



Administrative Special Use Permit Application

Department of Planning & Zoning
301 King Street, Room 2100, Alexandria, Virginia 22314
Phone: 703.746.4666 | www.alexandriava.gov/planning

PROPERTY LOCATION: 2836 Duke St.

ZONE: CG

TAX MAP REFERENCE: 062.03-04-03

APPLICANT'S INFORMATION:

Applicant: Luxury Pet Hotel Investments, LLC Business/Trade Name: K9 Resorts

Address: 11121 Hindry Ave, Los Angeles CA 90045

Phone: 623-261-3294

Email: mike.williams@k9resorts.com

PROPOSED USE:

- | | |
|---|---|
| ✓ Animal Care with Overnight Accommodations | Massage Establishment |
| Auto Trailer Rental or Sales | Outdoor Dining (Other than King Street Outdoor Dining Area) |
| Catering Operation | Outdoor Food and Crafts Market |
| Child and Elder Care Homes | Outdoor Garden Center |
| Day Care Center | Outdoor Display |
| Health and Athletic Club | Public School Trailers |
| Light Assembly, Service, and Craft | Valet Parking |
| Light Auto Repair | Vehicle Parking or Storage for More Than 20 Vehicles |
| Live Theater | |

PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of 2836 Duke Street (property address), for the purposes of operating a Animal Care with Overnight Accommod~~(use)~~ business as described in this application. I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property.

Name: Richard Greenberg

Phone: 301-657-2525

2836 Duke Partners, LLC
Greenhill Companies

Address: 4901 Fairmont Ave., Suite 200
Bethesda, MD 20814

Email: rgreenberg@greenhillcompanies.com

Signature: *Richard Greenberg*

Date: 06/24/2025

1. 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 and the percent of ownership.

See Attachment A

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.

USE CHARACTERISTICS

2. Please give a brief statement describing the use:

Canine boarding, day care and related services.

3. Please describe the proposed hours of operation:

Days	Hours
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Daily	6 a.m. to 7:30 p.m. (7a.m. to 7p.m.)
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Or give hours for each day of the week

Monday	6a.m.-7:30p.m.
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Tuesday	""
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Wednesday	""
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Thursday	""
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Friday	""
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Saturday	9-5:30 p.m.
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Sunday	""
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4. 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).

Maximum 100-110

- B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

Range of 25 dogs to one staff person for day care, 1-2 people out managing dogs and cleaning, in two shifts (6am - 1 p.m. 1p.m.-7:30)

5. A. How many parking spaces of each type are provided for the proposed use:

41	Standard and compact spaces	12 spaces on Duke St. side and 32 spaces on Colvin Street side total for all tenants. At le
3	Handicapped accessible spaces	20 spaces will be assigned to this tenant.
	Other	

B. Please give the number of:

44

Parking spaces on-site

Parking spaces off-site

If the required parking will be located off-site, where will it be located?

6. Please provide information regarding loading and unloading for the use:

A. How many loading spaces are available for the use?

20+ parking spaces for clients to drop off and pick up their dogs.

B. Where are off-street loading spaces located?

N/A

C. During what hours of the day do you expect loading/unloading operations to occur?

Clients can pick up and drop off their dogs from 9am until 5:30pm 7 days a week.

D. How frequently are loading/unloading operations expected to occur per day or per week?

Anytime during the permitted hours up to the capacity for the facility.

7. If any hazardous materials or organic compounds (for example paint, ink, lacquer thinner, or cleaning or degreasing solvent), as defined by the state or federal government, be handled, stored, or generated on the property, provide the name, monthly quantity, and specific disposal method below:

No

8. What is the square footage the use will be occupying?

8,814

square feet

APPLICANT'S SIGNATURE

Please read and initial each statement:



THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 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.



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 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 to visit, inspect, and photograph the building premises, land etc., connected with the application.

