

# SP201800022 : Dogtopia

Albemarle County Board of Supervisors  
Public Hearing | May 1, 2019



# SP201800022 | Rivanna Plaza Shopping Center

Proposed Site



Tenant Space



# SP201800022 | Recommendations

Based on the findings described in this report and factors identified as favorable, **staff recommends approval of special use permit application SP201800022 with the following conditions:**

1. Development of the use shall be in general accord with the conceptual plan titled "Dogtopia" prepared by RJA Architect and Roudabush, Gale & Associates, with the latest revision date of 2/4/2019, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the Conceptual Plan, development shall reflect the following major elements within the development essential to the design of the development:
  - Location of outdoor play area and fence as shown on the plan. Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.
2. Outdoor play hours shall be restricted to no earlier than 8am and no later than 7pm.
3. The proposed landscaping within the stormwater drainage easement will be limited to shrubs and small trees (as listed in the County approved plant list). No medium or large tree(s) shall be planted within the easement.
4. **Prior to the issuance of a building permit, the applicant must submit information to the satisfaction of the County Engineer and the Zoning Administrator (or their designees) that demonstrates the proposed use will not exceed a 65-decibel maximum as measured in any adjacent commercial space in accord with County Code § 18-4.18-04.**
5. A parking study shall be provided by the applicant, subject to approval by the Zoning Administrator, to confirm that there are a sufficient number of spaces on site and to ensure there are no parking conflicts with other shopping center tenants when more than the seven allotted parking spaces are needed, prior to the approval of the site plan amendment.
6. The fence shall not conceal any part of the triple window on the southeast corner of the building or either of the 2 easterly brick piers.
7. The fence material and detailing are subject to Architectural Review Board review. An 8-foot-tall fence shall have only bottom and top rails (no intermediate rails). The fence color shall be coordinated with the existing building colors and is subject to Architectural Review Board approval.
8. Landscaping shall be provided on the east and south sides of the fence to the satisfaction of the Architectural Review Board.
9. No tinted or reflective films or similar materials shall be applied to windows visible from the Entrance Corridor. Window glass visible from the Entrance Corridor shall remain transparent.

# SP201800022 | Motions

Should a Board of Supervisors member choose to approve this special use permit request:

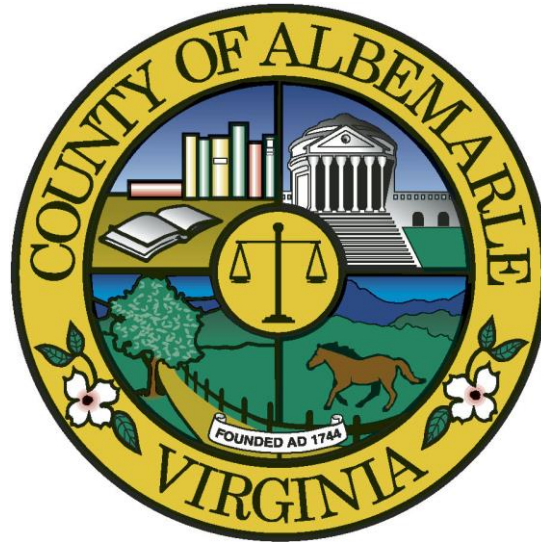
**“I move to adopt the Resolution in Attachment D to approve the Special Use Permit for SP201800022 Dogtopia with the conditions as recommended by the Planning Commission and staff.”**

Should a Board of Supervisors member choose to deny this special use permit request:

**“I move to deny the Special Use Permit for SP201800022 Dogtopia based on the following reasons.”** *State reasons for denial.*

