

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 21, 2023 AGENDA**

<p>Subject:</p> <p>Annexation 342 – Crystal Valley Trails 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>SYNOPSIS</p> <p>FISCAL IMPACT</p> <p>RECOMMENDATION</p> <p>BACKGROUND</p>	<p>To accept the annexation of some 168.9 acres, north of Crystal Valley Road at Colonel Miller Road (in the 15200-15800 blocks of Crystal Valley Road) 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 by a vote of 7 ayes, 1 nay, 2 absent and 1 open position.</p> <p>The area requesting annexation is contiguous with the City Limits along approximately 655.7 feet of the easternmost boundary. The annexation area has been mostly wooded for a couple of decades. Prior to that, the southern half of this land had been cleared. The southern portion of the annexation area has a gradual slope from southwest to northeast. There is a more significant rise in the northern sixth of the site, a sixty (60)-plus foot rise (ridgeline). Most of this steep terrain is not included as residential lots in the approved preliminary plat.</p> <p>The property is zoned R-2, Single Family District. In August 2021, the Little Rock Planning Commission approved a 551-lot single-family subdivision on a large portion of this land. The preliminary plat proposes development in seven (7) phases with the first phase including seventy-five (75) single-family lots. Later phases range from fifty-two (52) to 111 single-family lots per phase.</p>	

**BACKGROUND
CONTINUED**

The applicant has not provided a timeline for development of the land. There is an existing single-family house with a few out-buildings that would be removed with this development. The land to the west is a large-tract single-family subdivision (Plantation Acres), zoned R-2. To the north and northeast is land zoned R-2 and wooded. To the southeast are two (2) large tracts zoned R-2 and AF, Agriculture and Forestry District, with single-family houses. Across Crystal Valley Road to the south are larger tracts (two (2)-plus acres) most of which have single-family houses on them. Most of the land south of Crystal Valley Road is zoned R-2 or AF.

Approximately 1,971 linear-feet of Crystal Valley Road is included in this annexation; however, the road is not built to standard. The preliminary plat approval requires the Developer to construct the required improvements to north half of approximately 1,200 linear-feet of Crystal Valley Road. Similar improves are required on the western portion of Crystal Valley Road with Phase V of subdivision development. Upon annexation, the City will be responsible for the continuing maintenance of approximately 1,971 linear-feet of roadway and related drainage structures. The Public Works Department indicated they have no concerns or issues with the proposed annexation (Engineering Section).

There is not a water service line along Crystal Valley Road adjacent to the annexation area. The nearest wastewater service line (ten (10)-inch line) is along Haw Creek to the south over 2,000 feet away. As part of the development of any land within the annexation area, the Developer will have to extend these services from the existing service lines to any new development. No comments have been received from either Central Arkansas Water or Little Rock Water Reclamation on the proposed annexation.

The closest Fire Station (Station 24) is located at 8801 Stagecoach Road. From this station, via existing streets, is just under two (2) miles to the annexation area. The Fire Department did not respond to the request for comments/concerns about this annexation. The Little Rock Police Department has indicated they have a concern regarding the impact on Police services due to an expanded City Limit. This is both for patrols as well, as emergency responses.