

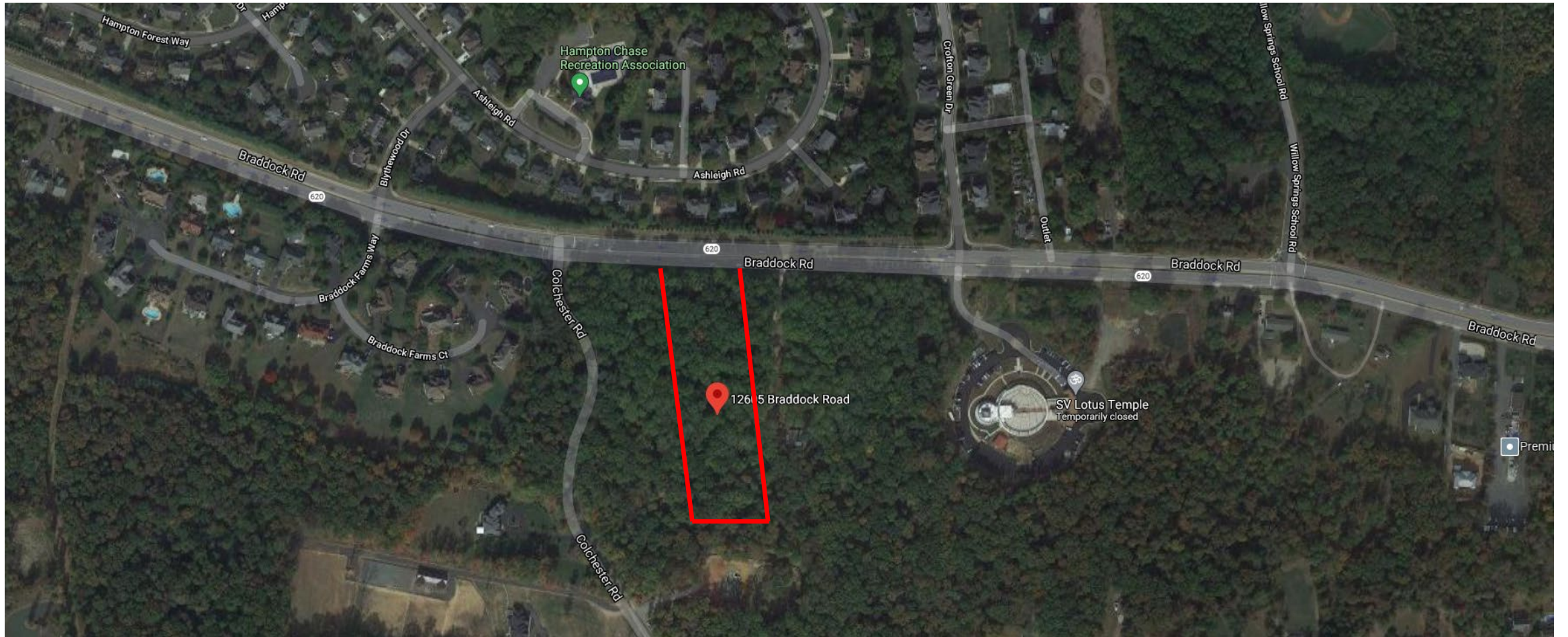
Cooley

Healthy Hound Playground  
Special Exception  
Application

# Healthy Hound Playground

- Special exception application to permit Kennel facility in R-C zoning district
- Parcel size = 4.85 acres
- 18,360 SF facility
- Max Height = +/- 20'
- 55% undisturbed open space and setback of 223' from Braddock Road
- Daytime and overnight boarding/grooming (max 150 dogs)
- Majority of care indoors; no outdoor boarding
- 35 parking spaces

# Healthy Hound Playground



# Healthy Hound Playground – Why this site?

- Limited locations based on zoning:
  - Outdoor kennels permitted only in large-lot residential areas (R-A, R-P, R-C, R-E and R-1) upon approval of SE
  - Indoor-only kennels permitted in commercial (C-5 through C-8) and industrial areas (I-4 through I-6), plus certain P-districts (PDH, PDC, PTC)
- Location is central to under-served area of Fairfax County
- Size and configuration of parcel sufficient to achieve design objectives

