

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 16, 2019 AGENDA**

<p>Subject:</p> <p>Annexation 334 - Potlatch-Deltic 2019 Highway 10 (A-334)</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 Moore City Manager</p>
<p>SYNOPSIS</p>	<p>The annexation of some thirteen (13) and a quarter acres, along the south side of Highway 10 east of the Joe T Robison Middle and High Schools (the 20200 and 21000 blocks of Highway 10 (Cantrell Road).</p>	
<p>FISCAL IMPACT</p>	<p>None.</p>	
<p>RECOMMENDATION</p>	<p>Staff recommends approval of the annexation. The Planning Commission voted to approve the annexation requests by a vote of 9 ayes, 0 nays and 2 absent.</p>	
<p>BACKGROUND</p>	<p>The area has been contiguous to the City since July 1997. The back (southern portion) is wooded and the northern portion is partially cleared. There is an almost thirty (30)-foot increase in elevation from Highway 10 (Cantrell Road) to the south boundary of the area. The land is currently zoned R-2, Single-Family District, with the northern portion along Highway 10 shown for either Medium Density Residential (west) or Suburban Office (east) on the City’s Future Land Use Plan. The southern portion of the annexation area was included in a single-family preliminary plat just over a year ago.</p> <p>To the south and southwest of the annexation area is this developing single-family subdivision (Caurel). To the southeast is the developed Bronte Single-Family Subdivision.</p>	

**BACKGROUND
CONTINUED**

To the west is a POD, Planned Office District for the campus of Joe T Robinson High School and Middle School. North of the annexation area, across Cantrell Road, is land zoned R-2 that was once the site of 'Camp Grundy'. To the east is a C-1, Neighborhood Commercial District, zoned tract and several R-2 tracts outside the City Limits. There is just short of 1,000 linear-feet of Highway 10 that will become part of the City of Little Rock with this annexation. This reduces the 'gap' of Highway 10 not in the City to between 600 and 700 linear-feet. There are two (2) homes, a business/residence and a quasi-public use that will remain outside of the City after this annexation (just less than three (3) acres). With any future 'improvements' to the road, the City will become responsible for the 'local match' funding. Currently the land is undeveloped and will not have any solid waste demands. The Public Works Department has indicated they have no issues or concerns with this annexation request.

There is a sixteen (16)-inch and a twelve (12)-inch water main in the right of way for Highway 10 (Cantrell Road). In addition, there is a twelve (12)-inch water main in the right-of-way for Northfield Drive to the south. There is a ten (10)-inch sewer main just south of the annexation area within the ownership of the applicant. Any extension of water or wastewater lines from the existing service mains to serve this property will be at the cost of the developer/property owner.

The closest fire station is located at 17000 Chenal Valley Drive to the southeast of the area. From this station via existing streets is approximately four (4) miles to the annexation area. The Little Rock Police Department has indicated they have no issues or concerns with the proposed annexation. The police have patrol responsibility of developments both east and west of the annexation area. There are currently no structures on the land required service.

The Planning Commission reviewed this issue at its March 14, 2019, meeting and there were no objectors present. All owners of property located within 200 feet of the site were notified of the public hearing. Please see the Planning Commission agenda write-up and minutes for the full Staff Analysis.