ZONE:** OCM-100

APPLICANT:

Name: Mary Kenkel

Address: 5869 Colfax Ave. Alexandria, VA 22311

PROPOSED USE: Dog daycare, boarding, grooming, and retail business

☒ **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.

Mary Kenkel

Print Name of Applicant or Agent

5869 Colfax Ave

Mailing/Street Address

Alexandria, VA

City and State

22311

Zip Code

703-578-0029

Telephone #

marykenkel@msn.com

Email address

3/21/13

Fax #

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

1211

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 4740 Eisenhower Ave. Alexandria, VA, I hereby
 (Property Address)
 grant the applicant authorization to apply for the Dog daycare, boarding, and grooming. Pet retail. use as
 (use)
 described in this application.

Name: James W. YatesPhone: 703-626-6933Please Print
Address: PO Box 510 Occoquan VA 22125Email: jimmy@midspring.comSignature: Date: 3/25/2013

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.

Mary Kenkel 5869 Colfax Ave. Alexandria VA 22311 100%

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. Mary Kenkel	5869 Colfax Ave. Alexandria, VA 22311	100% 90%
2. Patrick Kenkel	5869 Colfax Ave Alex VA	10%
3.	22311	

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 (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 W. Yates	PO Box 510, Occoquan VA 22125	50%
2. Toni R. Yates.	PO Box 510, Occoquan VA 22125	50%
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 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 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 below and "None" in the corresponding fields)**

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. Mary Kenkel	None	city council/Planning commission
2. James W. Yates	None	city council/Planning commission
3. Toni R. Yates	None	city council/Planning commission

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.

3/21/13

Mary Kenkel

Date

Printed Name

Signature

Ms 4/13

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.

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

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Special Use Permit Application
Description of Business

Whole Dogz plans on opening a daycare, boarding and grooming facility with a small retail area at 4740 Eisenhower Avenue, Alexandria Virginia. Whole Dogz will occupy approximately 14,000 square feet of a 38,00 square foot facility (left section) in an area that has operated as a warehouse. The surrounding area is comprised mainly of industrial and commercial uses, with a Federal Express distribution facility located to the south, an empty building is to the east. Residential apartment complexes are located to the west, over 500 feet away.

Whole Dogz is designed to meet the growing interests of dog owners to provide not only an opportunity for their dogs to play during the day, but to provide a safe and healthy place to both play and sleep. In addition to day care and overnight boarding, we will offer organic grooming, spa like facilities with a certified dog massage therapist and holistic veterinarian offering acupuncture on specific days of the week.

The retail area will offer unique dog related items as well as organic shampoos and food. Whole Dogz will also use the small outdoor space behind the building because it allows for both an opportunity for fresh air which is important for the dogs, and will offer an opportunity to cycle dogs inside and outdoors, providing them with varying options for play during the day. The outdoor area will be fenced with two easy open gates on both ends, and an entrance into the building. The outdoor area is located in the alley behind the building, and is below grade. The outdoor area will utilize dog kennel grass with gravel below, fountains to reduce noise, and sound baffling panels along the fence. Whole Dogz will not impact or utilize the resource protection area which is over 100 feet away from this alley location. Use of the outdoor area helps to keep staff engaged as they will have an opportunity to move throughout the facility and provide dogs with various entertainment options. The indoor play areas will include a variety of play activities, including typical daycare equipment along with trieballs, circle ball time, dog spinners, and other daily activities that will keep the dogs and the staff interested during the day.

Our focus on health and holistic day care will include the use of filtered water, organic cleaning supplies and the use of an ultraviolet air cleaning system that will be attached to the existing HVAC/heating system to limit transmittal of disease.

Our staff will be trained by an official dog trainer with monthly updates to ensure that staff remain qualified when interacting with owners' dogs. In addition, the staff will be trained to quiet dogs while providing for opportunities for significant amounts of fun. Our overnight boarding dogs will be treated to tuck in services, a little night music to help them relax and will be fed organic foods if owners don't provide their own. Staff will be offered health care and a healthy relaxing environment for breaks as well as incentives to stay employed with Whole Dogz to ensure a thriving business with staff continuity.

