

FILE NO.: Z-4653-J

NAME: Powell Brothers Revised Short-form PCD

LOCATION: 1308 South Bowman Road

DEVELOPER:

John Martin, CCIM
Newmark Moses Tucker Partners
200 River Market Avenue, Suite 501
Little Rock, AR 72201

OWNER/AUTHORIZED AGENT:

Powell Brothers, Inc., Matt Chandler, Owner
Newmark, Moses, Tucker Partners, John Martin, Agent

SURVEYOR/ENGINEER:

White-Daters and Associates
24 Rahling Circle
Little Rock, AR 72223

AREA: 0.81 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 6

PLANNING DISTRICT: 18 – Ellis Mountain

CENSUS TRACT: 42.07

CURRENT ZONING: PCD

ALLOWED USES: 70% selected commercial uses and 30% office

PROPOSED ZONING: Revised PCD

PROPOSED USE: Add pet daycare, pet boarding and grooming as an allowable use

VARIANCE/WAIVERS: None requested.

BACKGROUND:

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, Planned Commercial Development. The development was approved with restrictions on the allowable uses and the proposed use mix of the development. The development was

approved to allow fifty percent (50%) office or office warehouse and fifty percent (50%) commercial uses from the following list of commercial uses: Antique shop, Barber and beauty shop, Book and stationery shop, Camera shop, Clinic, Clothing store, Community welfare or health clinic, Drugstore or pharmacy, Duplication shop, Florist shop, Furniture store, Handicraft, ceramic, sculpture or art work, Hardware or sporting goods, Hobby shop, Medical appliance fittings and sales, Optical shop, Paint and wallpaper, Pet shop, Photography studio, Secondhand store, Used furniture, Shoe repair, Tailor, Tool and equipment rental (inside only), Travel bureau. The building contained 10,000 square feet and 31 parking spaces.

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 District by expanding the allowable uses for the site. The request added a catering company to the allowable uses for the site. 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. In addition to the previously approved uses the request included the addition of the following office and retail uses: Office supply store, Retail gift shop, Dance studio, Financial office, Appraiser, Art gallery/studio, Copy and printing shop, Employment agency, Ambulance sub-station, Audio equipment sales, Automobile parts and supplies – indoors, Insurance sales office, Pet grooming, Camera and equipment shop, Dental supplies, Dry cleaning, Floor material and installation, Furnaces, display and sales, Gift novelties shop, Governmental offices, Bicycle sales and repair, Bonding company, Business machine repair and sales, Chiropractor's office, Gun shop sales and service, Heating, cooling, ventilation sales, Messenger service, Spa, massage establishment, Locksmith repair and sales, Interior decorator, Pawn shops – no outside display, School, art music, dance, martial arts, Tattoo parlor, Uniform rental and sales, Tobacco store, Sound system sales, rental and service, Catering.

Ordinance No. 20,766 adopted by the Little Rock Board of Directors on August 27, 2013, allowed a revision to the previously approved PCD, Planned Commercial Development, 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 adopted by the Board of Directors on February 16, 2010.

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

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to amend the previously approved PCD, Planned Commercial Development, 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 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.

Hound's Lounge has determined a need exists for this service to support pet owners in the west Little Rock area based on research and customer feedback. 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 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.

B. EXISTING CONDITIONS:

The site contains a strip center with commercial and office uses. This area of South Bowman Road is developed with a mixture of uses including office/office warehouse, mini-storage, retail and non-conforming retail such as a liquor store and the skate center. Improvements to South Bowman Road were completed with the initial development of the strip center. The road improvements adjacent to the new parking area were not put in place with the installation of the driveway and new parking. The road improvements to the north and south of this site have not been completed.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the John Barrow Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. South Bowman Road is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45-feet from centerline will be required.
2. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to South Bowman Road including 5-foot sidewalks with the planned development. The new back of curb should align with the current curb and driveway. The taper striping should be removed.
3. Plans of all work in right-of-way shall be submitted for approval prior to start of work. Obtain barricade permit prior to doing any work in the right-of-way from Traffic Engineering, Travis Herbner,therbner@littlerock.gov or 501.379.1805.
4. Stormwater detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or land owner.
5. If disturbed area is one (1) or more acres, obtain a NPDES stormwater permit from the Arkansas Department of Environmental Quality prior to the start of construction.
6. Street improvement plans shall include signage and striping. Traffic Engineering must approve completed plans prior to construction.
7. Provide a site plan which is more easily viewable.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: Sewer available to this site. Review required for hair/lint trap. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy does not object to this proposal. However, there is an existing overhead power line which runs west from Kanis Road right along the path where the building is proposed to be expanded to the south. This power line route serves the existing building and existing customers. As this project develops this power line will need to be adjusted so that it does not extend over the building and create a safety hazard, electrical and OSHA code violation. Contact Entergy in advance to discuss electrical service requirements and adjustments to existing facilities as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water: No objection.

Fire Department:

1. Full Plan Review – Maintain Access
2. Fire Hydrants. Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
3. Grade. Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief.
4. Loading. Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
5. Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1.
 - a. Section D104.1 Buildings exceeding three stories or 30 feet in height. Building or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.
 - b. Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provide with two separate and approved fire apparatus access roads.
 - c. Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all building are equipped throughout with approved automatic sprinkler systems.
 - d. D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of

the lot or area to be served, measured in a straight line between accesses.

6. 30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4
 - a. D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceed 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.
 - b. D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
 - c. D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
 - d. D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.
7. Dead Ends. Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.
8. Gates. Maintain fire apparatus access road gates as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:
 1. Minimum gate width shall be 20 feet.
 2. Gates shall be of swinging or sliding type.
 3. Construction of gates shall be of material that allow manual operation by one person.

