

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 2, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Chenal Pet Palace Revised Short-Form PD-C (Z-7701-C), located at 14309 Kanis Road.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">CITIZEN PARTICIPATION</p>	<p>The applicant is proposing to amend the previously-approved PD-C, Planned Development Commercial, to allow an expansion of the land area for the PD-C zoning. The future plans include the construction of a parking lot along the western portion of the site.</p> <p>None.</p> <p>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 11 ayes, 0 nays and 0 absent.</p> <p>The Planning Commission reviewed the proposed PD-C request at its April 23, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Kanis Creek POA, the Parkway Place POA, the Spring Valley Manor POA and the Woodlands Edge Community Association were notified of the Public Hearing.</p>	

BACKGROUND

On August 26, 2004, the Little Rock Planning Commission reviewed a request to allow the use of the existing building and redevelopment of the site as a dog kennel and grooming facility. The applicant indicated there would be approximately thirty (30) stalls within the enclosed building. The applicant indicated there would be no outdoor runs or kennels located on the site. The proposed hours of operation were from 6:00 AM to 6:00 PM; seven (7) days per week.

The applicant did not propose any exterior modifications to the site. All existing parking was to be maintained and no new on-site paved areas would be added.

The Little Rock Board of Directors adopted Ordinance No. 19,203 on October 5, 2004, rezoning this site from R-2, Single-Family, to PD-C, Planned Development - Commercial.

Ordinance No. 19,499, adopted by the Little Rock Board of Directors on March 11, 2006, allowed the site to increase the number of kennel spaces. The original approval allowed for approximately thirty (30) kennel stalls all contained within the structure. The 2006 approval allowed the total number of kennel stalls to be increased to seventy (70) stalls. The previous approval also did not allow for outdoor runs or kennels and all dogs were to be leashed for outdoor activities. The 2006 approval allowed for the placement of six (6) outdoor pens along the southwest portion of the site for outdoor activities. The dogs were to be left in the outdoor areas for twenty (20) to thirty (30) minutes at a time to allow outdoor activities and exercise for the dogs. The kennel areas were covered along the rear of the building extending most of the length of the structure.

Ordinance No. 20446 adopted by the Little Rock Board of Directors on July 5, 2011, allowed a revision to the previously approved PCD, Planned Commercial District, to allow a 700 square-foot storage building along with a covered outdoor play area to the western portion of the site. The storage building was constructed after the 2006 approval of the PCD zoning. The site is located outside the City limits of Little Rock therefore no building permits were required for construction. In addition to approval of the storage building the applicant requested to construct a dog pavilion containing 762 square-feet.

**BACKGROUND
CONTINUED**

The dog pavilion would be covered, fenced-in and was to be open-air. The dog pavilion was to be used during rains to allow the dogs to go outside. The pavilion did not change the number of dogs allowed on the site for boarding or the number of dogs allowed outside for outdoor play.

The applicant is now proposing to amend the previously-approved PD-C to allow an expansion of the land area. The applicant has purchased property to the south of the outdoor play area and along the western perimeter of the property. There are no development plans for the additional area at this time. The applicant has indicated future construction of parking along the western portion of the property to allow for replacement of the existing parking lot should the existing parking be lost due to the widening of Kanis Road. At the time of construction of the new parking lot the front entrance will be modified to enter the building from the new parking area.

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