Print Name of Applicant or Representative Mary Catherine Gibbs, Wire Gill, LLP

Signature



Date

7/14/25

If this application is being filed by someone other than the business owner (such as an agent or attorney), please provide the information below:

Representative's Address: 700 N. Fairfax Street, Suite 600, Alexandria, VA 22314

Phone: 703-835-1922

Email: mcgibbs@wiregill.com

Fax: NA



Department of Planning & Zoning

Administrative Special Use Permit New Use Checklist

☒ Application form

☐ Application fee

Supplemental Worksheet for the following uses:

☐ Catering Operation

☐ Child or Elder Care Home

☐ Day care Center

☐ Light Automobile Repair, Auto & Trailer Rental or Sales, Vehicle Parking or Storage

☐ Live Theater

☐ Outdoor Dining

☐ Outdoor Display

☐ Outdoor Food and Crafts Market

☐ Outdoor Garden Center

☐ Valet Parking

Interior floor plan

☒ Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

Contextual site image

☒ Show subject site, on-site parking area, surrounding buildings, cross streets

If applicable

☐ Outdoor plan for outdoor uses

Ownership Disclosure Statement: Attachment A

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 and the percent of ownership.

Applicant: Luxury Pet Hotel Investments, LLC (K9 Resorts)
11121 Hindry Ave.
Lost Angeles, CA 90045

Ownership Information:

1. Riverview Investments, LLC – 11.86%
868 Ashford Ave., #602
San Juan, PR 00907
2. Pawsitive Investments, LLC – 9.52%
PMB 3000-306,
Edwards, CO 81632
3. MBF Retreat, LLC – 9.58%
Plot Lot #6 Block #35 Edgewater Drive
Lyford Cays, Bahamas
4. EILSEL Creek LLC - 6.87%
4 Iroquiis Tril
Harrison, NY 10528
5. North Pole Initiatives LLC – 5.81%
23 Old Farm Road
Carmel, NY 10512
6. The Glenn Dowler Irrevocable GST Trust of 2018 - 5.57%
15595 Hawker Lane
Wellington, FL 33414
7. V Dogs, LLC – 3%
410 East Water Street, Suite 888
Charlottesville, VA 22902

Property Owner: 2836 Duke Partners, LLC
c/o Greenhill Companies
4901 Fairmont St., Suite 200
Bethesda, MD 20814

Ownership Entities:

- 1) Leonard A. Greenberg and Linda K. Greenberg Multi-Generation Trust – 32.5%
c/o Greenhill Companies
4901 Fairmont St., Suite 200

Bethesda, MD 20814

- 2) Richard S. Greenberg – 17.5%
c/o Greenhill Companies
4901 Fairmont St., Suite 200
Bethesda, MD 20814
- 3) Joshua Schooler Trust – 9.6%
4905 Del Ray Avenue, Suite 200
Bethesda, MD 20814
- 4) Jeremy Schooler Trust – 9.6%
4905 Del Ray Avenue, Suite 200
Bethesda, MD 20814
- 5) Emily Schooler Feizenberg Trust – 9.6%
4905 Del Ray Avenue, Suite 200
Bethesda, MD 20814
- 6) Rebecca Schooler Trust – 9.6%
4905 Del Ray Avenue, Suite 200
Bethesda, MD 20814
- 7) Aaron Schooler Trust – 9.6%
4905 Del Ray Avenue, Suite 200
Bethesda, MD 20814
- 8) Aaron Schooler – 2%
4905 Del Ray Avenue, Suite 200
Bethesda, MD 20814

Business or Financial Relationships:

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.)
<u>Applicant:</u>		
Luxury Pet Hotel Investments, LLC	None	None
Riverview Investments, LLC	None	None
Pawsitive Investments, LLC	None	None
MBF Retreat, LLC	None	None
EILSEL Creek LLC	None	None
North Pole Initiatives LLC	None	None
The Glenn Dowler Irrevocable GST Trust of 2018	None	None
SV Dogs, LLC	None	None
<u>Property Owner:</u>		
2836 Duke Partners	None	None
Leonard A. Greenberg and Linda K. Greenberg Multi-Generation Trust	None	None
Richard S. Greenberg	None	None
Joshua Schooler Trust	None	None
Jeremy Schooler Trust	None	None
Emily Schooler Feizenberg Trust	None	None
Rebecca Schooler Trust	None	None
Aaron Schooler Trust	None	None
Aaron Schooler	None	None

PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

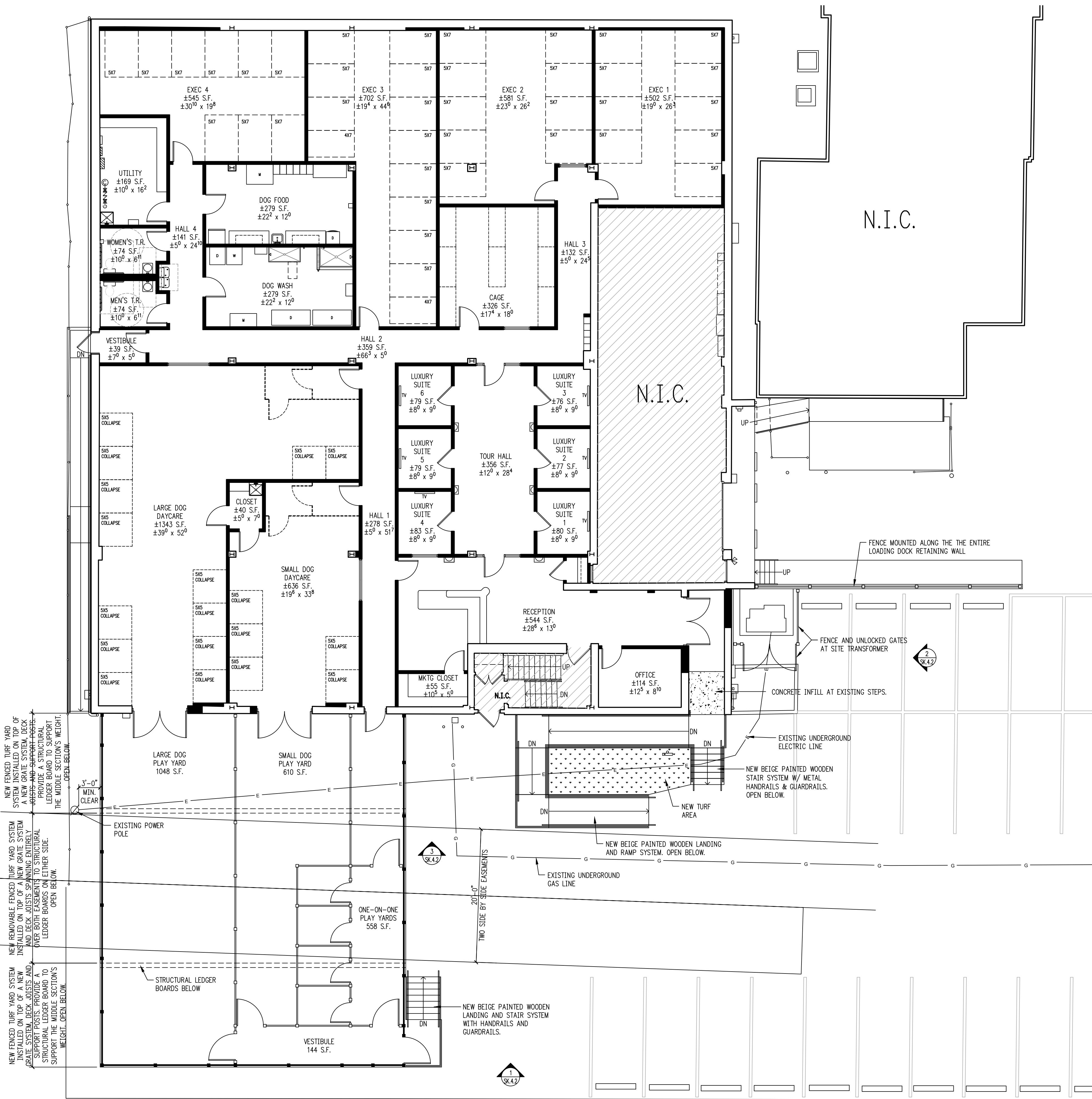
PROPOSED RENOVATIONS FOR:
K9 RESORTS

2836 DUKE ST.
ALEXANDRIA, VA 22314

RHJ ASSOCIATES, PC
ARCHITECTS · PLANNERS · DESIGNERS

KING OF PRUSSIA, PA 610.337.4555
MOUNT LAUREL, NJ 856.252.0040
PHILADELPHIA, PA 215.279.5845
WILMINGTON, DE 302.482.2269
www.rhjassoc.com

