

DATE: March 30, 2023

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

FROM: Patrick Silva, Urban Planner  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2023-00024  
Administrative Review for New Use  
Site Use: Animal Care Facility with Overnight Accommodations  
Applicant: Veterinary Emergency Group  
Location: 4525 Duke Street  
Zone: CG/ Commercial General

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**Request**

Special Use Permit #2023-00024 is a request to operate an approximately 5,279 square foot veterinary operation, known as Veterinary Emergency Group (VEG), at 4525 Duke Street. While the business operations will not include pet boarding, the business will utilize the space as a 24/7 veterinary practice at which emergency pet care will be provided. The business will be staffed by between nine and ten employees at any given time during its operations. The business will serve between 15 and 20 clients per day.

**Background**

In February 2005, City Council approved Development Special Use Permit #2004-00025 for the construction of the Foxchase shopping center and its surface parking lot. Since that time, the Foxchase shopping center has featured a variety of commercial uses including restaurants, retail and personal service establishments. The commercial tenant space located at 4525 Duke Street was most recently occupied by a Mattress Firm retail store. The use detailed within this report will be the first use located at 4525 Duke Street which has required Special Use Permit approval.

**Parking**

Pursuant to Section 8-200 (A)(16) of the Zoning Ordinance, an animal care facility within the City's Enhanced Transit Area is required to provide a minimum of 0.25 spaces per 1,000 square feet of floor area. The proposed catering operation contains 5,279 square feet of floor area; thus, the applicant would be required to provide a minimum of two parking spaces for the proposed use. Pursuant to Section 8-100 (A)(9) of the Zoning Ordinance, nonresidential uses that have a parking requirement of two spaces or less shall be exempt from providing the spaces. However, the applicant still meets this two-space requirement via the 564 shared surface parking lot located on-site.

**Community Outreach**

Public notice was provided through eNews, via the City's website, and by posting a placard on the

site. The subject address is not located within the boundaries of a civic association and, thus, did not require notice to be sent to one.

Staff received a number of letters of support for the request from members of the public. However, on March 18, 2023, staff received communication from a neighbor of the subject site in which they inquired as to the planned approach for allowing the animals in the care of the facility to go to the bathroom, for storing and disposing of animals which may need to be euthanized while in the care of the facility, and for mitigating any potential noise impacts stemming from operations. In turn, the applicant confirmed that VEG will have a designated area at the shopping center to walk pets and will be responsible for cleaning, picking up, and properly disposing of pet waste (see Figure 1). In addition, the applicant confirmed that VEG will have freezers for the temporary storage of euthanized pets and a third-party company will regularly pick up deceased pets and cremate them at the direction of the owner. Finally, the applicant confirmed that VEG will implement noise mitigation measures, including sound damping insulation, to ensure that the use will not have any adverse noise impacts on surrounding uses.



Figure 1: Pet Relief Area

Staff received no other questions or concerns regarding the request.

**Staff Action**

Staff supports the applicant’s request for an animal care facility with overnight accommodations at this location. Its presence will provide an extremely valuable amenity to the City of Alexandria, where there is currently no 24/7 emergency veterinary clinic within the City limits.

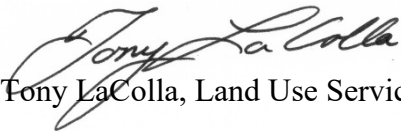
In order to mitigate and potential issues relating to noise, environmental impacts, and other general animal care facility operational activities, standard Special Use Permit conditions for animal care facilities with overnight accommodation approvals have been added to this approval.

Staff hereby approves the Special Use Permit request.

**ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:**

Date: March 30, 2023

Action: Approve



Tony LaColla, Land Use Services Division Chief

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

**CONDITIONS OF SPECIAL USE PERMIT #2023-00024**

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

1. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
3. The applicant shall comply with the Virginia Department of Agriculture and Consumer Services Division of Animal Industry Services laws and Animal Care, Control, Property and Protection Laws of Virginia regarding boarding establishments. (P&Z)
4. The applicant shall require its employees who drive to use off-street parking. (T&ES)
5. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
6. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)
7. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)
8. Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
9. Chemicals, detergents, or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
10. Trash and garbage, including pet waste, 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. (P&Z) (T&ES)
11. The applicant shall control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)
12. All waste products including but not limited to pet waste and organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)

13. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
14. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least once a day and at the close of business, and more often, if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
17. 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)

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
- R-2 Chemicals, detergents, or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
- R-3 Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services, including replacing damaged lids and repairing/replacing damaged dumpsters. (T&ES)
- R-4 All waste products including but not limited to pet waste and organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- R-5 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-6 Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)
- R-7 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often, if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
- R-8 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-9 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
- R-10 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)

- R-11 The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)
- 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](mailto: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)

Code Enforcement:

- C-1 Building permit is required

Health Department:

No comments or concerns.

Parks and Recreation:

No comments or concerns.

Police Department:

No comments received

Fire:

- C-1 A fire prevention permit may be required for medical gases. Gas type and quantity shall be identified and reported to the fire marshal's office so that a determination can be made if a permit is required. Contact Chief Deputy Fire Marshal Russell Furr at 703-746-4247 to discuss.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2023-00024. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the veterinary operation at 4525 Duke Street.

*Jennifer Hanlon*  
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Applicant - Signature

4/6/23  
Date

Jennifer Hanlon  
\_\_\_\_\_  
Applicant – Printed

4/6/23  
Date