

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND TO ESTABLISH A PLANNED DEVELOPMENT – COMMERCIAL TITLED CAMP BARKANSAS PD-C, LOCATED AT 13004 CANTRELL ROAD (Z-4524-I), CITY OF LITTLE ROCK ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.

WHEREAS, the applicant has submitted a request to rezone approximately 1.5 acres of property from POD, Planned Office Development, to PD-C, Planned Development–Commercial, to allow the development and operation of a dog camp containing a day care, boarding, grooming, and training facility; and,

WHEREAS, the subject property is located along Cantrell Road within the Highway 10 Design Overlay District (DOD) and is currently undeveloped and wooded; and,

WHEREAS, properties surrounding the subject property contain a mixture of zoning classifications and land uses; and,

WHEREAS, access to the site is provided by a twenty-six (26) foot wide driveway apron extending north from Cantrell Road, with shared access easements serving properties to the east (Lots 2A, 3A, 3B); and,

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

WHEREAS, the applicant proposes construction of an approximately 10,850 square foot building located in the central portion of the site, including a 50-foot by 25-foot entrance canopy, a ten (10) foot wide covered wraparound patio along the sides and rear of the building, and outdoor play areas along the sides and rear of the building; and,

WHEREAS, the interior of the building will provide climate-controlled dog day care, boarding, grooming, training, office space, and modular fencing, with outdoor amenities including an open yard/park area along the west side of the building extending toward the parking area; and,

WHEREAS, the applicant has stated that services will be limited to dogs only, with no medical treatment provided on site; and,

WHEREAS, the applicant has represented that the business will operate under a “silent day camp”

1 model to mitigate noise impacts, with dogs acclimated indoors if excessive barking occurs; and,

2 **WHEREAS**, the proposed hours of operation are 6:00 a.m. to 9:00 p.m., Monday through Friday, with
3 weekend staffing from 7:00 a.m. to 7:00 p.m., weekend services available, and occasional member events
4 with hours extending up to 10:00 p.m.; and,

5 **WHEREAS**, the site plan provides twelve (12) parking spaces, including one (1) ADA-compliant
6 space, which staff has determined to be sufficient for the proposed use; and,

7 **WHEREAS**, the applicant proposes a low-profile sign located outside of the Highway 10 right-of-way,
8 with all signage required to comply with Section 36-346(5)(f) of the City of Little Rock Zoning Ordinance;
9 and,

10 **WHEREAS**, any fence, wall, dumpster, or site lighting shall comply with applicable sections of the
11 City of Little Rock Zoning Ordinance, including but not limited to Sections 36-516, 36-523(d), and 36-523,
12 and all lighting shall be low-level and directed away from adjacent properties; and,

13 **WHEREAS**, on November 13, 2025, the Planning Commission voted 7 ayes, 0 noes, 3 absent, and 1
14 open position, as part of the Consent Agenda, to recommend approval of the PD-C rezoning, and no
15 objectors were present at the public hearing; and,

16 **WHEREAS**, all owners of property located within three hundred (300) feet of the subject property and
17 all neighborhood associations registered with the City of Little Rock were duly notified of the public hearing
18 in accordance with City requirements; and,

19 **WHEREAS**, the City Board of Directors finds that the proposed PD-C rezoning is consistent with the
20 City's zoning regulations, the Highway 10 Design Overlay District standards, and the public interest.

21 **NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY**
22 **OF LITTLE ROCK, ARKANSAS:**

23 Section 1. The Official Zoning Map of the City of Little Rock is hereby amended to rezone the subject
24 property, consisting of approximately 1.5 acres, more particularly described in Exhibit A attached hereto
25 and made a part of this ordinance, from POD, Planned Office Development, to PD-C, Planned
26 Development–Commercial.

27 Section 2. The PD-C zoning approved herein shall be limited to the development and operation of a
28 dog day care, boarding, grooming, and training facility, substantially in accordance with the site plan and
29 conditions presented to and approved by the Planning Commission.

30 Section 3. Development of the property shall comply with all applicable provisions of the City of Little
31 Rock Zoning Ordinance, including the Highway 10 Design Overlay District, except as specifically modified
32 by the approved PD-C plan.

33 Section 4. Any fence, signage, dumpster, lighting, or accessory improvement shall be installed and
34 maintained in compliance with applicable City codes and ordinances.

Section 3. *Severability.* In the event any title, section, paragraph, item, sentence, clause, phrase, or word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the resolution which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the resolution.

Section 4. *Repealer.* All laws, ordinances, resolutions, or parts of the same, that are inconsistent with the provisions of this resolution, are hereby repealed to the extent of such inconsistency.

ADOPTED: January 20, 2026

ATTEST:

APPROVED:

Allison Segars, City Clerk

Frank Scott, Jr., Mayor

APPROVED AS TO LEGAL FORM:

Thomas M. Carpenter, City Attorney

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