

**TOWN OF FRONT ROYAL  
DEPARTMENT OF PLANNING & ZONING**



**STAFF REPORT FOR THE MAY 15, 2019 PLANNING COMMISSION MEETING**

**APPLICATION #:**

FRSPU-001349-2019

**APPLICANT:**

Fianna Litvok

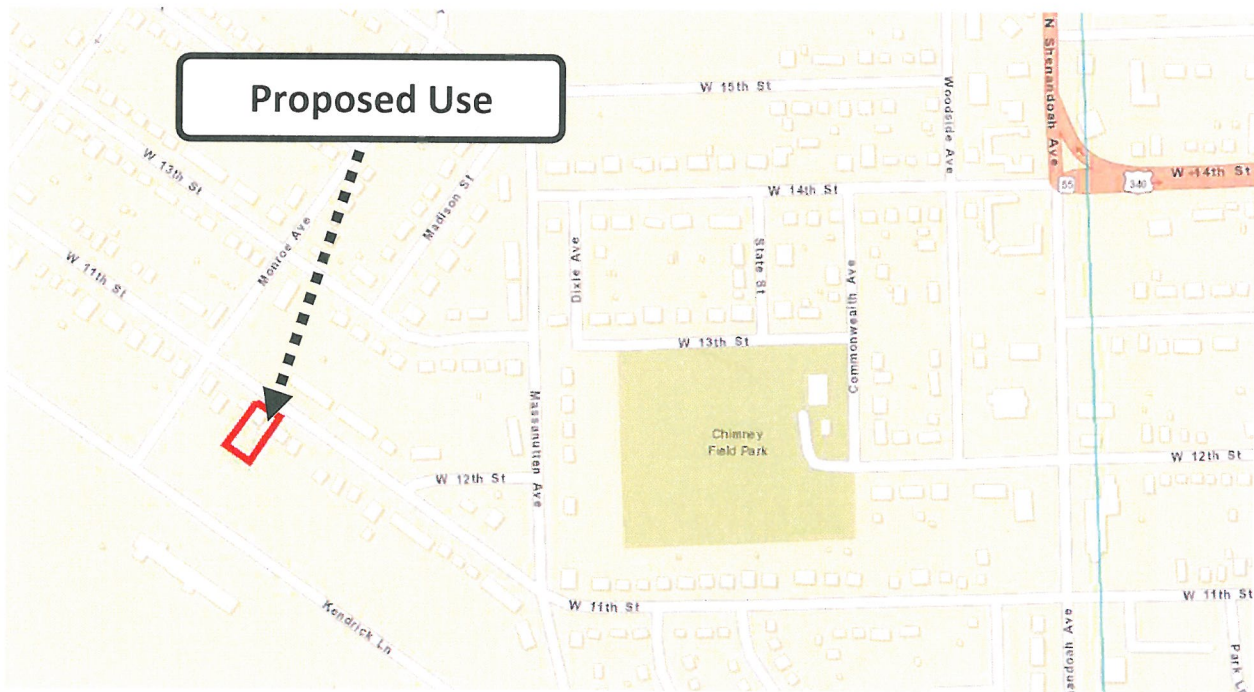
**SUMMARY OF REQUEST:**

A request to establish a dog training facility/kennel within the C-1 Zoning District.  
**[The Application and other associated documents submitted by the Applicant are attached]**

