

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 3, 2015 AGENDA**

| Subject: | Action Required: | Approved By: |
|---|---|--|
| <p>An ordinance establishing a Planned Zoning District titled Chenal Pet Palace Revised Short-Form PD-C, located at 14309 Kanis Road. (Z-7701-D)</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 | <p>The applicant is proposing to amend the previously-approved PD-C, Planned Development Commercial, to clarify the number of dogs allowed to be boarded and in a daycare on the site.</p> | |
| FISCAL IMPACT | <p>None.</p> | |
| RECOMMENDATION | <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 9 ayes, 0 nays and 2 absent.</p> | |
| CITIZEN PARTICIPATION | <p>The Planning Commission reviewed the proposed PD-C request at its October 6, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Spring Valley Manor Neighborhood Association and the Parkway Place Neighborhood Association were notified of the public hearing.</p> | |
| BACKGROUND | <p>Ordinance No. 21,048, adopted by the Little Rock Board of Directors on June 2, 2015, allowed a revision to the previously-approved PD-C. The approval allowed an expansion of the land area and increase the number of dogs by ten (10) allowed to be boarded/daycare on the site.</p> | |

**BACKGROUND
CONTINUED**

The applicant purchased property to the south of the outdoor play area and along the western perimeter of the property. There were no development plans for the additional land area at the time. The applicant indicated future construction of parking along the western portion of the property to replace the existing parking lot was proposed. An addition to the building along the western perimeter was also proposed and approved. The site plan indicated at the time of construction of the new parking lot the front entrance would be modified to enter the building from the new parking area.

The approval included the requirement that the applicant provide the design of the street (Kanis Road) conforming to the Master Street Plan. The construction was to include one-half street improvement to Kanis Road including five (5)-foot sidewalk with the planned development. The approval acknowledge as per Chapter 30-284, the applicant was potentially eligible to declare a financial hardship for the one-half street improvement cost for Kanis Road. The minute record states the remaining two (2) driveways on Kanis Road were to be closed with the construction of the proposed western parking area and/or the widening of Kanis Road and only one (1) driveway could be installed in conformance with the driveway spacing requirements found in Chapters 30-43 and 31-210.

The minute record also states that due to the construction of Panther Branch Drive, the eastern driveway created an unsafe intersection. The east driveway was to be closed or connected into the future street constructed within the south right-of-way that intersects Kanis Road or Panther Branch Drive at an intersection designed to meet ASSHTO standards. The future driveway from the property was to intersect the future street no closer than 250 feet from the Kanis Road or Panther Branch Drive right-of-way.

The applicant is now proposing to amend the previously-approved PD-C, Planned Development Commercial, to clarify the number of dogs allowed to be kept on the site. The applicant has indicated a mistake was made and the number of pets being requested was for ten (10) additional kennels and not ten (10) dogs. Currently there are seventy (70) kennels approved for the site.

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