

FILE NO.: A-331

NAME: Copper Run Annexation

REQUEST: Accept 104 acres plus or minus to the City

LOCATION: Along the south side of Pride Valley Road, west of Zanzibar Street
(16000-17000 Blocks of Pride Valley Road)

SOURCE: Brian Dale, White Daters agent for Thundercloud LLC

GENERAL INFORMATION:

- The County Judge's Annexation Order was filed on November 20, 2017.
- Some of the tracts are developed with large lot single family homes (five). One tract has a small mobile home park of approximately a dozen units. Much of the acreage is undeveloped with approximately 48 of these acres proposed for a 139 unit single-family subdivision.
- There are nine property owners of which six (6) have signed the petition for annexation.
- The site is contiguous to the City of Little Rock on the northwest corner.
- The annexation request is to obtain City services.
- The site is irregular in shape within a rectangular area, east-west of some 1950 feet and north-south of some 3940 feet. The frontage along Pride Valley Road is some 1327 feet in length.
- The western and southern most portion of the site (48 to 50 acres) has been approved for a Planned District Residential with 139 parcels for homes.

AGENCY COMMENTS:

Public Safety:

Fire: No Comment Received.

Police: The Little Rock Police Department has indicated they have no issues or concerns with the proposed annexation.

Infrastructure and Community Facilities:

Rock Region METRO Transit: No Comment Received.

Parks and Recreation: No Comment Received.

Public Works: Little Rock Solid Waste has indicated they have no issues with the proposed annexation. Little Rock Public Works Department has indicated they have no issues with the proposed annexation.

Pulaski County Planning: No Comment Received.

Arkansas Geographic Information Office: AGIO expressed no concerns with the annexation and noted the applicant had followed ARK CODE 14-40-101.

Utilities:

Central Arkansas Water (CAW): No Comment Received.

Entergy: Entergy has indicated they have no issues or concerns with this proposed annexation.

Reliant-Energy: No Comment Received.

Little Rock Water Reclamation Authority (LRWRA): Once annexed if the project engineers can demonstrate they are proposing the most feasible solution to extend sewer service to the area and beyond, then they will be allowed to connect to the City system. This is providing they meet the LRWRA Standard Specifications and terms and conditions.

AT&T: No Comment Received.

Schools:

Little Rock: No Comment Received.

The annexation area is not within the Little Rock School District.

Pulaski County Special: No Comment Received.

The annexation area is within the Pulaski County Special School District.

ANALYSIS:

The area requesting annexation has a small mobile home park of approximately a dozen units (just under 6 acres), five (5) single-family homes on larger tracts (generally between 0.7 and 1.8 acres in size) and six (6) undeveloped generally wooded tracts (0.8 to 70 acres in size). The applicant has proposed a 139 lot single-family development using the Planned Development – Residential process for just under fifty (50) of these acres. The head waters of Brodie Creek traverses the southernmost portion of the annexation area.

The area is contiguous at the northeast corner. Annexation 319, Pride Valley Road Annexation, annexed to the south right-of-way of Pride Valley Road in May 2010. The northeastern corner of northeastern most tract of this annexation touches the point. This annexation does include Pride Valley Road, i.e. to the north right-of-way line for Pride Valley Road. This would mean that width of the right-of-way for Pride Valley Road would be contiguous to the current city limits, so sixty (60) feet in length.

Except for this 60 foot wide right-of-way all other portions of the annexation are adjacent to areas that will remain outside of the corporate limits for the City and are all zoned R-2 Single Family. To the east is the Oakhill Estates Subdivision of one to five acre tracts with homes and a hundred plus wood tract owned by Real Properties Inc. To the south are generally wooded tracts five (5) to ten (10) acres in size with various owners. To the west are large tracts some wooded and some with homes. To the north is the Chenal West Estates Subdivision with tracts around five (5) acres most with homes.

