

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

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

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Hounds Lounge Pet Resort and Spa Revised Short-Form PCD, located at 1711 Rebsamen Park Road (Z-9006-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	The applicant is proposing to revise the previously-approved PCD, Planned Commercial Development, to add pet boarding and pet daycare as an allowable use.	
FISCAL IMPACT	None.	
RECOMMENDATION	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, 1 nays and 0 absent.	
CITIZEN PARTICIPATION	The Planning Commission reviewed the proposed PCD request at its December 17, 2015, meeting and there was one registered objector present. All property owners located within 200 feet of the site along with the Sherrill Heights Neighborhood Association and the Riverside Neighborhood Association were notified of the Public Hearing.	
BACKGROUND	Ordinance No. 21,005, adopted by the Little Rock Board of Directors on March 3, 2015, rezoned the site from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow the following specific listing of uses as allowable uses: a florist shop, a production studio, a construction company – no outside storage is allowed, an art studio, carpet	

**BACKGROUND
CONTINUED**

sales and service, security sales and service, office/warehouse, office/showroom/warehouse, conditioned storage, general and professional office, construction/paint/building products. The plan did not include any exterior modifications to the site or parking layout.

Hound's Lounge Pet Resort and Spa is proposing to revise the previously-approved Planned Commercial Development to add pet boarding and grooming as an allowable use for the site. Hound's Lounge has determined a need exists for this service to support pet owners in the downtown and midtown areas. The applicant is not proposing any changes to the exterior of the building or exterior area other than adding an enclosed fenced (uncovered) area of approximately 2,000 square-feet for the pet's outdoor activities and exercise. The enclosed fence is to be located at the northeast corner of the property with one of the overhead doors leading into the enclosed area. The applicant proposes approximately seventy-five (75) kennels with an average daytime and nighttime population of fifty-five (55) pets. Holidays and high traffic weekends are projected at 110 pets. Pets will be allowed outside four (4) to five (5) times per day for approximately thirty (30) minutes, weather permitting. Proposed business hours of operation are from 7:00 AM to 7:00 PM, Monday through Friday, 8:00 AM to 5:00 PM, Saturday and 11:00 AM to 5:00 PM on Sunday, with overnight 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.