

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

**BOARD OF DIRECTORS COMMUNICATION  
FEBRUARY 2, 2016 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled SRVC on Kanis Short-Form PD-C, located at 11601 Kanis Road. (Z-8605-B)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	The request is to amend the previously-approved PD-C, Planned Development Commercial, to allow for the redevelopment of this site with a new veterinary clinic, grooming and boarding facility with overnight pet stay.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the requested PD-C zoning. The Planning Commission voted to recommend approval of the PD-C zoning by a vote of 10 ayes, 0 nays and 1 absent.
<b>CITIZEN PARTICIPATION</b>	The Planning Commission reviewed the proposed PD-C request at its January 7, 2016, meeting and there was one registered objector present. All property owners located within 200 feet of the site along with the John Barrow Neighborhood Association were notified of the Public Hearing.
<b>BACKGROUND</b>	Ordinance No. 20,365, adopted by the Little Rock Board of Directors on December 7, 2010, established Lot 1 Edwards Addition Short-Form POD. The property was originally constructed as a single-family residence but was later converted to an office use prior to annexation to the City.

**BACKGROUND  
CONTINUED**

With the conversion, the entire front-yard was paved for parking. The applicant proposed a rezoning of the site from R-2, Single-Family District, to POD, Planned Office District, to allow for the reuse of the site as a daycare facility. The applicant requested to utilize O-3, General Office District, uses as allowable alternative uses for the site. The daycare center did not open at this location.

Ordinance No. 20,631, adopted by the Little Rock Board of Directors on September 4, 2012, rezoned the site to PD-C, Planned Development Commercial, to allow for the use of the building as a resale shop. The hours of operation were proposed from 7:00 AM to 8:00 PM, seven (7) days per week. The applicant requested O-3 uses as allowable alternative uses for the site.

The applicant is now requesting to demolish the existing structure and construct a new 4,500 square-foot veterinary clinic. The site plan indicates future construction of a 3,010 square-foot grooming facility and a 468 square-foot storage shed. The site plan indicates twenty-six (26) on-site parking spaces. The development is proposed in two (2) phase. The first phase will be the construction of the vet clinic which will include indoor boarding. The second phase will include the construction of the grooming facility which will also include space for indoor boarding.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.