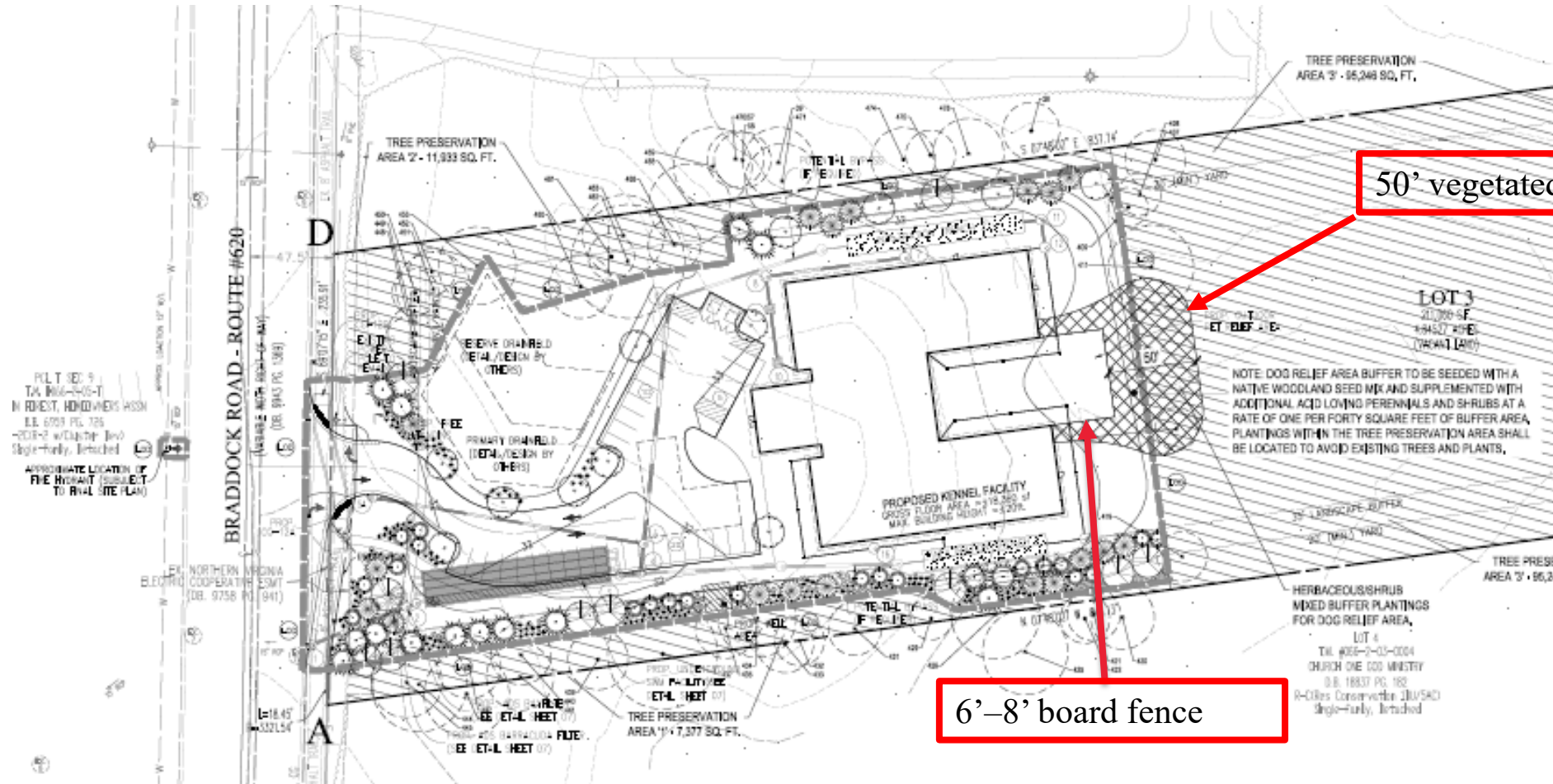
# Healthy Hound Playground – Why this site?