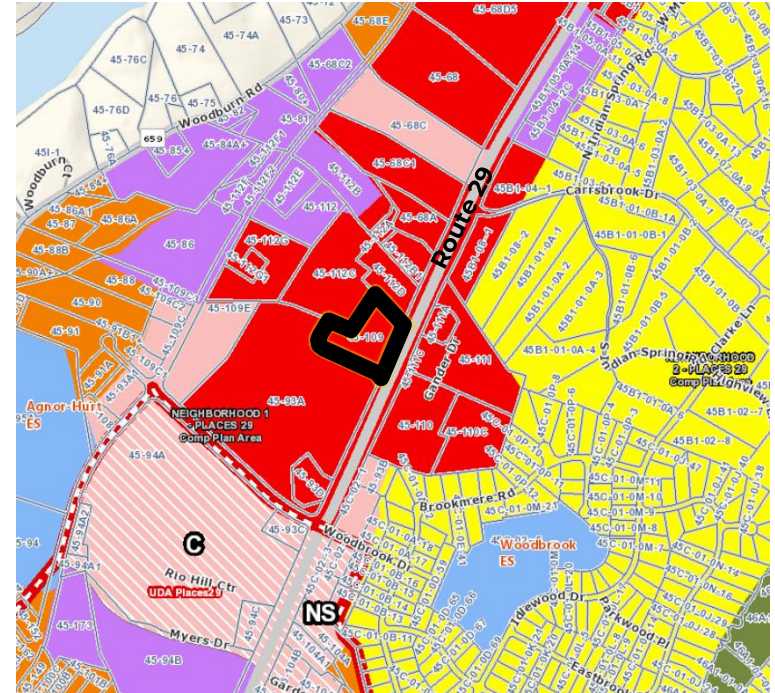
# **SP201800022 : Dogtopia**

**Albemarle County Board of Supervisors  
Public Hearing | May 1, 2019**





## Zoning





**Southwest Corner of Building**



**Frontage along Seminole Trail/Route 29**



**Side Yard / Proposed Play Area**



**Building**



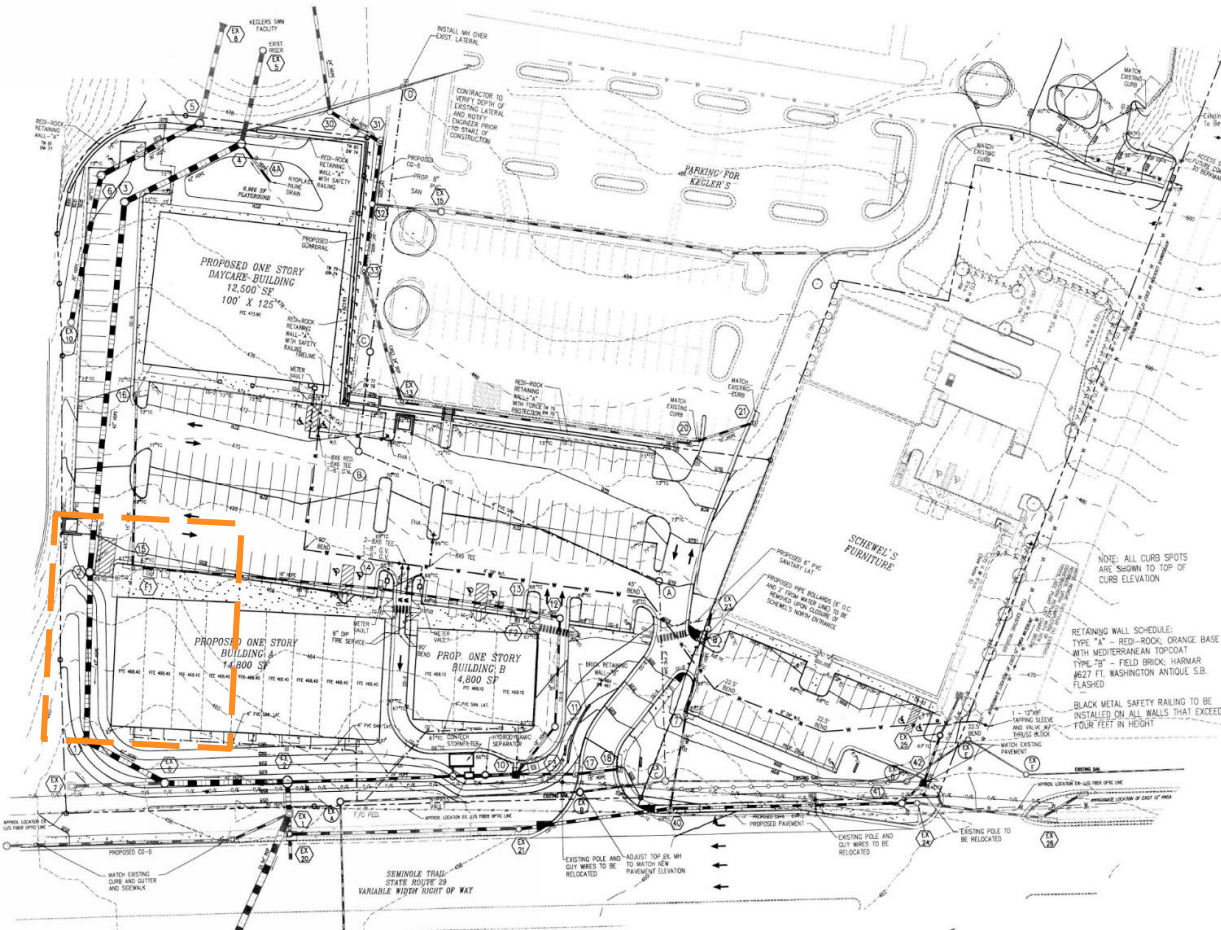
**Tenant Space Dogtopia would Occupy**



**Parking Area in front of Tenant Space**

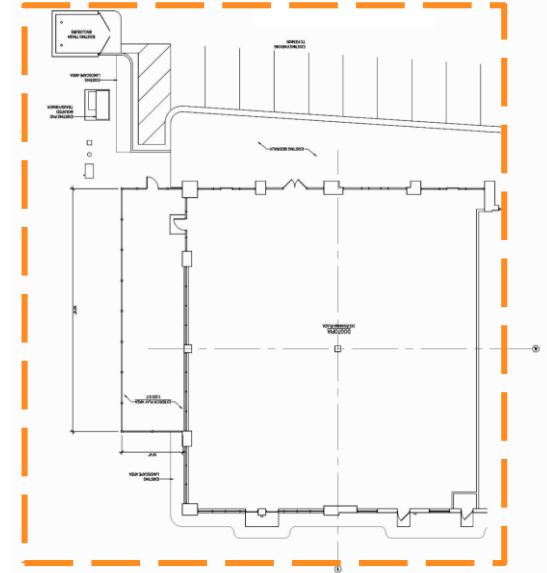


# SP201800022 | Rivanna Plaza Site Plan





## Floor Plan



# SP201800022 | Recommendations to PC (03.05.2019)

Based on the findings described in this report and factors identified as favorable, **staff recommends approval of special use permit application SP201800022 with the following conditions:**

