

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 3, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Brodie Creek Lot 21 Revised Short-Form PD-R, located at 27 Deerberry Forest Circle. (Z-5963-F)</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 to amend the previously-approved PD-R, Planned Development – Residential, for Lot 21 Brodie Creek Addition to allow for an accessory structure and a swimming pool on the lot.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the requested PD-R zoning. The Planning Commission voted to recommend approval of the PD-R zoning by a vote of 9 ayes, 0 nays and 2 absent.</p>	
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed the proposed PD-R request at its October 6, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site were notified of the public hearing. There is not an active recognized City of Little Rock Neighborhood Association located in this area.</p>	
BACKGROUND	<p>The applicant is proposing to amend the previously-approved PD-R, Planned Development – Residential, for Lot 21 Brodie Creek Addition to allow an accessory structure and a swimming pool on the lot.</p>	

**BACKGROUND
CONTINUED**

The swimming pool is proposed twelve (12) feet by twenty-eight (28) feet. The swimming pool will be placed within the twenty (20)-foot building setback on the lot. The applicant is also proposing the placement of a six (6)-foot fence beyond the typically required twenty (20)-foot building setback to secure and screen the pool area. Both the pool and fence are located ten (10) feet and less from the property line along Persimmon Path. A swimming pool is considered an accessory use. The provision for accessory uses such as swimming pools and storage buildings was not addressed in the approval of the original PRD for the Brodie Creek Subdivision.

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