

**OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION  
OCTOBER 16, 2018 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance establishing a Planned Zoning District titled Powell Brothers Revised Short-Form PCD, located at 1308 South Bowman Road. (Z-4653-J)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p><b>Approved By:</b></p> <p style="text-align: right;">Bruce T. Moore City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant is requesting to amend the previously-approved PCD, Planned Commercial Development, to add pet grooming, boarding and daycare as an allowable use for the site.</p> <p>None.</p> <p>Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 10 ayes, 0 nays and 1 absent.</p> <p>Ordinance No. 17,221 adopted by the Little Rock Board of Directors on July 2, 1996, established the United Properties Subdivision Lot 2 Short-Form PCD. The development was approved with restrictions on the allowable uses and the proposed use mix. The development was approved to allow 50% office or office warehouse and 50% commercial uses from a specific listing of uses.</p> <p>Ordinance No. 19,958, adopted by the Little Rock Board of Directors on May 6, 2008, allowed a revision to the PCD, Planned Commercial Development, by expanding the allowable uses for the site. The request added a catering company to the allowable uses for the site.</p>	

**BACKGROUND  
CONTINUED**

The catering company was proposing a minor exterior modification to include a drive-way for access to the side of the building and an exterior door installed on the side of the building for loading the catering vehicles.

Ordinance No. 20,214, adopted by the Little Rock Board of Directors on February 16, 2010, allowed a revision to the previously-approved PCD, Planned Commercial Development District. The approval allowed a modification to the use mix of the site. The approval allowed the percentages of commercial and office uses to be changed to 70% commercial uses and 30% office uses within the building.

Ordinance No. 20,766, adopted by the Little Rock Board of Directors on August 27, 2013, allowed a revision to the previously-approved PCD to add additional land area to the development and provide a site plan for improvements to the newly-added land area. The plan indicated three (3) phases. The first phase included the construction of eighteen (18) parking spaces by extending the existing parking lot to the south and turning to the west. The second phase included an addition of 3,750 square-feet of building space to the existing building. The third phase was to allow construction of a 3,500 square-foot stand along building and eleven (11) parking spaces. The uses and use mix remained as was approved by Ordinance No. 20,214, which was adopted by the Board of Directors on February 16, 2010.

A new driveway from South Bowman Road and a portion of the parking (eleven (11) spaces) have been constructed. No other construction has occurred.

The applicant is now proposing to amend the previously-approved PCD to add additional uses as allowable uses for the site. Hound's Lounge Pet Resort & Spa, LLC, is requesting to add boarding/daycare, dog grooming, self-wash and related uses, with an outdoor play yard to the previously approved uses. The property currently contains a 10,000 square-foot office/commercial building on approximately 0.81 acres and a separate vacant lot consisting of approximately 0.63 acres which is partially developed with paved parking. The property has approximately forty-two (42) parking spaces. Hounds Lounge Pet Resort & Spa is proposed to occupy approximately 7,500 square-feet and the existing tenant, Bowman Road Animal Clinic will continue to occupy the balance of the property.

**BACKGROUND  
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The applicant is not proposing any changes to the building or exterior area other than adding an enclosed fenced (uncovered) area of approximately 2,500 square-feet for the pet's outdoor activities and exercise and installing two (2) exterior overhead doors. The enclosed fence is to be located and attached to the south end of the building with the two (2) overhead doors leading into the enclosed fence area. The applicant proposes approximately seventy (70) pet suites. The hours are proposed from 7:00 AM to 7:00 PM. Monday through Friday, from 8:00 AM to 6:00 PM on Saturday and from 11:00 AM to 5:00 PM on Sunday. The request includes the allowance of overnight boarding.

The Planning Commission reviewed the proposed PCD request at its September 20, 2018, meeting and there were no registered objectors present. The John Barrow Neighborhood Association and all property owners located within 200 feet of the site were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.