

FILE NO.: A-344

NAME: National Property Holdings Annexation

LOCATION: 14508 Kanis Road

OWNER/AUTHORIZED AGENT:

H Brad Walker
Catlett Law Firm, PLLC
323 Center Street, Suite 1800
Little Rock, AR 72201

AREA: 2.8 acres

WARD: NA

PLANNING DISTRICT: 18

CENSUS TRACT: 42.18

CURRENT ZONING: PDC, Planned Development Commercial District

BACKGROUND:

- This request is a voluntary '100-percent owner' annexation.
- The site is contiguous on its northern boundary.
- The Arkansas GIS Office confirmed the request meets all the requirements of Section 14-40-101 in a letter dated January 23, 2023.
- The County Judge's Order was filed on March 21, 2023.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The request is to annex 2.8 plus or minus acres into the City of Little Rock. The applicant wishes to obtain city services to allow for the development of the land as a mini-storage facility.

B. EXISTING CONDITIONS:

The site is wooded and mostly undeveloped. There is a house and outbuilding on the property. The northern boundary is the current city limits (just over 747 feet in length). There is a partially developed single-family subdivision to the north. A single-family house is on a small triangular tract to the northwest. This house is abandoned. To the east is undeveloped R-2, Single Family District zoned land

(the east boundary is some 182 linear feet). To the south is a C-3, General Commercial District zoned tract which is wooded and undeveloped. The remainder of the area is zoned R-2 and is wooded with a house on one of the two R-2 tracts. Across Kanis Road to the west is undeveloped wooded R-2 land.

The site has a twenty-foot rise, from Kanis Road, over a distance of approximately 140 feet. From the high point the land falls almost twenty feet to the southeast corner of the property. The land to the east, west and south is all outside the city of Little Rock.

C. NEIGHBORHOOD NOTIFICATIONS:

Neighborhood Association contacts are notified of all items on the Planning Commission agenda via a single notice prior to the Commission's hearing.

D. ENGINEERING COMMENTS:

Engineering Division, Planning & Development Department: No comment received.

Public Works Department: Public Works (Civil Engineering) indicated they will provide the require services to the area and had no comments.

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

Little Rock Water Reclamation Authority: No comment received.

Entergy: No comment received.

CenterPoint Summit Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water: No comment received.

Fire Department: No comment received.

Police Department: No comment received.

Parks and Recreation: No comment received.

County Planning: No comment received.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comment received.

Planning Division:

The Land Use Plan Map shows this site as Commercial (C). 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 land east, west and south is also shown as Commercial (C). Most of this land is undeveloped and partially wooded. To the north is land shown as Residential Low Density (RL). The Residential Low Density (RL) is category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. This is a partially developed single-family subdivision.

At the southeast corner of Kanis Road and Panther Branch Drive is an area of Residential High Density (RH). The Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre. This land is a development apartment complex. Across Kanis Road, to the west, is an area of Commercial (C) along Kanis Road, with Residential Medium Density (RM) beyond the Commercial area. The Residential Medium Density (RM) category accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. The land to the east is currently undeveloped and wooded.

There was one Land Use Plan Map amendment in the vicinity over the last decade. LU2022-18-03 changed this site and the areas to the south, east and west to Commercial (C) from Residential Low Density (RL) and Residential Medium Density (RM). This Land Use Plan Amendment was approved by Ordinance 22216, January 17, 2023.

Master Street Plan:

The eastern boundary of the site is Kanis Road, which 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 kept to a minimum to allow for continuous traffic flow while still allowing some access to adjoining property. Right-of-way (ROW) standard is 90 feet. Sidewalks are required on both sides. This roadway is not built to standard and may need more ROW or paving width.

Bicycle Plan:

The Master Bike Plan Map does not show existing or proposed facilities in this area of Kanis Road.

Historic Preservation Plan:

There are no existing historic sites on, or in proximity to, this land.

H. ANALYSIS:

The site is wooded and undeveloped. The land is zoned PD-C, Planned Development Commercial District. The Land Use Plan Map indicates the land as Commercial (C). The application area has been approved to be developed as a mini-warehouse development. The site has a twenty-foot rise from Kanis Road over a distance of approximately 140 feet. From this point the land falls almost twenty feet to the southeast corner of the property. The land to the east, west and south is all outside the city of Little Rock.

There is a partially developed single-family subdivision to the north (within Little Rock). To the south and west is undeveloped mostly wooded land zoned R-2, Single Family District. This land was recently changed on the Land Use Plan Map to Commercial (C). Across Kanis Road, to the west, the land is also undeveloped and wooded. It is zoned R-2 and has a Land Use Plan designation of Commercial along Kanis Road and Residential Medium Density beyond that to the west.

The applicant has provided the City with a letter from the Arkansas GIS Office (AGIO) confirming the request meets all the requirements of Section 14-40-101 (dated January 23, 2023). This confirms that the area requesting annexation is contiguous to the City of Little Rock and all requirements of Arkansas Law have been fulfilled to apply for annexation.

This request is following the '100% Owner' annexation process. The Pulaski County Judge's Order was signed and filed on March 21, 2023. The Judge's Order sets the exact boundaries of the annexation which by custom includes all adjacent rights-of-way. The annexation does include a portion of Kanis Road.

The land to the north was annexed to the city in 2016 (Ordinance 21187). The application area is bounded on the other three sides by un-incorporated county. The site and surrounding area is an approximate 20-acre area on the north side of Kanis Road at Panther Branch Drive still outside the city limits. Just under 990 linear feet of Kanis Road is still outside the city limits at this location.

There is a 24-inch water main along Kanis Road, west of the application area. No comments have been received from Central Arkansas Water on this annexation. At the time of development, the owner will have to extend water service from the existing system (working with Central Arkansas Water). The closest sewer line is a 8-inch line north of the site, in the Kanis Ridge Subdivision. No comments have been received from Little Rock Water Reclamation. At the time of development, the owner will have to extend service from the existing system (working with Water Reclamation).

The annexation request will bring approximately another 118 linear feet of Kanis Road into the city. The Public Works Department, Engineering Section, indicated they had no comments but would provide the required services to the annexation area. This land is currently total undeveloped today. At the time of development, it will be commercial in nature and will not receive city solid waste services. There will be a requirement for maintenance of approximately 118 linear feet of Kanis Road because of this annexation. This roadway is a rural road with open drainage and is not constructed to Master Street Plan standards.

The closest fire station is Station #20, 300 Oak Meadow Drive, which is approximately 1 mile from the annexation area via the current street system. The next closest is Station #9, 1324 North Shackelford Road which is approximately 4 miles from the annexation area via the current street system. The fire department did not respond to a request for comment on this annexation. The Little Rock Police Department did not respond to the request for comment on this annexation. Since Kanis Road is inside the city both to the east and west, patrols are likely to already be traveling on the portion of Kanis Road outside the city. With no current development there should be minimal demand for public safety services at the time of annexation.

I. STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION ACTION:

(JUNE 8, 2023)

The item was placed on the consent agenda for approval. By a vote of 8 for, 0 against, 1 absent and 2 vacancies, the consent agenda was approved.