

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 22, 2019 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled 800 Towne Oaks Short-Form PD-C, located at 800 Towne Oaks Drive. (Z-9378)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The applicants are requesting the rezoning of this property from C-3, General Commercial District, to PD-C, Planned Development – Commercial, to allow use of the existing building and property for a dog daycare/kennel and grooming business.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the PD-C zoning. The Planning Commission voted to approve the PD-C zoning by a vote of 10 ayes, 0 nays and 1 absent.</p>	
BACKGROUND	<p>The C-3, General Commercial District, zoned, ½ +/- acre lot located at 800 Town Oaks Drive is occupied by a one (1)-story, brick and frame, 6,057 square-foot building. An asphalt paved parking lot is located on the front portion of the property. A driveway on the south side of the building provides access to a smaller area of asphalt pavement located behind the building. The applicants are requesting approval of a PD-C, Planned Development – Commercial, zoning to allow for use of the building and property for a dog daycare/kennel and grooming business.</p>	

**BACKGROUND
CONTINUED**

No substantial changes are proposed to the site. Two (2) shade structures are proposed to be erected behind the building over an area that is not paved. Other changes will be made to the interior of the building to accommodate the change in use.

The operation will have four (4) employees and will have a maximum number set at seventy-five (75) pets. The business hours of operation will be 6:00 AM - 8:00 PM, seven (7) days a week. The kennel operation will be twenty-four (24) hours/ seven (7) days a week. The outdoor activities will be limited to 7:30 AM - 5:30 PM.

Fencing will be installed on the north, west and south premises of the site. The fencing on the north perimeter will be a six (6)-foot chain link. The fencing on the south and west will be a six (6)-foot solid (opaque) plastic type fence. Any new site lighting will be low-level and directional, shielded downward and into the site. The only signage requested is a wall sign on the east façade of the building, facing Town Oaks Drive. The dumpster has been located at the back of the site. Screening of the dumpster will comply with code standards. The required right-of-way dedication for Town Oaks Drive has been indicated on the plan. A franchise agreement will be obtained for any portion of the existing parking lot which may then lie within the new right-of-way.

To staff's knowledge, there are no outstanding issues. These same applicants operate the similar dog daycare/kennel facility located directly adjacent to the north. To staff's knowledge, there have been no problems with that existing facility which was approved in 2015.

The Planning Commission reviewed this item at their December 13, 2018, meeting and there were no objectors present. Notice had been sent to all owners of properties located within 200 feet of the site. The City has no contact information for the Santa Fe Heights or Sturbridge Neighborhood Associations.