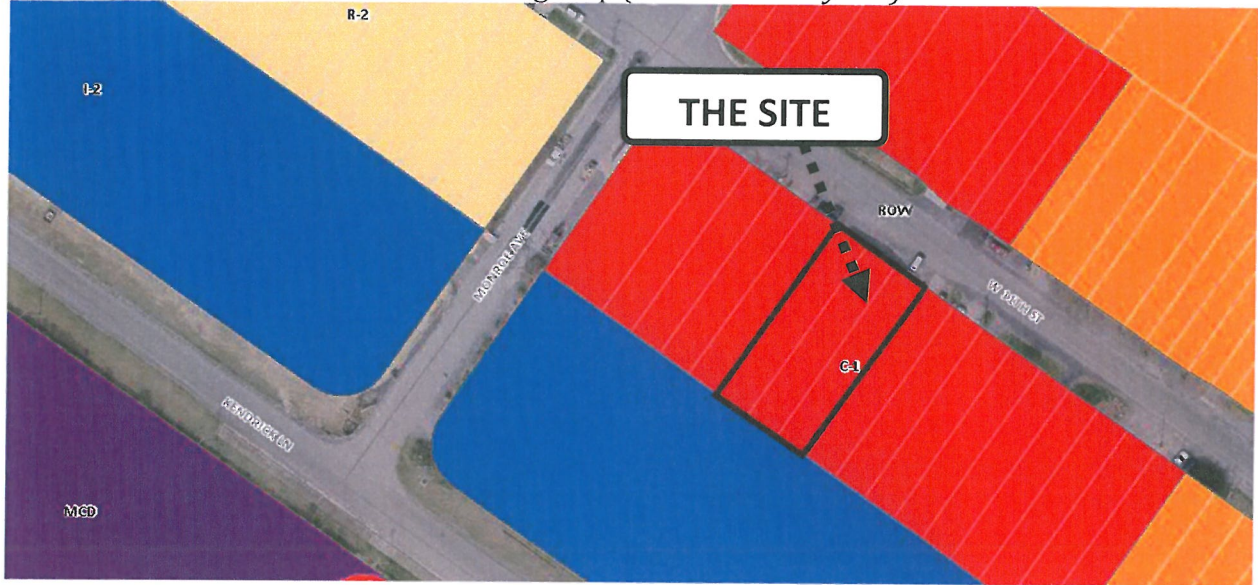
**GENERAL INFORMATION:**

<i>Site Addresses</i>	650 W. 11 <sup>th</sup> Street, Suite A
<i>Property Owner(s)</i>	VKA2B LLC
<i>Existing Zoning</i>	C-1 (Community Business) District
<i>Proposed Use</i>	Dog Training Facility with kennels
<i>Tax Identification</i>	20A1 2 3, lots 7-9
<i>Location</i>	The proposed use is located on the 1 <sup>st</sup> floor of the building to the east of the existing laundromat.

*Vicinity Map (Warren County GIS)*



Town Zoning Map (Warren County GIS)

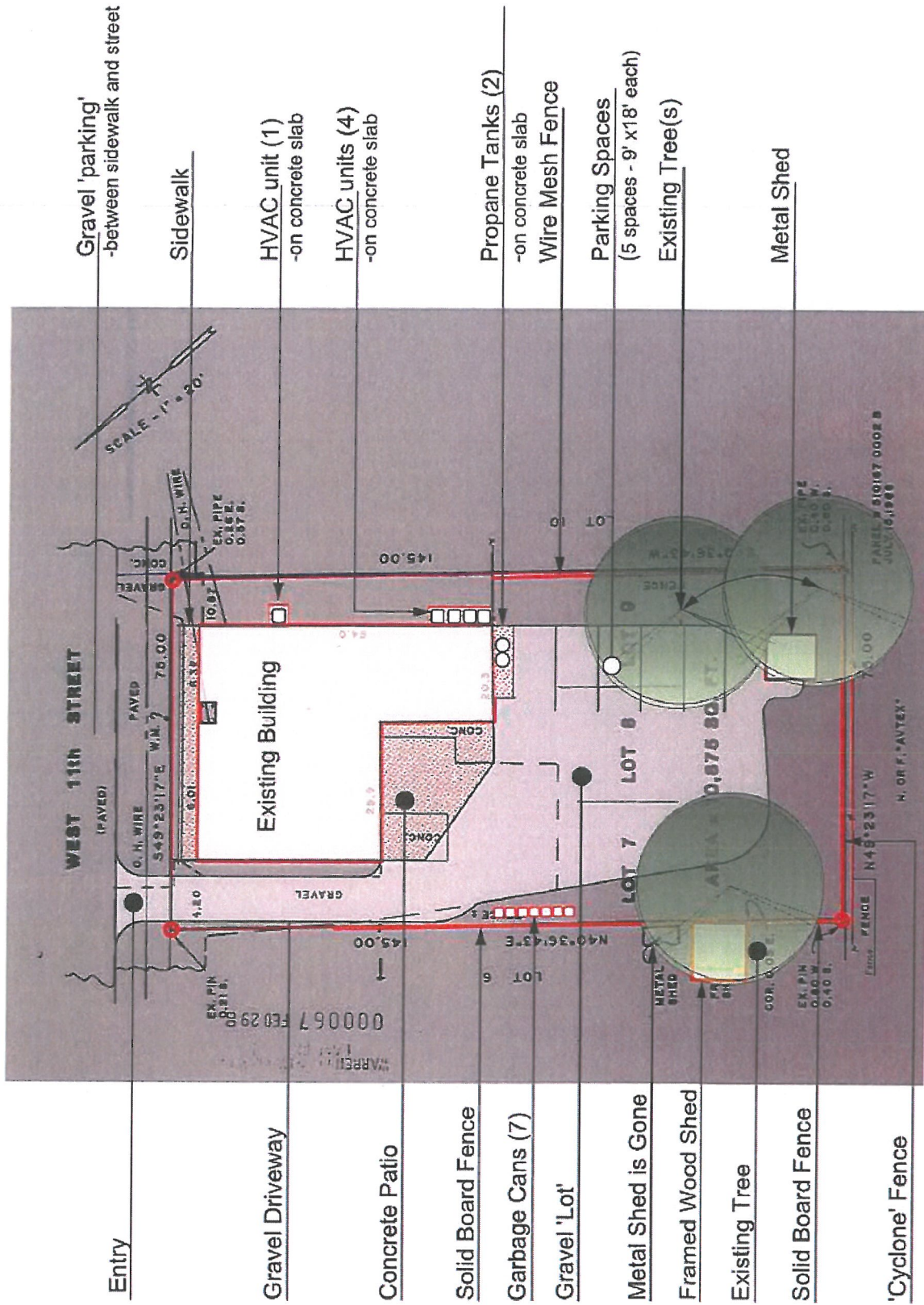


Aerial (Warren County GIS)





