

**COUNTY OF ALBEMARLE**  
**TRANSMITTAL TO THE BOARD OF SUPERVISORS**  
**SUMMARY OF PLANNING COMMISSION ACTION**

<b>AGENDA TITLE:</b> SP201800022 Dogtopia	<b>AGENDA DATE:</b> May 1, 2019
<b>SUBJECT/PROPOSAL/REQUEST:</b> Request to use a portion of an existing strip commercial building as an indoor commercial kennel, which will offer daycare, grooming, and boarding services. Dogtopia is also proposing to build an outdoor play space in an existing lawn area directly beside the tenant space it will occupy.	<b>STAFF CONTACT(S):</b> Graham, Benish, Nedostup, Gleason
<b>SCHOOL DISTRICT:</b> Albemarle High School, Burley Middle School, Agnor-Hurt Elementary	<b>PRESENTER (S):</b> Mariah Gleason

**BACKGROUND:**

At its meeting on March 5, 2019, the Planning Commission voted to recommend approval of SP201800022 with the conditions recommended by staff in the presentation. The presentation by staff reflected a revision to Condition #4, which addresses noise, that more appropriately considered the current zoning of the site. The Commission's staff report, action memo, and minutes are attached (Attachments A, B, and C).

**DISCUSSION:**

The Planning Commission recommended approval of the special use permit with the recommended conditions.

Since the Planning Commission meeting, staff has again revised Condition #4 to add clarity to the interpretation and implementation of the condition in the future. There is no substantive change to the condition.

**RECOMMENDATIONS:**

Staff recommends that the Board adopt the attached Resolution to approve SP201800015 (Attachment D).

**ATTACHMENTS:**

A – Planning Commission Staff Report (updated to include accurate shopping center tenants as recommended by Commissioner Bivins)

A1- Vicinity Map

A2- Conceptual Plan (dated 2-4-2019)

A3- Applicant Justification

B – Planning Commission Action Memo

C – Planning Commission Meeting Minutes

D – Resolution to approve SP