In order to ensure both the safety and time constraints of our customers, frequent visitors will be able to purchase check in cards and drive up to the "lickin' drive" spot where dogs will be released to staff and brought into the facility, preventing a backup of parking spaces. Those choosing to browse in the retail area will also be met with swift checkout options using iPads to mimic the experience of customers in the Apple store. This will also facilitate movement in and out of the parking lot to ensure that there will always be enough parking.

11/16/15

REVISED

To provide additional experiences for our customers, Whole Dogz plans on holding single nights, Dog and me children reading events, discussions with Veterans and we will facilitate outreach to Elderly groups regarding assistance and training to interact with the elderly in nursing facilities. Additional events will include training seminars, etc. These will be held after office hours which will facilitate parking. We plan on partnering with other Alexandria businesses for our after hours events to further benefit the City's thriving business community.

a total of We plan on taking no more than ^{30 MDL} ~~20~~ dogs on any given day, and we will have enough space to board approximately ^{MDL} ~~20~~ dogs at capacity. Special rooms will be set aside for dogs that would like to relax during the day with staff. An overnight attendant will also ensure 24/7 continuous supervision. *overnight MDL*

Mary Kenkel, the Whole Dogz primary owner has significant business experience working for Fortune 500 companies, operating million dollar budgets and training and managing staff. Patrick Kenkel, the Whole Dogz manager and partial owner, has significant experience with dogs, having managed a dog daycare facility in Arlington, VA for the past 2 ½ years. He is knowledgeable in assessing dogs and can train staff in appropriate dog assessment and methods to prevent the acceptance of aggressive dogs or dogs that create problems in the day care environment. In addition we will have three main areas for dog play, small, medium and large dogs to ensure the safety of all animals. All dog owners will be required to provide vaccination records of their dog(s) and will be provided with a detailed questionnaire and intake procedure so that they understand the requirements of dogs and owners.

The grooming area will utilize only organic products, as well as a water jet spa to help dogs that need help with joints. In addition we plan on partnering with local veterinarians in order to ensure that if any issues arise with dogs during the day or night, we can provide owners with the knowledge that their dogs will be well cared for. We also plan on providing space for a veterinarian which utilizes holistic techniques so they can offer their services once or twice per week. This would be offered to dogs already in day care.

Finally we plan on offering a pick-up and delivery service at various Metro stations to facilitate dog owners that are not interested in driving to the Eisenhower facility – this will also reduce traffic at the facility.

At least 4 staffers will be on schedule to work with dogs in the back with a receptionist/retail area checkout staffer on a shift basis (5 at one given time – 11 – 12 total) including the Manager. During the evening, the overnight staffer will remain on site in the event of emergency and to sleep with those dogs whose owners are interested in having their dogs supervised at all times (limited to 5 on any given night). The Manager and Owner will also be available for the evening events as well as the overnight staffer.

Whole Dogz will employ ceiling tiles which will reduce noise, walls using noise reduction insulation, and noise reduction insulation in the kennel area. Webcams will allow patrons to "visit" their dogs during the day. Music will be piped into the daycare and kennel area to calm dogs and keep staff interested. A kitchen, laundry area, shower and healthy snacks will be available to ensure cleanliness of all dog items (including those left by owners for their boarding dogs) and happiness of staff. We will use all organic cleaning supplies to limit our impact on the environment. We will pick up and clean up after dogs immediately on the day care floor and will clean the floors down during nap time and at the end of the day. Vacuums will sweep up hair and organic cleaning supplies will be used in all areas. Staff will not

continuously utilize the same cleaning solution over and over again from a bucket, which is the case with many dog day care facilities in the area.

Staff will be encouraged to use Metro ^{MDIC} ~~or park offsite~~. Supply deliveries will not unload between the hours of 11:00 p.m. to 7:00 a.m. Staff and Management will ensure that no littering occurs on site, will empty the outdoor trash can daily, will recycle and will provide recycling cans outside the building and in the grooming and kitchen areas. Solid dog waste will be disposed of using a "power loo" similar to a human toilet, greatly reducing odor and amount of waste generated. Trash and dumpster pickup will be coordinated with building owner and neighboring tenants. No loudspeakers will be used, staff communication will occur via iPhones or walkie talkies.

Hours will be posted at the entrance to the business. We will contact the Community Relations Unit of the Alexandria Police Department for a security assessment for the business and robbery readiness training for all employees.

