

DATE: July 17, 2025

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

FROM: Lanning Blaser, Planner  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2025-00031  
Administrative Review for Change of Ownership  
Site Use: Animal care with overnight accommodations  
Applicant: Steve Gaudio  
Location: 2403 Mandeville Lane  
Zone: CDD#2 Coordinated Development District #2

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### **Request**

Special Use Permit #2025-00031 is a request for a SUP Change of Ownership for an animal care facility with overnight accommodations from Alexandria DD, LLC to HTC 4/5 Project Owner, LLC. City Council previously approved the use through DSUP #2022-10019 and SUP #2022-00079. No changes to the animal care facility operations are proposed and the applicant would continue operating with indoor dog daycare, grooming, dog training, and overnight boarding. The daytime hours of operation for daycare, training and grooming will be from 7 a.m. to 9 p.m., Monday through Friday and 9 a.m. to 8 p.m. on Saturday and Sunday. Molly's Dog Care will staff five to six employees during the daytime operations and one to two employees during overnight boarding hours. Additionally, there have been no recorded complaints related to noise since the use began. The applicant would rename the animal care facility from District Dogs Inc. to Molly's Dog Care.

### **Community Outreach**

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. Staff did not receive any public comments.

### **Staff Action**

Staff supports the Change of Ownership request and finds the continued operation of an animal care facility with overnight accommodations at this location to be a positive amenity for the community. On July 2 zoning staff inspected the site and confirmed all SUP conditions were met. Staff carried forward the previous conditions from SUP #2022-00079 and amended and added current standard conditions. Additionally, condition #4 has been deleted as noise mitigation measures were completed during the construction of the site for District Dogs. Condition #17 has been added to ensure

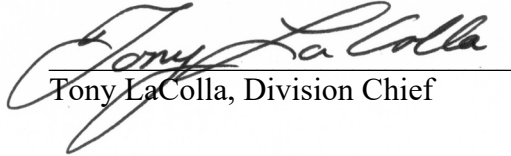
maintenance of the acoustic sound paneling. Conditions #16 and #18 have been added to ensure compliance with the Virginia state requirements.

Staff hereby approves the Special Use Permit request.

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

Date: July 17, 2025

Action: Approved

  
Tony LaColla, Division Chief

Attachments: 1) Special Use Permit Conditions  
2) Statement of Consent

### CONDITIONS OF SPECIAL USE PERMIT #2025-00031


The applicant 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. (P&Z) (SUP#2022-00079)
- 2 The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z) (SUP#2022-00079)
- 3 **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit ~~after it has been operational for one year after it has been operational,~~ and then again every three years for compliance with all conditions, and ~~shall~~ may 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) or 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 to offset land use impacts not addressed in City Code.~~ (P&Z) (SUP#2022-00079)
- 4 **CONDITION SATISFIED BY THE APPLICANT AND DELETED BY STAFF:** ~~The sound mitigation measures described in the application will be installed before the Certificate of Occupancy is approved. (P&Z) (SUP#2022-00079)~~
- 5 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) (SUP#2022-00079)
- 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. (P&Z) (T&ES) (SUP#2022-00079)
- 7 Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys or storm sewers. (T&ES) (SUP#2022-00079)

- 8 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) (SUP#2022-00079)
- 9 All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state, and federal ordinances or regulations. (T&ES) (SUP#2022-00079)
- 10 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00 pm and 7:00 am. (T&ES) (SUP#2022-00079)
- 11 **CONDITION AMENDED BY STAFF:** ~~The use must comply with the city's noise ordinance.~~ No amplified sound nor dog barking shall be audible at the property line after 11:00 pm. (T&ES) (SUP#2022-00079)
- 12 The applicant shall require its employees who drive to use off-street parking. (T&ES) (SUP#2022-00079)
- 13 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) (SUP#2022-00079)
- 14 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 for more information about available resources. (T&ES) (SUP#2022-00079)
- 15 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) (SUP#2022-00079)
- 16 **CONDITION ADDED BY STAFF:** No food, beverages, or other materials shall be stored outside. (P&Z)
- 17 **CONDITION ADDED BY STAFF:** Acoustic sound installation measures required in SUP #2022-00079 shall be maintained and in good condition. (P&Z)
- 18 **CONDITION ADDED BY STAFF:** 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)

## STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2025-00031. The undersigned also hereby agrees to obtain all applicable licenses and permits required for an animal care facility with overnight accommodations at 2403 Mandeville Lane.

  
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Applicant - Signature

7/18/25  
\_\_\_\_\_  
Date

Steve Gaudio  
\_\_\_\_\_  
Applicant – Printed

7/18/25  
\_\_\_\_\_  
Date