

November 13, 2025

ITEM NO.: 14

FILE NO.: Z-4524-I

NAME: Camp Barkansas – PD-C

LOCATION: 13004 Cantrell Road

DEVELOPER:

Yi Hong/Lei Qiaoli Living Trust (Owner)
45 Talais Drive
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Phillip Lewis Engineering, Incorporated (Agent)
23620 I-30
Bryant, AR 72022

SURVEYOR/ENGINEER:

Arrow Surveying
P.O. Box 13087
Maumelle, AR 72113

AREA: 1.5 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0

WARD: 4

PLANNING DISTRICT: 1

CENSUS TRACT: 42.05

CURRENT ZONING: POD

BACKGROUND:

On September 9, 2021, the Planning Commission approved an application to revise an existing POD (Z-4524-H) to allow for a single building development to include a medical clinic, office and restaurant.

On October 19, 2021, the application was approved by the Board of Directors (Ordinance No. 22, 047).

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the property from POD to 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).

B. EXISTING CONDITIONS:

The site is undeveloped and wooded. Properties surrounded the site contain a mixture of zoning and uses.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING):

1. Any new development shall be permitted and receive all reviews to ensure all codes, specifications, and ordinances are met.
2. ADA Access shall be shown to the Right-of-Way.
3. Handicap Parking shall include one van stall 11ft wide with a 5ft minimum aisle.
4. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
5. Hauling of cut and/or fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.
6. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.
7. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and ditches, culverts, detention ponds, outlet structures, and inlets is required per City's stormwater management and drainage manual. For final drainage report, sign, date, and seal the report per AR State Board of Professional

8. Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
9. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a).
10. Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
11. Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
12. Provide ADA accessible route from the public right of way to the proposed development in accordance with 36 CFR Part 1191 Section F206.2.1, "... at least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones, **public streets and sidewalks**, and public transportation stops to the accessible building or facility entrance they serve."
13. A grading permit must be obtained prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 or Permits@littlerock.gov to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.
14. Any work involving one (1) or more acres of disturbed area require a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Sidewalks with appropriate handicap ramps are required in accordance with Sec. 31-175 of the Little Rock Code and the Master Street Plan to be constructed adjacent to Cantrell Road and accessing the subject property and proposed building. The sidewalk on Cantrell Road may be constructed in the future by ARDOT with the Cantrell Road (Hwy 10) widening project. The Cantrell Road (Hwy 10) Widening Project plans should be reviewed for confirmation.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Energy: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
3. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
4. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
5. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
6. Show and reference existing 16" DI main and easement near the Northwest parcel corner.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

All projects submitted for zoning approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements provided by the Little Rock Fire Marshal's Office, prior to acceptance.

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 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.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2021 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. If the grade exceeds 10 percent, approval will be denied, and the applicant must submit request to be reviewed by Fire Chief for Approval.**

Loading

Maintain fire apparatus access road design as per Appendix D of the 2021 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 asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1

Section D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

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 provided with two separate and approved fire apparatus access roads.

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 buildings are equipped throughout with approved automatic sprinkler systems.

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.

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4

D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceeds 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.

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.

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.

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.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2021 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.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2021 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 replace 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

ITEM NO.: 14 (Cont.)

FILE NO.: Z-4524-I

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.

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.
2. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.
3. The property must comply with the requirements of the Highway 10 Overlay District.