USE CHARACTERISTICS**REVISED****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). _____

80 + grooming at any one time max
 We will limit capacity to 25 daycare dogs (clients) per day. Primary traffic hours will be between 7-9am and 5-7pm. Monday through Friday. Saturday and Sunday will see much less traffic

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift). _____

We will have no more than 5 employees total per shift, with two shifts per day.

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

Day:

Monday-Friday

Hours:

7am-~~7pm~~ 9pmSaturdays8am-6pmSunday12pm-5pm**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 little to no mechanical noise. Some dryers will be used for grooming in an enclosed room. There will be some noise from dogs barking indoors and outdoors and in upstairs kennels.

B. How will the noise be controlled?

Acoustic panels and sound deadening will be used in all indoor, outdoor and kennel areas to lessen and absorb noise. Activities during the day will keep dogs active so that they don't bark. Outdoor fountains will help cover outdoor noise. No more than 25 dogs will be taken outside at a time and only for short periods of time, so noise will be limited.

8/19
18

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

Odors may arise from dog urine and feces. Advanced UV air filtration will be ~~primary odor control mechanism. All excrement will be cleaned immediately~~ with odor controlling substances. A flushing "power loo" will dispose of dog ~~waste so that it does not sit around and create odors.~~

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)
Packaging material, office paper waste, dog food containers, and human food waste will be primary garbage

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

Estimated 5-15 bags per week.

C. How often will trash be collected?

Weekly

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

Managers will train all employees in proper waste management. All employees will assist in daily trash disposal and cleanup. Employees will walk and pick up trash in all Whole Dogz spaces, common areas, and parking lot. We will provide many trash and recycling receptacles in different areas to ensure use by staff and customers.

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:

Chlorine will be stored to use to disinfect a small dog swimming pool. No more than 5 gallons will be stored in a locked cabinet. No disposal will be necessary, as it evaporates from the pool water. An ozone and/or salt system will be used for the pool to limit chemical use. These will all be stored in a room temperature locked cabinet. There will be ample ventilation in the pool and storage area.

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:

Standard office printer ink-no more than 5 reserve cartridges stored in room
temperature storage cabinet.

Organic Dog kennel cleaner-no more than 10 gallons. stored in the same
manner.

Pool will use limited chlorine

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?
There will be a minimum of two doors or gates between any dogs and the outside of
the building to prevent dogs from escaping. Dogs will not be allowed outside of the
building off-leash. All staff will be extensively trained on dog handling safety to ensure
the safety of themselves and the public. Patrons will not be allowed into dog play
areas un-escorted. All customer dogs will be evaluated prior to being accepted so that
no dangerous dogs are allowed.

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:

8 Standard spaces
 Compact spaces
2 Handicapped accessible spaces.
2 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?

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? _____
- C. During what hours of the day do you expect loading/unloading operations to occur?
Between 7am-7pm Monday-Saturday. Primary customer traffic will be Monday-Friday 7-9am and 5-7pm.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Customer drop off and pick up of dogs will occur every day, but primarily during peak traffic hours listed above.

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?

Yes, access is adequate. A very large driveway off of Eisenhower Ave. permits access to our building parking lot and the neighboring FedEx building. There will not be enough customer traffic to impact traffic flow of traffic to Eisenhower Ave.

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?

14,500 sq. ft. (existing) + _____ sq. ft. (addition if any) = 14,500 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



APPLICATION - SUPPLEMENTAL

REVISED

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)

Whole Dogz is requesting a parking reduction for its operations to be located at 4740 Eisenhower Avenue. We will have ⁷ regular spaces, and ^{Three MDK} two stacked spaces (for employee use only) to equal a total of 10 spaces.

We are requesting a 20 space parking Reduction - MDK.

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

Whole Dogz is a dog daycare facility where the majority of customers will be dropping off dogs and will utilize parking spaces for a very limited period of time. Patrick Kenkel managed a dog day care and boarding facility for 60 plus dogs with only two parking spaces available. Whole Dogz will offer subway subsidies for its employees in order to encourage the use of public transportation, and we will also offer a pet taxi which will pick up dogs at Metro's and homes in order to limit the number of patrons visiting at any one time. In addition, we will offer frequent visitor cards and iPad check in, in order to limit the time it takes to drop off dogs.