- Consistent with other nonresidential uses along Braddock Road
  - FAR below 0.10
  - Low volume of patrons compared to places of worship
- R-C zoning already permits “keeping of livestock” by right based on size of parcel:
  - 5 acres = 10 head of cattle, 25 pigs or 45 dogs
  - Approval of SE ensures regulation of use and mitigation of impacts, particularly on water quality issues





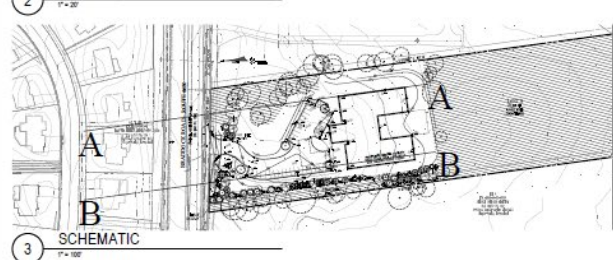
# Healthy Hound Playground



50' vegetated buffer

6'-8' board fence

# Healthy Hound Playground



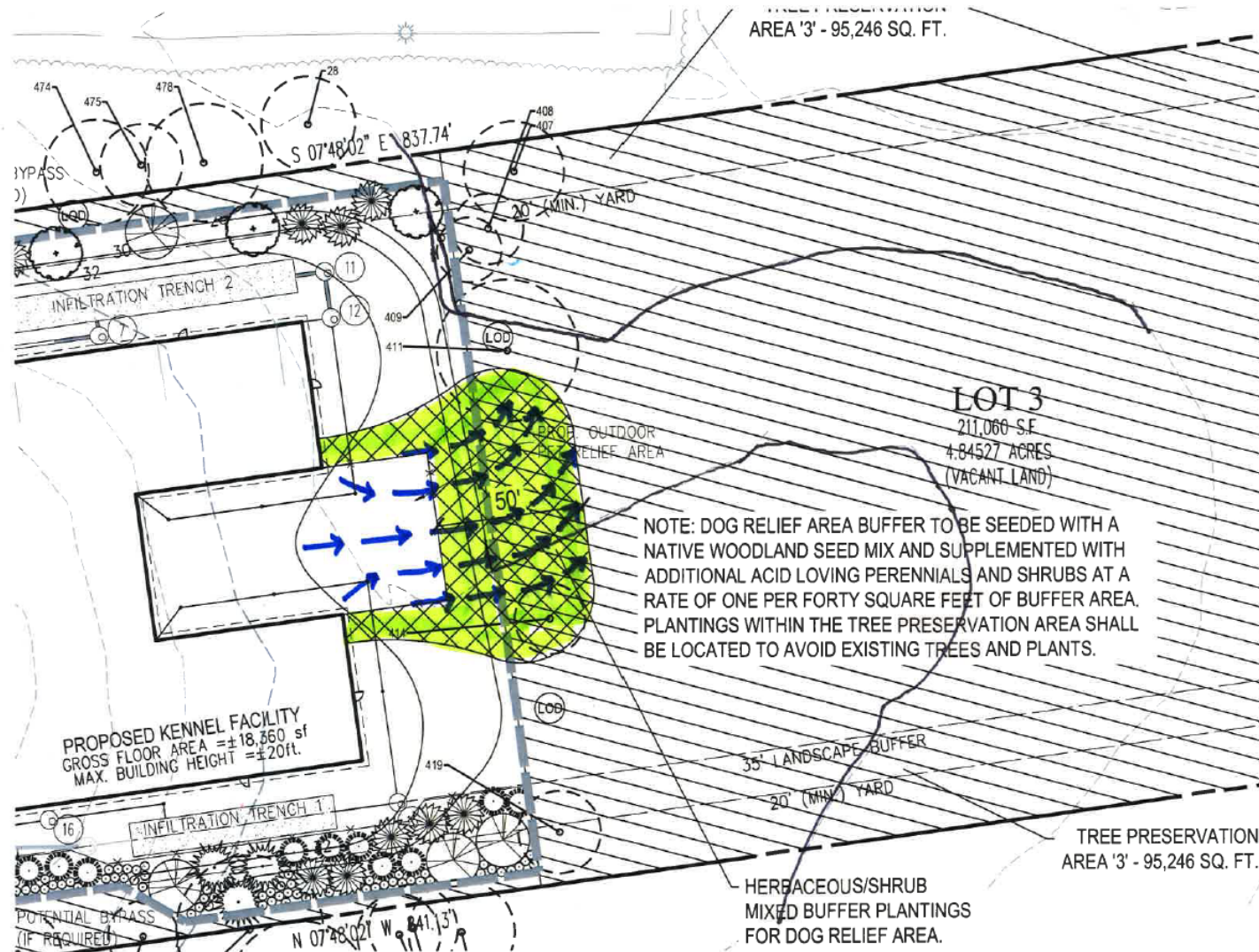
Section Elevations



# Healthy Hound Playground – Pet Relief Area

- Design coordinated with LDS and NVSWCD
- 50' planting buffer to filter runoff before undisturbed area
- Runoff separated from infiltration trenches and SWM vault
- Solid waste removed daily and disposed offsite by waste collection company
- Surface washed daily and treated, as needed, to maintain healthy ground cover
- No washing of dogs outdoors
- 6' solid board fence to address noise impacts
- Use of pet relief area in shifts based on occupancy

