

January 11, 2024

ITEM NO.: 4

FILE NO.: Z-9888

NAME: Dogtopia – Conditional Use Permit

LOCATION: 400 N. Bowman Road

DEVELOPER:

Bowman Curve Baceline, LLC (Owner)
511 N. Broadway
Denver, CO 80203

OWNER/AUTHORIZED AGENT:

Logan Paquin (Agent)
Legacy Franchise Concepts, L.P.
120 Interstate N Pkwy., Suite 444
Atlanta, GA 30339

SURVEYOR/ENGINEER:

B & F Engineering, Inc.
928 Airport Road
Hot Springs, AR 71913

AREA: 5.02 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 5

PLANNING DISTRICT: 19

CENSUS TRACT: 22.09

CURRENT ZONING: C-3

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a conditional use permit to allow a single commercial retail suite to be utilized as a daycare for dogs that caters to man's best friend. The facility will also include boarding services, a playroom, spa services and weekend and overnight boarding.

B. EXISTING CONDITIONS:

The site is located within a commercial shopping center at the corner of Mara Lynn Road and Bowman Road. The remaining properties in the general area contain a mixture of zoning and uses.

C. NEIGHBORHOOD COMMENTS:

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: No comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: 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.

Fire Department: No comments.

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Chenal Planning District. The Land Use Plan shows Commercial (C) for the requested area. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and

scale, depending on the trade area that they serve. The application is for a CUP for a kennel in C-3 (General Commercial District) zoning.

The application area is located within a shopping center.

This site is not in an Overlay District.

Master Street Plan:

North Bowman Road is a Minor Arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide the connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides. This street may need more ROW and/or paving width. May require dedication of ROW or improvements.

Bicycle Plan:

North Bowman Road is proposed as BIKEWAY II-LANE on the Master Bike Plan. Class II Bike Lanes are a route designated by painted strips separating the bikeway from motor vehicle traffic and intended for the sole use by bicycles. Additional pavement markings and signage is required.

Historic Preservation Plan:

This property is not a contributing structure and is not located in a Historic District.

H. ANALYSIS:

The applicant is requesting a conditional use permit to allow a single commercial retail suite to be utilized as a daycare for dogs (kennel) that caters to man's best friend. The facility will also include boarding services, a playroom, spa services and weekend and overnight boarding. The proposed business will be located in the southernmost suite within the largest commercial building on the site, at the southwest corner of the site.

The site is located within a commercial shopping center at the corner of Mara Lynn Road and Bowman Road. The remaining properties in the general area contain a mixture of zoning and uses.

Access to the site is provided by two (2) driveways extending from N. Bowman Road.

The applicant proposes to utilize the existing parking spaces located within the commercial shopping center. Staff feels the existing parking is sufficient to serve the use.

The daycare will provide a playroom based on the dog's size, temperament and play style to ensure safety for up to ten (10) hour a day. The applicant notes the facility will not contain an outdoor area as part of this proposal.

The applicant notes customer counts may vary depending on when the pet parents are dropping off dogs. However, the applicant anticipates around 20-30 customers per day.

On-site staff will contain seven (7) people any given work day. However, the number of employees will total approximately 15-20.

The facility will operate from 7am-7pm, Monday-Friday, Saturday from 9am-5pm and Sunday from 10am-2pm. The applicant anticipates a maximum capacity of 135 dogs present at any given time, however, it may take approximately two years to reach maximum capacity. It is estimated approximately 65-85 dogs present at any given time until the maximum capacity for the facility is reached.

The applicant notes animal waste will be double-bagged or frozen, depending on trash cycles and how often the trash is disposed of. Areas containing urine will be wiped utilizing sanitary mops and disinfectant.

A dumpster is not shown on the site plan. Any dumpster installed on the site shall be screened comply with Section 36-523(d) of the City's Zoning Ordinance.

The applicant is not proposing any signage at this time. Any new signs shall conform to Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

The applicant is not proposing additional lighting at this time. Any new site lighting shall be low-level and directed away from adjacent properties.

Staff is supportive of the requested conditional use permit. Staff views the request as reasonable. To staff's knowledge, there are no outstanding issues associated with this application. Staff feels the existing section (suite) of the overall 31,152 square foot building is appropriate for the proposed use. The proposed use will be compatible with the existing commercial uses in the general area. Staff feels the minor increase in traffic will not have an adverse impact on the area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested conditional use permit, subject to compliance with the comments and conditions outlined in paragraph E, and the staff analysis, of the agenda staff report.