

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

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

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Arkansas Urology Revised Short-Form POD, located at 1300 Centerview Drive. (Z-8632-B)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The applicant is proposing a revision to the previously-approved POD, Planned Office Development, to expand the site area by 1.3 acres to the west of their existing facility.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<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>	
BACKGROUND	<p>Ordinance No. 20,422, adopted by the Little Rock Board of Directors on April 19, 2011, rezoned the site from R-2, Single-Family District, to POD, Planned Office Development, 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 expired.</p>	

**BACKGROUND
CONTINUED**

On June 2, 2015, the Little Rock Board of Directors adopted Ordinance No. 21,049, allowing a revision to a previously-approved POD for Arkansas Urology Clinic. The approval allowed Arkansas Urology to develop an adjacent 2.9-acre tract located to the west of their existing facility with a new ambulatory surgery center and parking along the west side of their existing building. The proposed building was one (1)-story containing approximately 8,300 square-feet. The new building was to 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 was proposed similar to the existing building. The roof was proposed with partial metal sloped roof and partial flat roof for ease of future expansion. The proposed additional parking was proposed in phases. The request included a variance to allow advanced grading of the future phases with the construction of the new building which was approved by the Planning Commission.

The applicant is now proposing to expand the site area by 1.3 acres to the west of their existing facility. The additional property will allow Arkansas Urology to better implement the plans they submitted last year to expand their facility with a new ambulatory surgical center. The new application is to revise the POD and future develop the site plan for the new surgery center and associated parking. The proposed building is a one-story surgery center with approximately 12,400 square-feet and will consist primarily of the following spaces: two (2) operating rooms; four (4) procedure rooms; six (6) bed pre-op; six (6) bed post-op, covered drop-off entry and exit, waiting, support spaces for surgery and building services. The exterior is proposed similar to the existing building on the site. The proposed parking will be phased.

An adjacent lot, zoned PD-C, Planned Development – Commercial, is proposed with a revision to allow this development to purchase the rear 450 feet (approximate measurement). The applicant has indicated a replat of this property will be completed upon approval of the revision to the POD and the adjacent PD-C zoning for SRVC Short-form PD-C to eliminate the creation of a property without public street frontage.

**BACKGROUND
CONTINUED**

The Planning Commission reviewed the proposed POD 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.