

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 19, 2021 AGENDA**

<p>Subject:</p> <p>Annexation 338 – Hastings 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>Accept the annexation of approximately forty (40) acres, along and south of Cooper Orbit Road, west of the Cooper Orbit/Kirby/Kanis Roads intersection (approximately 14200 through 14600 blocks of Cooper Orbit Road) to the City of Little Rock.</p> <p>None.</p> <p>Staff recommends approval of the annexation. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 absent.</p> <p>The tract requesting annexation is contiguous on three (3) sides; the north, south and east. The property is currently zoned R-2, Single-Family District. The tract is overgrown and wooded with ruins of a single-family house and out buildings. To the southeast, south and west the land is zoned R-2. The Woodlands Edge Residential Subdivision is located to the south. To the west, the adjacent tract has a large warehouse and home on the property, and further to the west are large tracts with houses, on R-2 zoned land. The land to the north is zoned PD–R, Planned Development Residential, District and C-1, Neighborhood Commercial District; the McKenzie Apartment Complex is located on this land. To the east is land zoned PCD, Planned Commercial District, and wooded.</p> <p>The applicant has submitted plans consisting of two (2) single-family developments for the annexation site. They are a PRD, Planned Residential Development, for the northern portion of the annexation area.</p>	

**BACKGROUND
CONTINUED**

This PRD consists of a proposed eighty (80) plus detached garden patio homes and attached townhouses. A subdivision for approximately sixty-five (65) single-family detached houses is proposed on the southern portion of the site. Both developments would be accessed via the round-about on Woodlands Trail to the east of the site.

Over 1,300 linear-feet of Cooper Orbit Road are included in this annexation. Cooper Orbit Road is a County road, and is a two (2)-lane road without shoulders and with open ditches on both sides. The Public Works Department Civil Engineering Division has indicated that Cooper Orbit Road is in 'poor condition' and has flooding problems. Both of these will have to be addressed by the City if the roadway is annexed and becomes part of the City Street System.

Fire Station 23 is the closest fire station and is located at 300 Oak Meadow Drive. From this station via existing streets is just under two-thirds of a mile to the annexation area. The Little Rock Police Department responded and indicated that they have no concerns or issues with this annexation.