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

This is an office/warehouse location. The other parking spaces are designated for office use. However, the building is located off of Eisenhower Avenue, where a large drive is provided, which will eliminate any backup. In addition, as mentioned the dog drop off will be facilitated by a pet taxi -- limiting the number of cars, fast check in service. Retail operations will also utilize iPad checkout to facilitate ease of store use and to limit the amount of time patrons might be using the 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.

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

Parking Management Plan
Whole Dogz
4740 Eisenhower Avenue

Whole Dogz will limit any parking issues via several avenues. 1. We will utilize a pet taxi which will pick up pets at Metro stations, and homes. 2. We will have frequent guests cards to ensure that guests are not parking for extended periods of times during high use times -- 7 – 9 am and 5 – 7 pm. 3. We will provide staff with Metro subsidies to encourage use of Metro. 4. Staff will be designated to facilitate drop off in the mornings if there is any noted congestion. Cars will be able to easily access the left side of the building where Whole Dogz is located. In addition, there is a large, wide drive leading to the parking lot where patrons could park if necessary, eliminating any backup onto Eisenhower Avenue. Dog drop off is relatively quick. Evaluations of dogs, which will require longer parking, will be scheduled outside the morning drop off time. Evening pick up is more scattered, and will also be facilitated by the Pet Taxi meeting patrons at Metro stations or dropping dogs off at homes.

Nathan Randall

SUP2013-00017

Subject: FW: Quick SUP Questions

From: Mary Kenkel [<mailto:marykenkel@msn.com>]

Sent: Thursday, May 23, 2013 12:12 PM

To: Nathan Randall

Subject: RE: Quick SUP Questions

Nathan,

Yes we would like to amend the SUP hours to the following:

M – F 7:00 a.m. – 7:00 p.m. for dog pick-up and delivery.

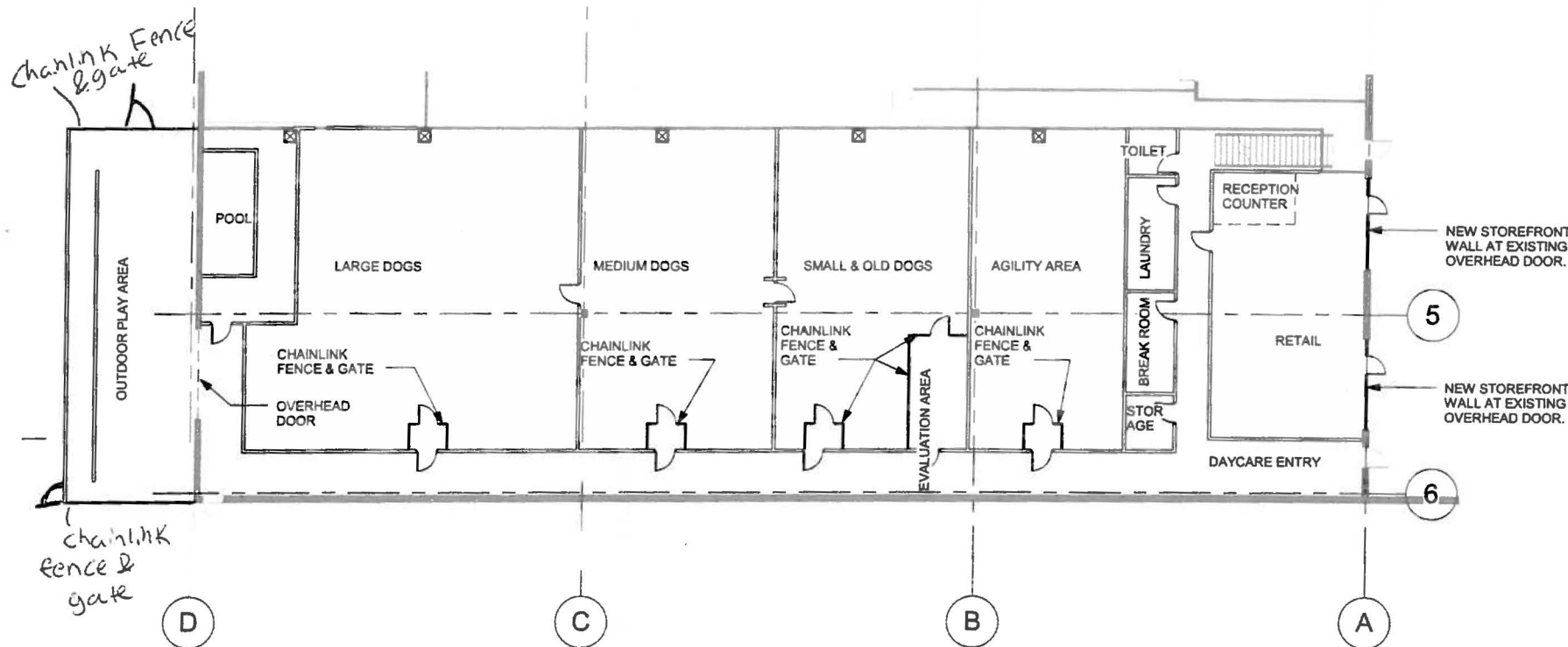
And from 7:00 pm. – 9:00 pm. On no more than two days a week, not to be scheduled at the same time as bible study classes in the neighboring church, for special events.

