



TOWN OF WARRENTON

Department of Community Development

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May 25, 2021

TO: Planning Commission
FROM: Denise M. Harris, Planning Manager
RE: Special Use Permit #2021-02
Allow Dog Daycare Use

I. Summary:

- A. Applicant/Owner: Wanye Solomon / NACR, LLC
- B. Representative: Wanye Solomon
- C. Request: The Applicant is requesting use approval as a dog daycare in the Warrenton Plaza suite. No construction or improvement will occur.

Pawz Paradise	Existing	Proposed
SUP/site area	+/- 0.7461 Acres	+/- 0.7461 Acres
Building Area	1,520 SF	1,520 SF
Parking	35 Spaces	35 Spaces
Landscaping	None	None
Hours of Operation	Village Veterinary Clinic: Mon-Fri 8AM-5PM Sat 8:30AM-12PM The Warrenton Florist: Mon-Fri 9AM-5PM Sat 9AM-12PM	Mon-Fri 6AM-8:30PM Sat-Sun 8:30AM-6PM

- D. Site Location: The site is located at 278 Broadview Avenue (see maps in Attachment A). The SUP site is identified on County maps as GPIN 6984-17-1716.
- E. Comprehensive Plan: The site is designated Re-planned Commercial in the Broadview Commercial District.
- F. Zoning: The site is zoned Commercial.
- G. Surrounding Land Uses:

Direction	Zoning	Current Land Use
North	Commercial	Popeyes Louisiana Kitchen
South	Commercial	Advanced Auto Parts
East	Commercial	Wendy's/ Trusted Auto Care
West	R-15	SFD Residential Dwellings

II. Outstanding Issues:

Parking requirements for the shopping plaza as a whole cannot be verified as the Town does not have an approved site development plan for the property in question. However, the proposed use requires less parking than the previous use at this location.

III. Overview:

This is a request for a Special Use Permit in accordance with Article 3-4.10.3 and Article 11-3.10 of the Town Zoning Ordinance. The applicant is requesting a site plan waiver and a Special Use Permit.

IV. Staff Recommendation:

Staff recommends the Planning Commission recommend approval of SUP 2021-02 to Town Council, Pawz Paradise Dog Daycare, subject to conditions dated June 15, 2021.

V. Suggested Motions

1. I move that the Planning Commission recommend approval to the Town Council of SUP 2021-02 subject to the conditions dated June 15, 2021.

OR

2. I move that the Planning Commission forward SUP 2021-02 to the next Planning Commission Work Session.

OR

3. I move that the Planning Commission recommend denial of SUP 2021-02 for the following reasons: [Insert].

OR

4. I move an alternative motion.

Attachments

- A. Area Maps
- B. SUP Staff Analysis
- C. Application and Applicant's Proposed Conditions of Approval Amendments