Existing Site Conditions (Applicant's Site Plan)



Entry

Gravel Driveway

Concrete Patio

Solid Board Fence

Garbage Cans (7)

Gravel 'Lot'

Metal Shed is Gone

Framed Wood Shed

Existing Tree

Solid Board Fence

'Cyclone' Fence

Gravel 'parking'  
-between sidewalk and street

Sidewalk

HVAC unit (1)  
-on concrete slab

HVAC units (4)  
-on concrete slab

Propane Tanks (2)  
-on concrete slab

Wire Mesh Fence

Parking Spaces  
(5 spaces - 9' x 18' each)

Existing Tree(s)

Metal Shed



Existing Site Conditions *(Staff Photos of the Property)*





## INFORMATION ON THE APPLICATION:

### *Project Summary*

The application is for a use described as a dog training facility / kennel. A detailed description of the proposed use is provided by the applicant and attached with the application. The business name would be Tip Top K9. It would offer obedience training for dogs. Customers would primarily be private citizens. The applicant's business description indicates that most training will be off-site at the pet owner's house or other location. However, there would be "doggie bootcamps" on-site. Commercial kennels are described as secondary and related only to the "doggie bootcamps", where pet owners would leave their dogs at the facility for 2-4 weeks. The applicant initially hopes to be able to have 1-4 dogs housed at the site, but with a growth potential for up to 10.

The Applicant has included a soundproofing plan. This plan proposes several measures that will be taken initially, including the following: 1) "Mounted wall and ceiling acoustic panels", 2) "Soundproofing curtains", and 3) "Calming aromatherapy".

If noise is a problem after these measures, the soundproofing plan includes other measures that will be taken to mitigate noise so it will not be a nuisance to the adjacent uses.

A floorplan of the proposed facility is also included with the applicant and a site plan. The layout includes two dog training areas and a designated kennel area and a dog washing station. A restroom is also located beside the dog washing station but is not illustrated in the Applicant's sketch.

The site includes 5 parking spaces in the rear of the building on a gravel surface. There appears to be one space per tenant, plus one additional space labeled by a sign as visitor parking. There are two apartments upstairs and the two commercial spaces on the lower level. Street parking also exists in the front of the building.

Below are parking calculations of what the Town Code requires for off-street parking. The use does qualify for a parking exemption, as found under Town Code 175-127. This allows existing businesses to be reused with the existing parking provided that it is adequately maintained and delineated.

Apartments = 2 per unit = 4 spaces  
Proposed Kennel (1280 sf) = 1 per 300 sf = 4.3  
Existing Laundromat (720 sf) = 1 per 200 sf = 3.6  
**TOTAL = 12**

The Warren County Building Official commented that the use will require a change of use application with the Warren County Building Inspections Department.

The Town Public Works department commented that the dog waste and trash must be bagged in accordance with the Town Code. They further indicated that a work order has been submitted for the resurfacing of the front parking area by the Town.



## Special Use Permits

A special use permit is required because "Kennels" require a special use permit in the C-1 District, pursuant to Town Code 175-39.B.

Town Code 175-3 defines a Kennel as follows: *Any place, private or commercial, equipped and/or used to house, board, breed, handle, train, or otherwise care for five (5) or more dogs six (6) months of age or older.*

The Town is authorized to require a special use permit for certain uses within any zoning district under Virginia Code §15.2-2286. Some specific uses are granted protection from regulation from localities by the Virginia Code, including agriculture uses, small scale conversion of biomass to alternative fuel, certain residential uses, private tents, farm wineries, assisted living facilities, and group homes.

The issuance of a special use permit is subject to such conditions as are deemed necessary by the Front Royal Town Council after recommendations of the Front Royal Planning Commission. Prior to an action by Town Council or a recommendation by the Planning Commission, a **public hearing** is required for special use permits.

## Conclusion

Town Staff recommends that the Planning Commission issue a recommendation of approval of the Special Use Permit Application with the following conditions. Additional consideration may need to be given if new information is provided at the scheduled public hearing.

### CONDITIONS:

- 1) This Special Use Permit is authorized for a kennel used in association with the proposed dog training facility within the lower east unit (suite a) of 650 W 11<sup>th</sup> Street.
- 2) A maximum of 10 dogs may be housed within business.
- 3) The Tier 1 soundproofing measures identified in the application shall be installed by the Applicant before the business is opened.
- 4) The Tier 2 or Tier 3 measures identified in the application may be installed by the Applicant if the Tier 1 measures do not adequately mitigate sound from the use, as determined by the Planning Commission. If such measures are required, the applicant shall install the measures within 30-days, or as otherwise may be determined by the Planning Commission.
- 5) The existing parking lot shall be resurfaced prior to the business opening.
- 6) Town Council, or other designated representative, may inspect the property at any reasonable time to ensure compliance with local regulations, including, but not limited to, the conditions placed on this special use permit.
- 7) Upon inspection of the property, if it is found that the property is not in compliance with local regulations, including but not limited to, the conditions of this special use permit, the Town may revoke this special use permit after notice to the applicant and public hearing.

ATTACHMENTS: Application and associated other documents from the Applicant.