

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

**BOARD OF DIRECTORS COMMUNICATION  
JUNE 2, 2015 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An Ordinance establishing a Planned Zoning District titled Arkansas Urology Ambulatory Surgery Center Reestablishment and Revised Long-form POD (Z-8632-A), located at 1300 Centerview Drive.</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>CITIZEN PARTICIPATION</b></p>	<p>The request is a rezoning from POD, Planned Office District, and O-3, General Office District, to POD to allow for the development of a new ambulatory surgery center and parking west of the existing Arkansas Urology office building.</p> <p>None.</p> <p>Staff recommends approval of the requested POD zoning. The Planning Commission voted to recommend approval of the POD zoning by a vote of 11 ayes, 0 nays and 0 absent.</p> <p>The Planning Commission reviewed the proposed POD request at its April 23, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the John Barrow Neighborhood Association and the Sandpiper Neighborhood Association were notified of the Public Hearing.</p>	

**BACKGROUND**

Ordinance No. 20,422, adopted by the Little Rock Board of Directors on April 19, 2011, rezoned the site from R-2, Single-Family, to POD, Planned Office District, to allow a four (4) plus acre parcel to be subdivided into two (2) lots. The southern lot was proposed for rezoning to POD to allow immediate construction of a parking lot to serve Arkansas Urology Clinic which was located adjacent to the site. There were no changes proposed for the remaining area. The parking lot was not developed as proposed and the POD approval has since expired.

Arkansas Urology owns and operates a facility at 1300 Centerview Drive. Arkansas Urology also owns an adjacent 2.9-acre tract to the west of the existing facility which is currently zoned POD. The request is to develop a new ambulatory surgery center and parking west of their existing building. The proposed building is one story containing approximately 8,300 square-feet. The new building will contain two (2) operating rooms, two (2) procedure rooms, six (6) bed pre-op, six (6) bed post-op, covered drop off entry and exit, waiting, support space for surgery and building services space. The exterior is proposed similar to the existing building. The roof is proposed with partial metal sloped roof and partial flat roof for ease of future expansion. The proposed additional parking will be developed in two (2) phases.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.