Saturday: 8:00 a.m. – 6:00 p.m.

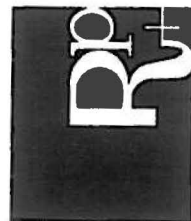
Sunday: 12:00 – 5:00 p.m.

2625

SUP2013-00017



① FIRST FLOOR PLAN
1/16" = 1'-0"



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Architects, Ltd.

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Fax 410 361 6599
www.RuhfPlitt.com

TENANT FIT-OUT

4740 EISENHOWER
DRIVE
ALEXANDRIA, VA

WHOLE DOGS
Mary Kenkel

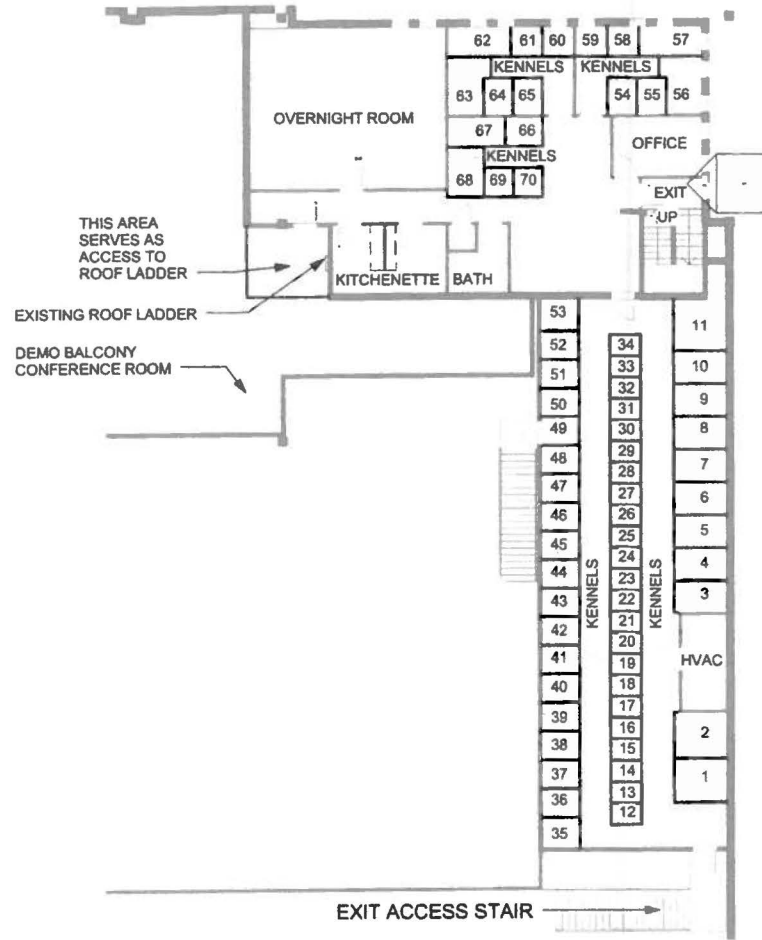
2/26

MARCH 20, 2013

FIRST FLOOR
PLAN

A-1.1

SUP2013-00017



① SECOND FLOOR PLAN
1/16" = 1'-0"



