

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 16, 2023 AGENDA**

<p>Subject:</p> <p>Annexation 343 – Pinewood Land Annexation.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>To accept the annexation of some 179.3 acres along the south side of the Little Rock and Western Rail Road, between East Pinnacle Road and Buckland Circle, to the City of Little Rock, Arkansas.</p> <p>None.</p> <p>Staff recommends approval of the annexation. The Planning Commission voted to recommend approval by a vote of 7 ayes, 0 nays, 3 absent and 1 open position.</p> <p>The area is wooded and undeveloped, and the land is zoned R-2, Single-Family District. The Land Use Plan Map indicates the land as Residential Low Density (RL), and there are only two (2) access points currently to the property; one from the south using the alignment of Patrick Country Road and the other is from the west using East Pinnacle Road. There is a ridge on the property with a rise of over 250 feet. The applicant has not submitted a proposal for development of the land; therefore, staff does not know the density or configuration of tracts that might occur on the land.</p> <p>This request is following the ‘100% Owner’ annexation process. The Pulaski County Judge’s Order was signed and filed on February 3, 2023, and sets the exact boundaries of the annexation which by custom includes all adjacent rights-of-way. The annexation does include a portion of East Pinnacle Road.</p>	

**BACKGROUND
CONTINUED**

Both the zoning and Land Use Plan Map designations could result in 1,000 to 1,300 parcels with houses; however, this is not likely due to the existing topography. At the density of The Ranch Development, to the east southeast, the resulting density on this lane would be closer to 500 tracts. The applicant has indicated that they intend to submit development proposals (preliminary plat proposal) to the City within a year of the annexation of this land.

Over the last ten (1) years, there has been some residential development in the vicinity. To the south, along Valley Ranch Drive the single-family subdivision, Valley Ranch, was developed with sixty-eight (68) lots. The Renaissance Apartments immediately south of the application area was also constructed over the last ten (10) years. This shows there has been some demand for residential development in the general area of this annexation.

The annexation request will bring the eastern terminus of East Pinnacle Road into the City. The Public Works Department, Engineering Division indicated that they had no comments or concerns about the requested annexation. There will be a requirement for maintenance of approximately 154 linear-feet of East Pinnacle Road, which is a rural road with open drainage. This land is currently totally undeveloped, and there would be no demand for solid waste initially.

The closest fire station is Station No. 23, located at 4500 Rahling Road, which is approximately 3.75 miles from the annexation area via the current street system. The next closest is Station No. 21, located at 17000 Chenal Valley Drive, which is approximately 4.2 miles from the annexation area via the current street system. Neither the Little Rock Fire Department nor the Little Rock Police Department responded to a request for comment on this annexation. With no current development, there should be minimal demand for public safety services at the time of annexation.