1. Development of the use shall be in general accord with the conceptual plan titled "Dogtopia" prepared by RJA Architect and Roudabush, Gale & Associates, with the latest revision date of 2/4/2019, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the Conceptual Plan, development shall reflect the following major elements within the development essential to the design of the development:
  - Location of outdoor play area and fence as shown on the plan. Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.
2. Outdoor play hours shall be restricted to no earlier than 8am and no later than 7pm.
3. The proposed landscaping within the stormwater drainage easement will be limited to shrubs and small trees (as listed in the County approved plant list). No medium or large tree(s) shall be planted within the easement.
4. **The applicant shall receive County Engineer approval for a report pursuant to Section 4.18, to confirm that the proposed use will stay below a 65-decibel maximum, as measured within the interior of the nearest tenant space, prior to approval of the site plan amendment.**
5. A parking study shall be provided by the applicant, subject to approval by the Zoning Administrator, to confirm that there are a sufficient number of spaces on site and to ensure there are no parking conflicts with other shopping center tenants when more than the seven allotted parking spaces are needed, prior to the approval of the site plan amendment.
6. The fence shall not conceal any part of the triple window on the southeast corner of the building or either of the 2 easterly brick piers.
7. The fence material and detailing are subject to Architectural Review Board review. An 8-foot-tall fence shall have only bottom and top rails (no intermediate rails). The fence color shall be coordinated with the existing building colors and is subject to Architectural Review Board approval.
8. Landscaping shall be provided on the east and south sides of the fence to the satisfaction of the Architectural Review Board.
9. No tinted or reflective films or similar materials shall be applied to windows visible from the Entrance Corridor. Window glass visible from the Entrance Corridor shall remain transparent.

# SP201800022 | Recommendations (Prior to 05.01.2019)

Based on the findings described in this report and factors identified as favorable, **staff recommends approval of special use permit application SP201800022 with the following conditions:**

1. Development of the use shall be in general accord with the conceptual plan titled "Dogtopia" prepared by RJA Architect and Roudabush, Gale & Associates, with the latest revision date of 2/4/2019, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the Conceptual Plan, development shall reflect the following major elements within the development essential to the design of the development:
  - Location of outdoor play area and fence as shown on the plan. Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.
2. Outdoor play hours shall be restricted to no earlier than 8am and no later than 7pm.
3. The proposed landscaping within the stormwater drainage easement will be limited to shrubs and small trees (as listed in the County approved plant list). No medium or large tree(s) shall be planted within the easement.
4. **Following the installation of all proposed noise mitigation improvements but prior to the final zoning inspection, the applicant must perform a noise test in accord with County Code § 18-4.18 and submit a report to confirm (to the County Engineer's satisfaction) that the proposed use will not exceed a 65-decibel maximum, as measured from the interior of the nearest tenant space.**
5. A parking study shall be provided by the applicant, subject to approval by the Zoning Administrator, to confirm that there are a sufficient number of spaces on site and to ensure there are no parking conflicts with other shopping center tenants when more than the seven allotted parking spaces are needed, prior to the approval of the site plan amendment.
6. The fence shall not conceal any part of the triple window on the southeast corner of the building or either of the 2 easterly brick piers.
7. The fence material and detailing are subject to Architectural Review Board review. An 8-foot-tall fence shall have only bottom and top rails (no intermediate rails). The fence color shall be coordinated with the existing building colors and is subject to Architectural Review Board approval.
8. Landscaping shall be provided on the east and south sides of the fence to the satisfaction of the Architectural Review Board.
9. No tinted or reflective films or similar materials shall be applied to windows visible from the Entrance Corridor. Window glass visible from the Entrance Corridor shall remain transparent.



# SP201800022 | Dogtopia Proposal

- Special use permit to expand the commercial uses on the site to include **Commercial Kennel**
- Occupy an **existing, commercial space**
- Offer **daycare, grooming, and boarding** services
  - Animals will be in the enclosed building from 10pm-6am
- Proposing to build an **outdoor play space** adjacent to their building space
  - This area will not be accessible to the public
  - Typical outdoor play times will be between 10am-11:30am and 3pm-4pm



# SP201800022 | Context Map





# Questions?

**Southwest Corner of Building**



**Frontage along Seminole Trail/Route 29**



**Side Yard / Proposed Play Area**



**Building**



**Tenant Space Dogtopia would Occupy**



**Parking Area in front of Tenant Space**