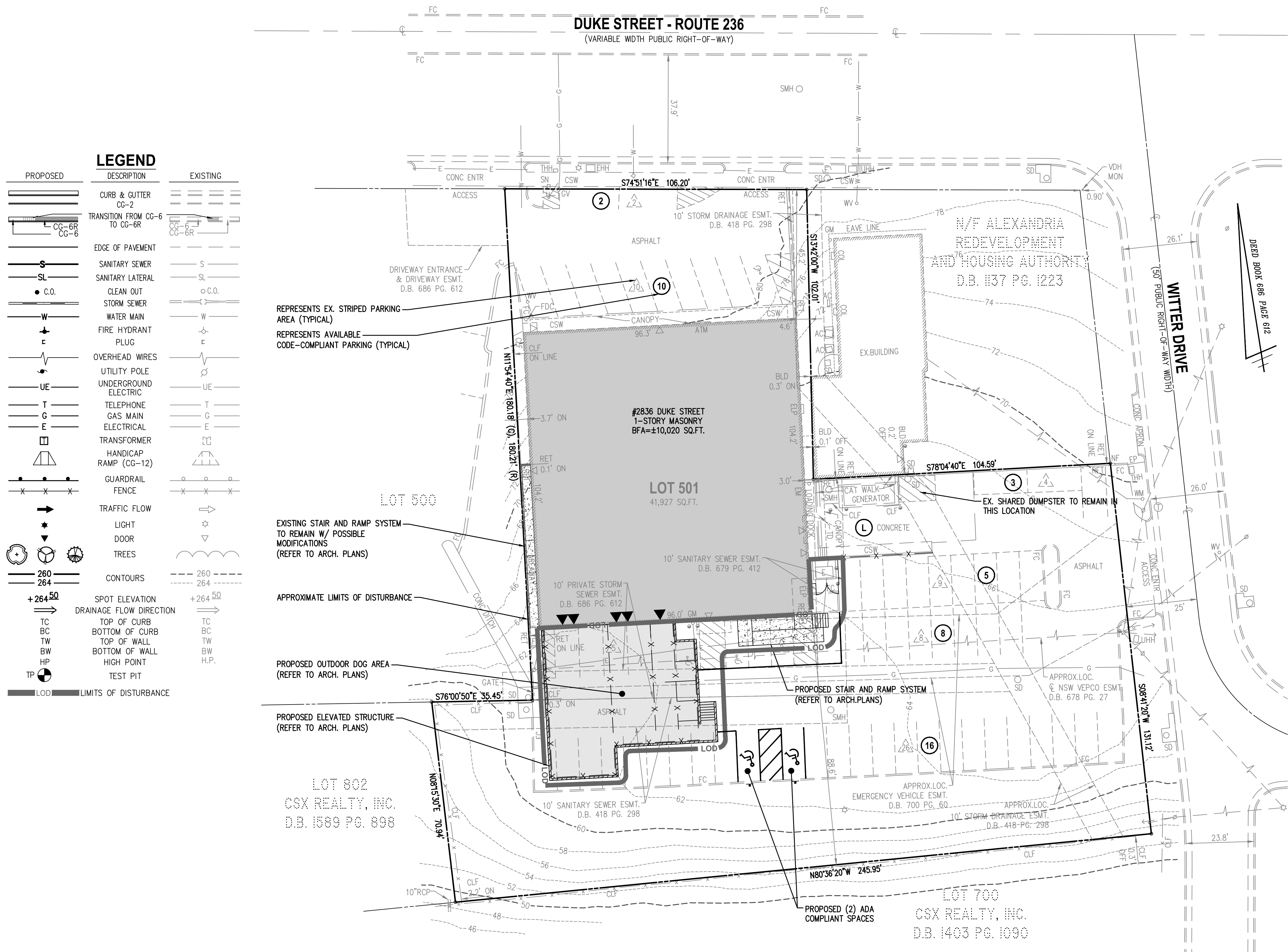
REVISION: 06.10.2025
REVISION: 05.29.2025
REVISION: 03.03.2025
DATE: 02.19.2025
PROJECT NO. 2024-0606



SQ. FT. CHART	
ROOM NAME	SQ. FT.
RECEPTION	544
OFFICE	114
MARKETING CLOSET	55
TOUR HALL	356
LUXURY SUITE 1	80
LUXURY SUITE 2	77
LUXURY SUITE 3	76
LUXURY SUITE 4	83
LUXURY SUITE 5	79
LUXURY SUITE 6	79
HALL 1	278
HALL 2	359
HALL 3	132
HALL 4	141
CAGES	326
EXEC 1	502
EXEC 2	581
EXEC 3	702
EXEC 4	545
DOG FOOD	279
DOG WASH	279
UTILITY	169
WOMEN'S T.R.	74
MEN'S T.R.	74
VESTIBULE	39
LARGE DOG DAYCARE	1343
SMALL DOG DAYCARE	636
CLOSET	40
TOTAL: 8,042	

