

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 20, 2026 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Camp Barkansas PD-C, located at 13004 Cantrell Road (Z-4524-I).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution</p>	<p style="text-align: center;">Delphone Hubbard City Manager</p>
<hr/> <p style="text-align: center;">SYNOPSIS</p>	<p>The applicant requests to rezone the 1.5-acre property located at 13004 Cantrell Road from POD to PD-C to allow a dog day care, boarding, grooming, and training facilities.</p>	
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align: center;">RECOMMENDATION</p>	<p>Staff recommends approval of the Revised PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 7 ayes, 0 nays, 3 absent, and 1 open position.</p>	
<p style="text-align: center;">BACKGROUND</p>	<p>PD-C to utilize the property as a dog kennel that will contain a day care, boarding, grooming and training facility. The subject property is located within the Highway 10 Design Overlay District (DOD).</p> <p>The site is undeveloped and wooded. Properties surrounding the site contain a mixture of zoning and uses.</p> <p>Access to the site is provided by a twenty-six (26) foot wide driveway apron extending north from Cantrell Road. The development will share existing access easements with properties to the east of the subject property (Lots 2A, 3A & 3B).</p>	

**BACKGROUND
CONTINUED**

The site plan shows a front building setback over one hundred (100) feet from the front property line, thirty (30) feet from side property lines and fifty (50) feet from the rear property line.

The developer will construct a 10,850 square foot building in the center portion of the property that will contain a 50'x25' foot canopy at the entrance of the building, a ten (10) wide, covered wraparound patio along the sides and rear of the building, and outdoor play areas along the sides and rear of the building.

The interior of the building will provide a climate-controlled day camp to include boarding, grooming, an office and modular fencing. Outdoor amenities will include an open yard/park area along the west side of the building, extending to the parking area. The site plan shows the outdoor pet and open yard/park areas will contain perimeter fencing.

The applicant notes that services will be for dogs only. There will be no medical treatments. The only services offered to customers/members will be a day care, boarding, grooming and training facility.

The applicant notes that the company's business model follows "silent day camp" practices to mitigate noise. Dogs that may bark excessively will be allowed time to acclimate inside the building.

Operating hours will be 6:00 a.m.-9:00 p.m., Monday-Friday. Staff will be on site from 7:00 a.m.-7:00 p.m. during weekends, with weekend services available. Certain weekends will have events for members with hours possibly extending to 10:00 p.m.

The site plan shows twelve (12) parking spaces, including one (1) ADA parking space. Staff feel parking is sufficient to serve the proposed use.

The applicant notes that a low-profile sign will be placed just outside of Highway 10 right-of-way (ROW). All signs placed on the property must comply with Section 36-346(5)(f) of the City's Zoning Ordinance (signs permitted in commercial zones).

**BACKGROUND
CONTINUED**

Any dumpster placed on the site must be screened comply with Section 36-523(d) of the City's Zoning Ordinance (Highway 10 Design Overlay District).

The applicant notes that a 6-8 foot tall picket/chain link fence will secure the property. Any fence or wall erected must comply with Section 36-516 of the City's Zoning Ordinance.

The applicant notes that a dumpster will be placed on the site for trash collection. Any dumpster placed on the site must comply with Section 36-523 of the City's Zoning Ordinance.

All site lighting shall be low-level and directed away from adjacent properties.

The Planning Commission reviewed this request at their November 13, 2025, meeting and there were no objectors present. All owners of property located within 300 feet of the site, as well as all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.