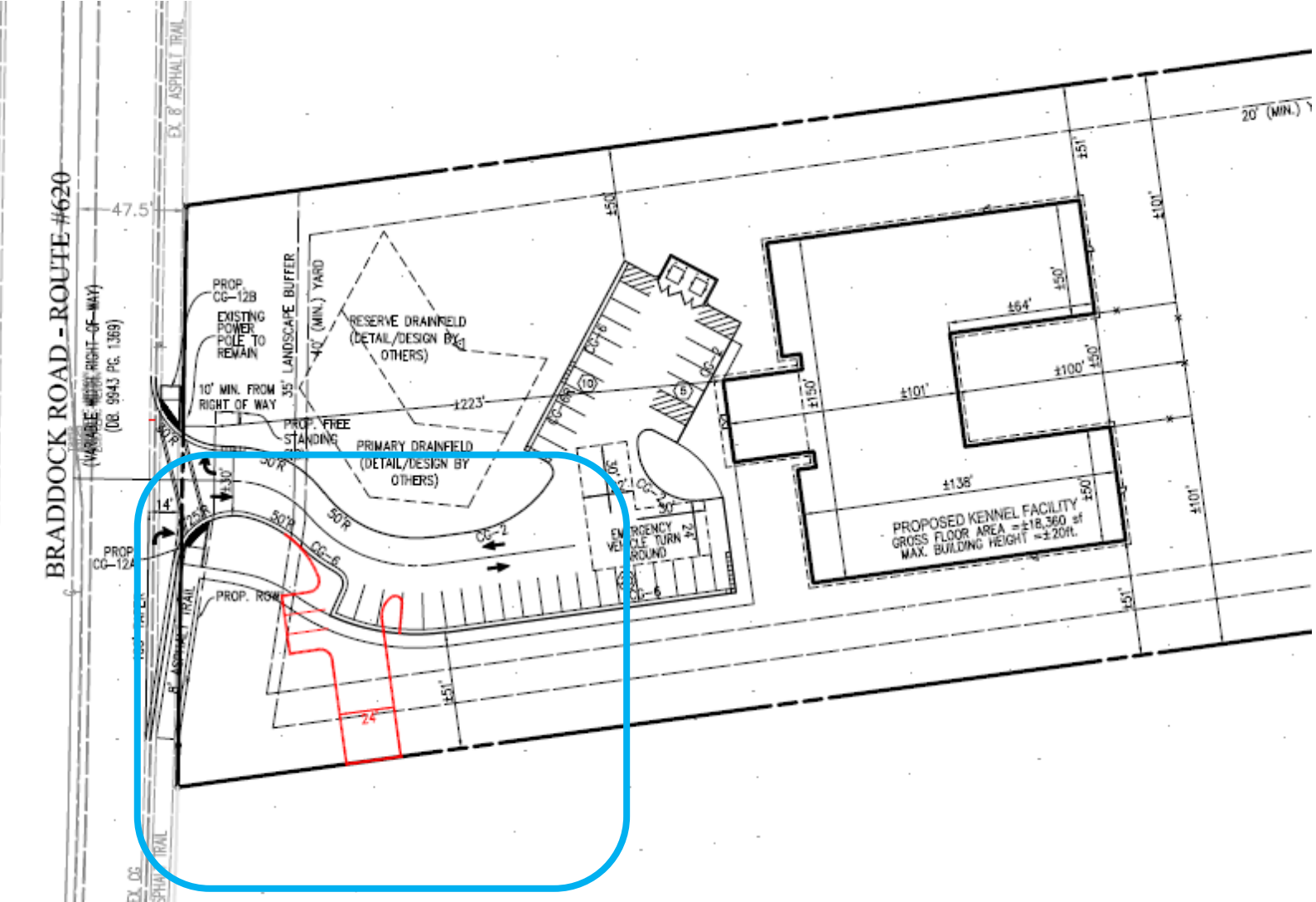
# Healthy Hound Playground – Pet Relief Area