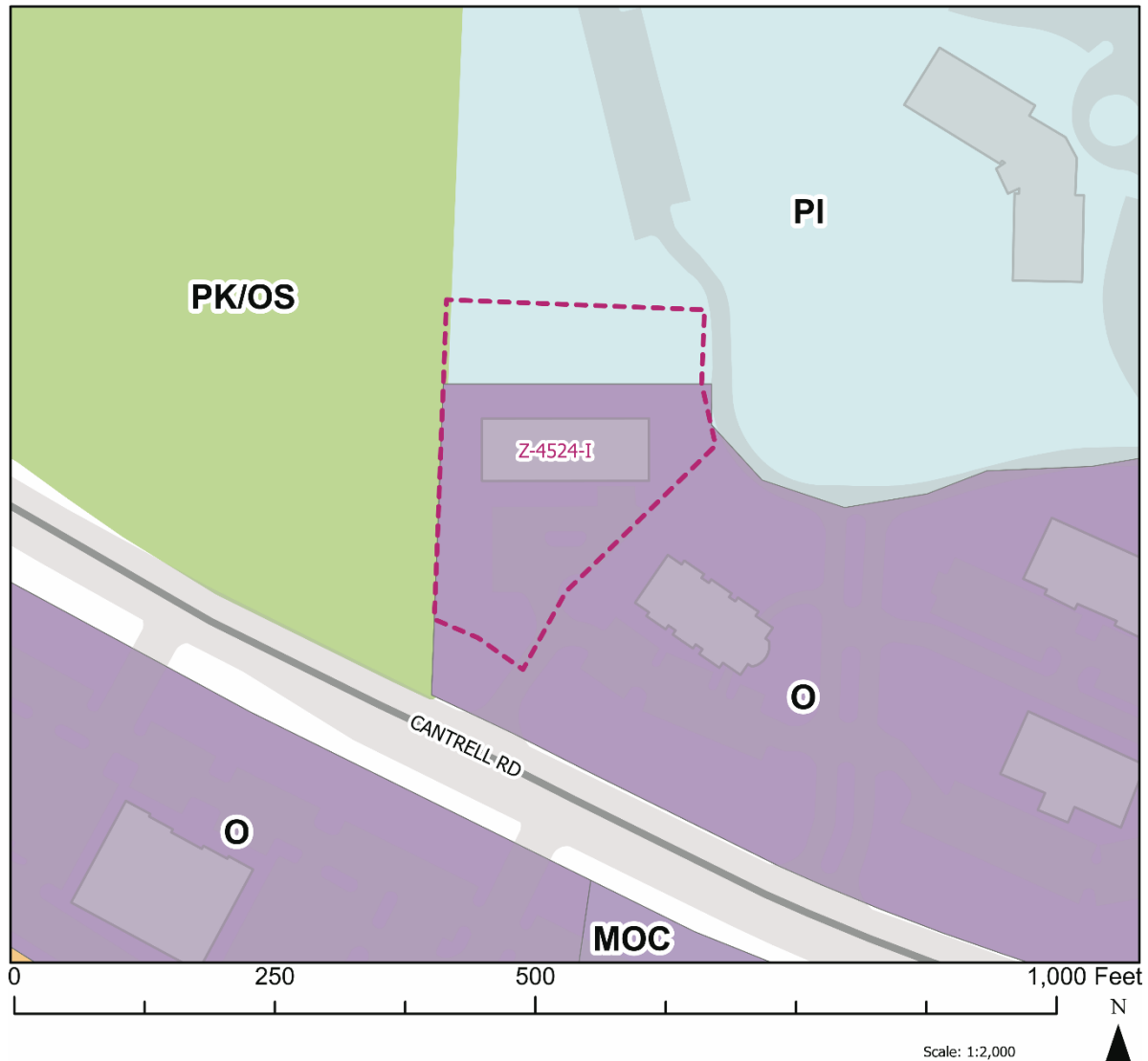
G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in District 1, the River Mountain Planning District. The development principles of this district include developing facilities for all modes of transportation, the preservation of greenways, open spaces, and significant environmental

Future Land Use Plan for Z-4524-I



features and systems. The Land Use Plan shows Office (O) use for the requested area. The Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The application is for a Planned Development-Commercial for a Kennel.

