

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 21, 2016 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled SRVC Kanis Revised Short-Form PD-C, located at 11601 Kanis Road. (Z-8605-C)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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SYNOPSIS	The applicant is proposing a revision to the previously-approved PD-C, Planned Development – Commercial, to allow the rear portion of this site to be sold to an adjacent property owner, Arkansas Urology.
FISCAL IMPACT	None.
RECOMMENDATION	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 11 ayes, 0 nays and 0 absent.
BACKGROUND	Ordinance No. 20,365, adopted by the Little Rock Board of Directors on December 7, 2010, established Lot 1 Edwards Addition Short-Form POD. The property was originally constructed as a single-family residence but was later converted to an office use prior to annexation to the City. With the conversion, the entire front yard was paved for parking. The rezoning of the site from R-2, Single-Family District, to POD, Planned Office Development, was to allow the reuse of the site as a daycare facility. The applicant requested to utilize O-3, General Office District, uses as allowable alternative uses for the site. The daycare center did not open at this location.

**BACKGROUND
CONTINUED**

Ordinance No. 20,631, adopted by the Little Rock Board of Directors on September 4, 2012, rezoned the site to PD-C, Planned Development Commercial, to allow for the use of the building as a resale shop. The hours of operation were proposed from 7:00 AM to 8:00 PM, seven (7) days per week. The applicant requested O-3 uses as allowable alternative uses for the site.

On February 2, 2016, the Board of Directors adopted Ordinance No. 21,178, revising the previously-approved PD-C for this property. The applicant proposed to demolish the existing structure and construct a new 4,500 square-foot veterinary clinic. The site plan indicated future construction of a 3,010 square-foot grooming facility and a 468 square-foot storage shed. The site plan indicated twenty-six (26) on-site parking spaces. The development was proposed in two (2) phase. The first phase was the construction of the vet clinic which included indoor boarding.

The applicant is now proposing a revision to the previously approved PD-C to allow the rear portion of this site to be sold to an adjacent property owner, Arkansas Urology. The existing building has been removed and the new vet clinic with groomers and indoor boarding is proposed for construction. The project continues to be proposed in phases. The front building is Phase 1 and will house the vet clinic. Phase 2 will be the grooming building and both buildings will have indoor boarding available. The applicant continues to request a variance from the City's Land Alteration Ordinance to allow grading of the second phase with the development of the first phase.

The property is approximately 960 feet deep. The vet clinic will retain the northern 510 feet and the Urology Clinic will purchase the southern 450 feet (both lengths are approximate measurements). The applicant has indicated a replat of this property will be completed upon approval of the revision to this PD-C zoning and the adjacent revision to Arkansas Urology's POD zoning to eliminate the creation of a property without public street frontage.

**BACKGROUND
CONTINUED**

The Planning Commission reviewed the proposed PD-C request at its May 19, 2016, meeting and there were no registered objector present. All property owners located within 200 feet of the site along with the John Barrow Neighborhood Association were notified of the Public Hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.