The head waters of Brodie Creek flows through the southern portion of the annexation area flowing to the southeast. Brodie Creek flows through the annexation area at an elevation of 456 feet along the west annexation line some 1890 feet north of the southeast corner of the annexation area. There are five (5) hill tops within the annexation area ranging from a high of 570 feet to 486 feet.

The county review has found that the annexation area meets all the requirements for annexation – is contiguous, petitioners represent majority of the land to be annexed, the land will be used for an urban purpose and the documents filed are correct and accurate representations of the area. The County did notify all the property owners via U.S. mail of the hearing on the annexation request. Only staff members and the representatives of the application were present. The Pulaski County Judge in his Annexation Order has included all public streets and right-of-way abutting the annexation area. This includes right-of-ways for Layman Lane, Tele Road and Pride Valley Road. The City's annexation ordinance will be in conformance with the Pulaski County Judge's Order and include adjacent street rights-of-way into the City of Little Rock.

The proposed annexation would include adding some 1327 linear feet of Pride Valley Road to the city. This road is shown on the Master Street Plan as a collector but is not currently constructed to that standard. The road has open ditches and no sidewalks. Layman Lane is not shown on the Master Street Plan and is considered a local street, but it is not built to local street standards. Layman Lane has a substandard right-of-way and only a short segment of road exists within the right-of-way. Tele Road is close to the proposed alignment for the West Loop which is an arterial on the Master Street Plan. Neither the right-of-way nor the existing pavement meet the Master Street Plan requirements for even a 'Local Street'. As a result of this annexation the City would assume maintenance responsibility for the portions of both Tele Road and Layman Lane constructed and the 1327 additional linear feet of Pride Valley Road.

Initially five (5) homes would be added to the solid waste disposal system of the City. Over time as the proposed single-family subdivision is developed an additional 169 homes will be added for service. There will be remaining land zoned for single-family development available after the Copper Run Subdivision is fully developed. So in the years to come over 200 additional homes are realistically possible within the annexation area. Little Rock Solid Waste has indicated they have no issues with the annexation as proposed.

With the new subdivision proposed in the earlier approval of the Copper Run Planned Development Residential, the existing mobile home park in the 16900 block of Pride Valley Road would be removed. In addition some 169 home sites would be included on approximately 48 acres of land. This area to be developed as a single family subdivision is generally between Pride Valley Road and Brodie Creek, Layman Lane and Tele Road.

There is a 20 inch water main along Pride Valley Road from which any new development would have to have service extended from this line at the cost of the developer. There is no waste water line in the area. The natural service line would come from the southeast along Brodie Creek. This line is an 18-inch line and currently stops around 4000 feet from the annexation area and would require crossing three properties not within the corporate limits of Little Rock. An extension of this line would be at the cost and efforts of the developer not the utility. The utility and property developer will have an agreed to plan for connection to the Little Rock Wastewater system prior to any development of the proposed subdivision within the annexation area.

The closest fire station (Station 20) is located at 300 Oak Meadow Drive. From this station via existing streets is just approximately 2.2 miles to the annexation area. Station 19, located at 17000 Chenal Valley Drive, is the next closest station with runs of approximately 2.4 miles to the annexation area. The Little Rock Police Department reported they have no concerns or issues with the annexation. After this annexation city police would have to patrol Layman Lane and an additional 1327 feet of Pride Valley Road. The City would also be responsible for responding to any incidents at the five (5) homes and small mobile home park current within the annexation area.

The property owner at 16625 Pride Valley Road provided the City a written request not to be annexed. This letter was dated October 8, 2017. Their property is just east of Layman Lane on the south side of Pride Valley Road within the petition area for annexation.

Staff Recommendation:

Approval

PLANNING COMMISSION ACTION:

(DECEMBER 14, 2017)

The item was placed on the consent agenda for approval. By a vote of 10 for, 0 against, and 1 absent the Consent Agenda was approved.