ADMINISTRATIVE SPECIAL USE PERMIT

2836 DUKE STREET



ZONING TABULATIONS:

EXISTING ZONE:	CG, COMMERCIAL GENERAL	
PROPOSED ZONE:	CG, COMMERCIAL GENERAL	
SITE AREA:	41,927 SF, 0.9625 ACRES	
LOT SIZE	REQD./PERMITTED	PROVIDED
FRONTAGE	NO REQUIREMENT	41,927 SF, 0.9625 AC
YARD	NO REQUIREMENT	106.20 SF
OPEN SPACE	NO REQUIREMENT	3.04 FT MINIMUM
FLOOR AREA RATIO	0.50	N/A
FLOOR AREA	20,963 SF MAXIMUM	0.47
HEIGHT	50 FT MAXIMUM	19,776 SF (PER CITY RECORDS)
		EXISTING, NO CHANGE PROPOSED

PARKING TABULATIONS:

PARKING REQUIRED USE	RATE		
SPECIFIC COMMERCIAL USE WITHIN ENHANCED TRANSIT AREA	0.25 SPACES PER 1,000 SF FLOOR AREA 3 SPACES PER 1,000 SF FLOOR AREA		MINIMUM MAXIMUM
RETAIL SHOPPING ESTABLISHMENT ±10,000 SF	10,000 SF @ 0.25 SP/1,000 SF 10,000 SF @ 3.0 SP/1,000 SF	= 2.5 SPACES = 30 SPACES	MINIMUM MAXIMUM
ANIMAL CARE FACILITY ±10,000 SF	10,000 SF @ 0.25 SP/1,000 SF 10,000 SF @ 3.0 SP/1,000 SF	= 2.5 SPACES = 30 SPACES	MINIMUM MAXIMUM
TOTAL REQUIRED PARKING	5 SPACES MINIMUM 60 SPACES MAXIMUM		

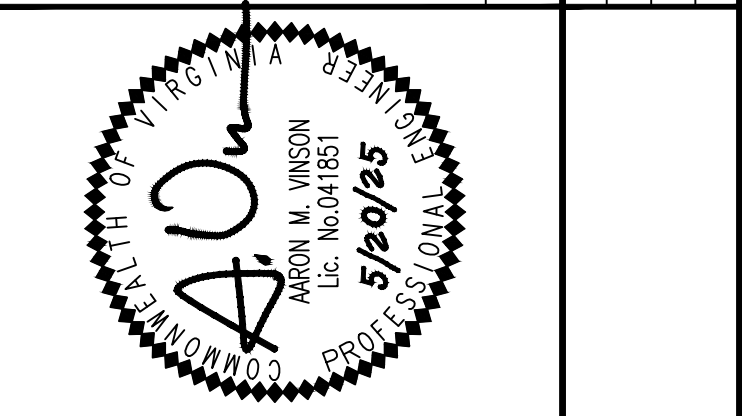
PARKING PROVIDED	
EXISTING PARKING IN FRONT	12 SPACES (INCL. 1 ADA SPACE)
EXISTING PARKING TO REMAIN IN REAR	32 SPACES (INCL. 2 ADA SPACES)
TOTAL PARKING PROVIDED	44 SPACES (INCL. 3 ADA SPACES)

LOADING TABULATIONS:

LOADING REQUIRED AT LEAST 1 SPACE PER 20,000 SF	20,000 SF @ 1.0 SP/20,000 SF	= 1 LOADING SPACE REQUIRED
LOADING PROVIDED 1 EXISTING LOADING SPACE		= 1 LOADING SPACE PROVIDED

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 20'
DATE: 5/20/2025
DRAWN: JT
CHECKED: AV



REVISION APPROVED BY		DATE	DATE
REV.	BY	APPROVED	DATE
NO.	DESCRIPTION	DATE	

2836 DUKE STREET

ADMINISTRATIVE SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

CONTEXTUAL SITE PLAN

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

