

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

**BOARD OF DIRECTORS COMMUNICATION  
JULY 18, 2023 AGENDA**

<p><b>Subject:</b></p> <p>Annexation 346 – Potlatch Deltic Morgan Cemetery Annexation.</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>To accept the annexation of some 7.2 acres, between Morgan Cemetery Road and Highway 10, west of Joe T Robinson Schools 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 at their June 8, 2023, Hearing by a vote of 8 ayes, 0 nays, 1 absent and 2 open positions.</p> <p>The site 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). There is an application (Z-9765) to re-classify this land to PCD, Planned Commercial Development. The proposed use is a mini-storage facility with multiple buildings on the eastern five (5)+ acres and a Fire Station on the western acre plus. The Fire Station would be a new City of Little Rock Fire Station.</p> <p>The land in this annexation area has a hill about midpoint along the northern boundary. The highpoint is along Morgan Cemetery Road (northern boundary) at 326 feet, then falls to 304 feet where Morgan Cemetery Road turns south toward Highway 10. This hill rises eighteen (18) feet over a distance of approximately 150 feet.</p>	

**BACKGROUND  
CONTINUED**

This request is following the ‘100% Owner’ annexation process. The Pulaski County Judge’s Order was signed and filed on April 17, 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 Morgan Cemetery Road and a portion of Highway 10.

There is a twelve (12)-inch water main along Highway 10 to the south. At the time of development, the owner will have to extend water service from the existing system (working with Central Arkansas Water). There is an eight (8)-inch sewer line in the subdivisions to the south of Highway 10. At the time of development, the owner will have to extend sewer service from the existing system (working with Water Reclamation).

Approximately seventy-five (75) linear-feet of Highway 10 would be annexed to Little Rock as a result of this annexation. The City will not take over maintenance since this is a State Highway, and the Arkansas Department of Transportation has responsibility for maintenance whether outside or within the City. However, the annexation also includes approximately 1,000 linear-feet of Morgan Cemetery Road. This is an open drainage roadway, and it is a chip-sealed road approximately a lane and a half wide. Approximately 500+ feet of Morgan Cemetery Road is proposed to be fully-improved as a condition of development of the land. This portion of Morgan Cemetery Road will have a fifty (50)-foot right-of-way with a thirty-one (31)-foot wide roadway. There will be curb and gutter installed on both sides of this portion of Morgan Cemetery Road but no sidewalks. No comments were received from Public Works on this annexation request.

The closest fire station is Station #21, located at 17000 Chenal Valley Drive, which is approximately 4.75 miles from the annexation area via the current street system. The next closest is Station #23, located at 4500 Rahling Road, which is approximately five (5) miles from the annexation area via the current street system. Neither the Little Rock Fire Department, nor the Little Rock Police Department responded to the request for comment on this annexation. With no current development, there should be minimal demand for public safety services at the time of annexation.