# Healthy Hound Playground - Transportation

- No ITE Land Use code for kennels; used childcare facility as proxy
- Assumed max capacity of 150 dogs as baseline, even though daily occupancy typically much lower
- Approximately 50/50 inbound/outbound trips during AM/PM peak hour
- Applicant proposes 77' turn lane taper, consistent with taper at SV Lotus Temple (70')
- Development condition permitting interparcel connection to west if adjoining parcel develops with nonresidential use
- Design approved by FCDOT and VDOT

# Healthy Hound Playground – Transportation

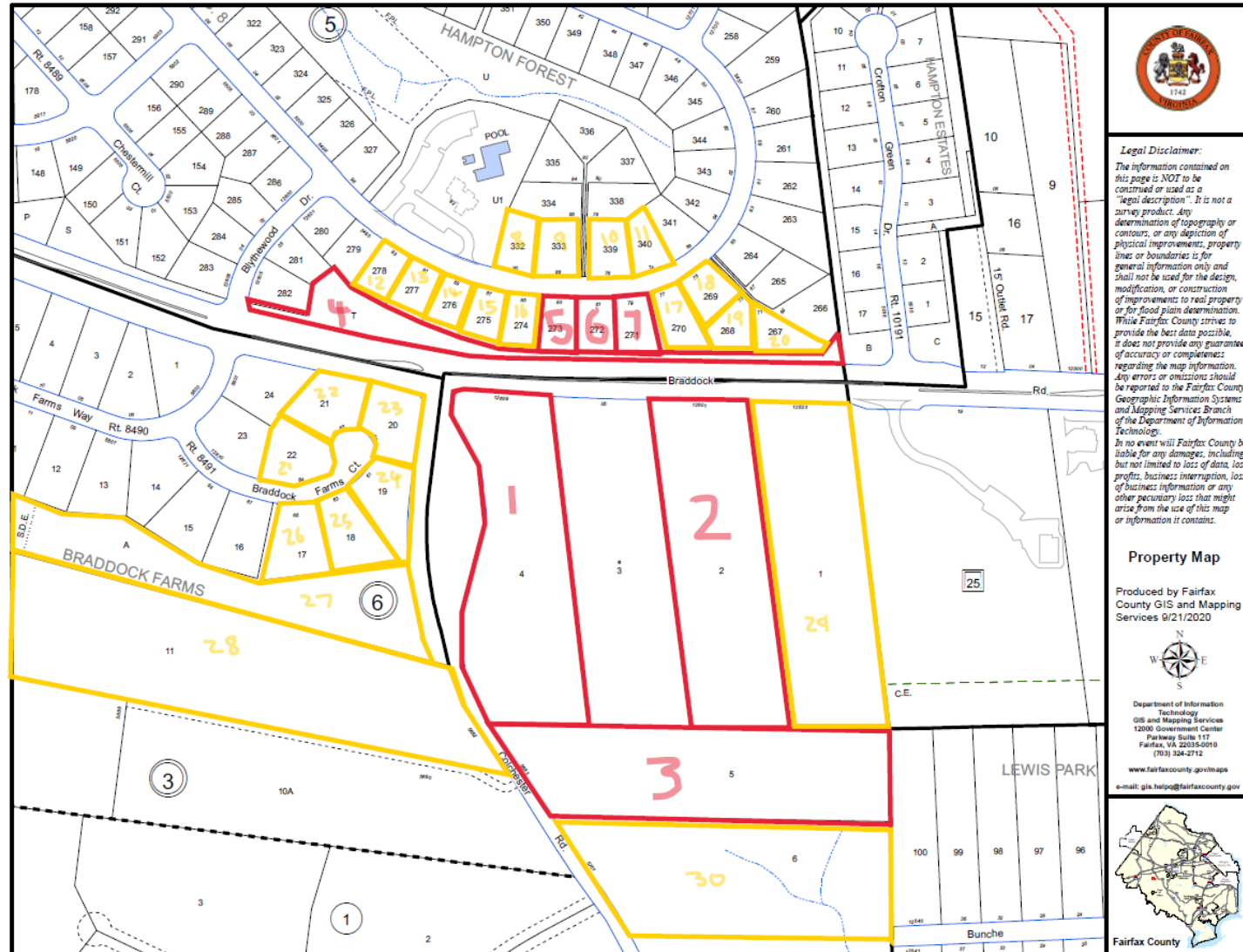




# Healthy Hound Playground – New Plan



# Healthy Hound Playground – Legal Notices



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### Property Map

Produced by Fairfax County GIS and Mapping Services 9/21/2020



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