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TENANT FIT-OUT

4740 EISENHOWER
DRIVE
ALEXANDRIA, VA

WHOLE DOGZ
Mary
Ken

27

MARCH 20, 2013

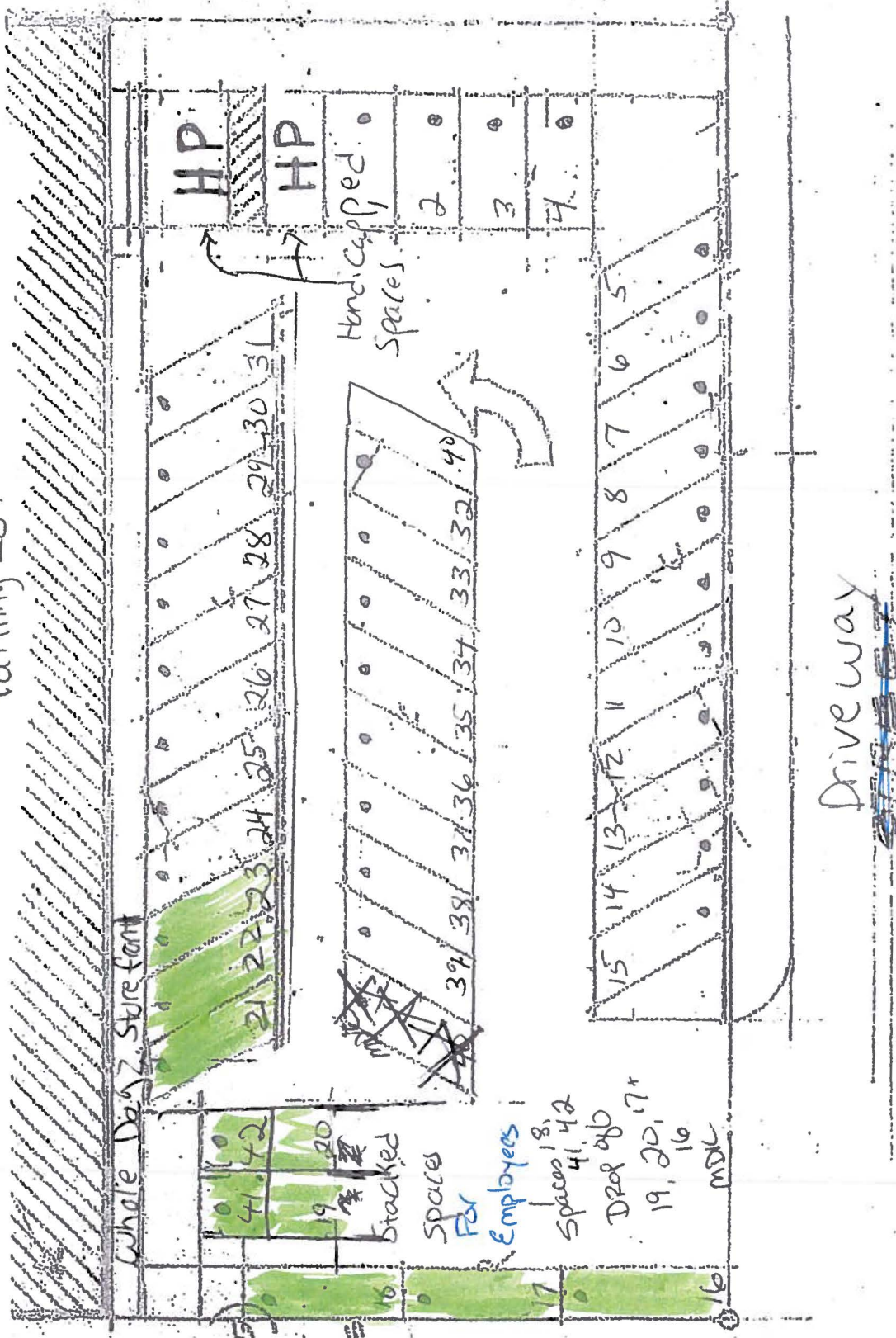
SECOND
FLOOR PLAN

A-1.2

A-0.1

SUP2013-0017

4740 Eisenhower Ave
Parking Lot



Whole Dogz Parking Spaces
Approx 15 ft long each