4. Gate components shall be maintained in an operable condition at all times and replaced or repaired when defective.
 5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
 6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
 7. Locking device specifications shall be submitted for approval by the fire code official
 8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
 9. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.
9. Fire Hydrants. Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Jason Lowder 501.377.1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501.918.3757 or Capt. John Hogue 501.918.3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment.

F. BUILDING CODES/LANDSCAPE:

Building Code: Project is a change in occupancy and is therefore subject to current building code requirements. Review and approval is required by Building Codes Division before occupancy takes place. Handicap accessibility will be required, including but not limited to building access and parking. For information on submittal requirements and the review process, contact a commercial plans examiner: Curtis Richey at 501.371.4724; crichey@littlerock.org

Landscape:

1. Any new site development must comply with the City's landscape and buffer ordinance requirements.
2. Landscape must be in compliance with current landscape code upon completion of the project. Any existing landscape or irrigation disturbed by construction shall be repaired or replaced before a certificate of occupancy can be obtained.

3. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: The site is not located on or near a dedicated Rock Region Metro Route.

Planning Division: This request is located Ellis Mountain Planning District. The Land Use Plan shows Service Trades District (STD) for this property. Service Trades District category provides for a selection of office, warehousing and industrial park activities that primarily serve other office service or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office. The applicant has applied for revised PCD (Planned Commercial Development) to add pet daycare/boarding and grooming as an allowable use.

Master Street Plan: East of the property is South Bowman Road and it is shown as a Minor Arterial Street on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on South Bowman Road since it is a Minor Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

H. SUBDIVISION COMMITTEE COMMENT: (August 29, 2018)

Mr. John Martin was present representing the request. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff requested the applicant provide a site plan which included the outdoor play area. Staff also questioned if the previously approved building expansions and parking areas were still proposed.

Public Works comments were addressed. Staff stated street improvements to South Bowman Road were required with the proposed development of the site. Staff stated street improvement plans should include signage and striping. Staff stated Traffic Engineering was to approve all street improvements plans prior to construction.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any

questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

I. ANALYSIS:

The applicant has provided staff with an updated site plan and cover letter addressing most of the technical issues associated with the request raised at the August 29, 2018, Subdivision Committee meeting. The applicant has indicated the area for the outdoor play and has indicated the desire to retain all previously approved uses and building expansion areas.

The request is to amend the previously approved PCD, Planned Commercial Development, to add pet daycare, pet boarding and grooming as an allowable use. Included in the proposal is an area for an outdoor play yard. The site plan indicates the placement of a 50-foot by 50-foot fenced play area to be located at the southern end of the existing building. The applicant is not proposing any changes to the building or exterior area other than adding the enclosed fenced and uncovered area for the pet's outdoor activities and exercise. Two (2) exterior overhead doors will be installed to access the outdoor play area.

The property 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. Previously approved within this area was a building addition to the south of the existing building (3,750 square feet) and the construction of a second detached building (3,500 square feet) located to the south and west of the existing building. Additional parking spaces (18-spaces) were approved on the site plan. Eleven (11) of the parking spaces have been constructed. The applicant is requesting to maintain the previously approved building expansion areas and the additional paved parking area.

Hounds Lounge Pet Resort & Spa is proposed to occupy approximately 7,500 square feet and an existing tenant, Bowman Road Animal Clinic, will continue to occupy the balance of the property. The property has approximately 42 parking spaces.

The applicant proposes approximately 70 pet suites. The applicant indicates the average day and/or night pet occupancy will be 55 pets. On high traffic weekends and holidays the occupancy will increase to possibly 110 boarders. The applicant notes some families have more than one (1) pet which will share a kennel.

The business 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. Overnight boarding is proposed. Pets will be allowed outside four (4) to five (5) times per day for approximately 30 minutes, weather permitting. The times of outdoor activities will be limited to the days and hours of operation with the exception of Sunday. The pets will be allowed outdoors around 8:00 am. Pets will

be supervised at all times when they are outdoors. Pets will only be allowed outdoors within the fenced area.

The site plan includes the placement of a dumpster. The dumpster will be fully screened per the typical ordinance standards. The hours of dumpster service will be limited to 7:00 am to 6:00 pm Monday through Friday.

The applicant states the dedication of the required right of way, half street improvements, sidewalks, curbs, stripping, and stormwater detention has previously been established to be performed at the time of any future proposed development by the owner. Staff recommends the road widening to South Bowman Road be completed with the expansion of the existing building or with the construction of the future building or at the time that South Bowman Road is planned to be constructed as a public project. The developer may elect to make a payment in-lieu of construction of the required street improvements.

Staff and the applicant are working to address staff's concerns related to the outdoor activities. Staff will provide a recommendation at the September 20, 2018 public hearing.

J. STAFF RECOMMENDATION:

Staff recommendation forth coming.

PLANNING COMMISSION ACTION:

(SEPTEMBER 20, 2018)

The applicant was present. There were no registered objectors present. Staff presented the item stating the applicant had provided them with the information requested regarding the noise level of the activities which would take place on the site. Staff stated based on the information provided staff was in support of the request. Staff presented a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. Staff presented a recommendation the road widening to South Bowman Road be completed with the expansion of the existing building or with the construction of the future building or at the time that South Bowman Road was planned to be constructed as a public project. Staff stated the developer could elect to make a payment in-lieu of construction of the required street improvements. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.