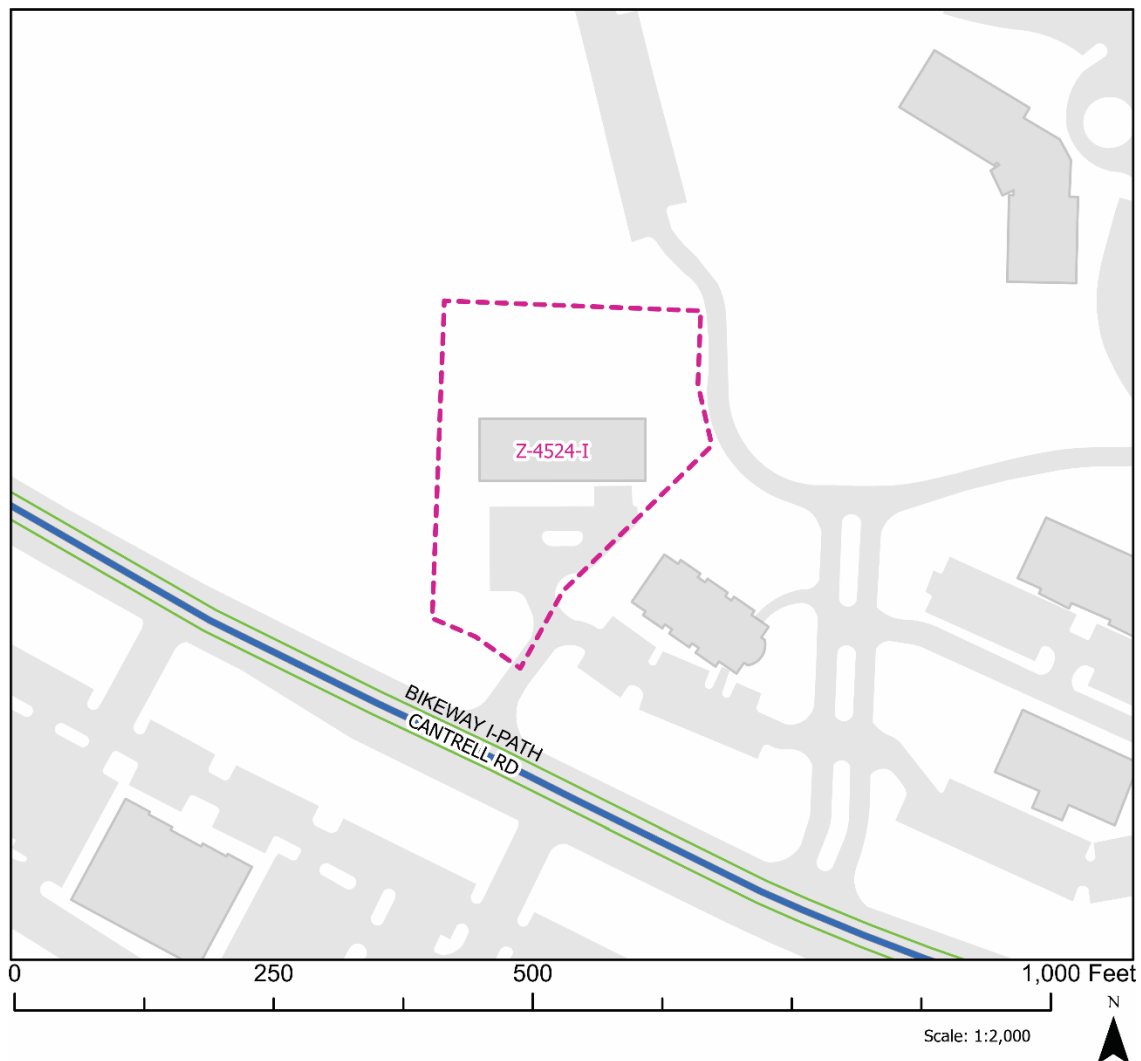
Surrounding the application area, to the south and directly east is area dedicated to Office use and is characterized by various multi- and single-tenant office buildings. To the south is area designated for Mixed Office and Commercial (MOC) use and is the site of a commercial strip mall. To the north and east is area designated for Public Institution (P/I) and is the site of Grace Community Church and of Rocky Mountain Cemetery, respectively. To the west is area designated for Parks/Open Space (PK/OS) and is characterized by Connor Park.

The subject site is located in the Highway 10 Design Overlay District (Ord. 15,965, 1990). The purpose of this district is to protect and enhance the aesthetic and visual character of the lands surrounding Highway 10.

Master Street Plan:

Cantrell Rd. is a Principal Arterial on the Master Street Plan. Principal Arterials are roads designed to serve through traffic and to connect major traffic generators or activity centers within urbanized areas. The standard Right of way of 110 feet is required. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Master Street Plan for Z-4524-I



Bicycle Plan:

Cantrell Rd. is on the Master Bike Plan as a Proposed Class I Bike Path. Class I Bike Paths are a route designated for the sole use of bicycles that is physically separated from vehicular lanes.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant proposes to rezone the property from POD to 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).

The site is undeveloped and wooded. Properties surrounding the site contain a mixture of zoning and uses.

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 subject property (Lots 2A, 3A & 3B).

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

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

The applicant notes that a low-profile sign will be placed just outside of the 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).

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.

To staff's knowledge, there are no outstanding issues associated with this application. The proposed use is located along Highway 10 Corridor which contains a mixture of commercial, office and retail zoning and uses. Staff feels the use is consistent with the development pattern in the area. A City of Little Rock park is located to the west, with an office development to the east. The nearest single-family residences are located approximately 1,000 feet to the north, and over 700 feet to the west across Cantrell Road. Staff feels the proposed use should have no adverse impact on the surrounding properties.

STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-C zoning, subject to compliance with the comments and conditions outlined in paragraphs D, E, and F, and the staff analysis, of the agenda staff report.