

FILE NO.: A-326

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NAME: Kanis Ridge Estates Annexation

REQUEST: Accept 9.36 acres plus or minus to the City

LOCATION: Along and east of Kanis Road in the 14600 Block

SOURCE: Mark Redding, Holloway Engineering

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GENERAL INFORMATION:

- The County Judge held a hearing on the annexation January 12, 2016 and signed the order for annexation.
- The area requesting annexation has been cleared and graded and is in the 14600 BLK of Kanis Road.
- There is one property owner.
- The site is contiguous to the City of Little Rock along a portion of its northern boundary.
- The annexation request is to obtain City services.
- The site is basically rectangular shaped along the east side of Kanis Road. (1154.74 feet along the south boundary and 1394.57 feet along the north boundary.
- Currently the property is zoned R-2, Single Family with an approved single-family subdivision of 41 lots.

AGENCY COMMENTS:

Public Safety:

Fire: No Comment Received.

Police: The Little Rock Police Department has no concerns or issues with the annexation of this area.

Infrastructure and Community Facilities:

Central Arkansas Transit: No Comment Received.

Parks and Recreation: Little Rock Parks and Recreation Department indicated that with each 'little annexation' already limited level of service delivery is stretched.

Public Works: The civil and traffic divisions of the Public Works Department have indicated they have no comment on the requested annexation.

Utilities:

Central Arkansas Water: No Comment Received.

Entergy: No Comment Received.

Reliant-Energy: No Comment Received.

Wastewater Utility: No Comment Received.

AT&T: No Comment Received.

Schools:

Little Rock: No Comment Received.

The annexation 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 site is undeveloped but leveled and cleared land. A single family subdivision with 41 single family lots was approved by the City in the fall of 2014 for the area. The property owners have cleared and leveled the land in preparation for development of this subdivision. The adjacent subdivision to the north was annexed to the City of Little Rock in July 1987 (ordinance 15324).

The site ranges from 1150 feet to just short of 1400 feet in depth from Kanis Road along the north or eastern side of Kanis Road. As noted it has been cleared and leveled in preparation of development. It is one of eleven ownerships (north or east of Kanis) totaling approximately 27 acres still not within the City Limits of Little Rock. There remain a half dozen single family houses in this area beyond Little Rock's City Limits. Some of these houses are in disrepair. With this annexation an addition 400 linear feet of Kanis Road will be added to the City. Currently there is only approximately 1500 linear feet of Kanis Road not in the City Limits.

The portion of Kanis Road from Cooper Orbit Road to Baker Lane still has sewer service issues. This has helped to slow development in this corridor. For the annexation area waste water will be pumped to the north, connecting into the existing city sewer line for the Summit Ridge Addition to the north. There is an 8-inch line along the northern line of the tract requesting annexation.

There are water lines in Kanis Road - a 24-inch line and 6-inch line, along the western boundary of the annexation request. With the construction of the proposed subdivision, the developer will construct lines for water service and add fire hydrants. Fire station 20 is located on Oak Meadow Drive just west of Kirby Road to the north east of the annexation area. It is 1200-feet as the 'crow flies' or 5200-feet via paved streets from this station to the annexation site on Kanis Road.

Based on the 2001 Little Rock Parks and Recreation Master Plan, this site is within eight-blocks of an existing park/open space. There is a walking/bike trail along Rock Creek to the north of the annexation area. Most of the 'neighborhood parks' west of University Avenue are private Property Owner Association (POA) parks. There is also a public school Baker Elementary School (Pulaski County Special School District) with a play area and a POA Park (Kirby and Oak Meadow Lane) within eight-blocks.

The areas surrounding this annexation are within police patrol district 71. In order to service the existing district a vehicle would have to pass along the frontage of this annexation area on Kanis Road. So the only addition would be once the new subdivision is constructed, an additional 41 houses would become part of this patrol district.

Staff Recommendation:

Approval of the annexation as request.

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PLANNING COMMISSION ACTION:

(JANUARY 28, 2016)

The Item was placed on consent agenda for approval. By a vote of 7 for, 0 against, 4 absent the Planning Commission recommends approval.