

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 16, 2020 AGENDA**

Subject:	Action Required:	Approved By:
<p>Annexation 337 – 17201 Kanis Annexation</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	Accept the annexation of approximately 0.7 acres, at 17201 Kanis Road.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the annexation. The Planning Commission voted to approve the annexation request by a vote of 10 ayes, 0 nays and 1 absent.	
BACKGROUND	<p>The Tract requesting annexation is contiguous on two (2) sides; the east and south. The Tract’s northern boundary is Kanis Road, and the property is currently zoned R-2, Single-Family District. The Tract is somewhat overgrown with a single-family house and out building currently on the land. To the east there is C-3, General Commercial District, and PCD, Planned Commercial Development, zoned land. The properties to the south and southwest are large tract single-family sites with houses on them and a zoning of R-2.</p> <p>Along the north side of Kanis Road, west of the annexation site, is an AP&L substation zoned R-2; then a multiple parcel tract zoned PCD with single-family and out buildings as well as an outdoor vehicular storage area on it; then O-2, Office Institutional District, zoned land with single-family and out buildings; then C-3 zoned vacant land either side of the Rahling Road intersection. Along the south side of Kanis Road is R-2 zoned land either vacant or with single-family and out buildings on the land.</p>	

**BACKGROUND
CONTINUED**

There is C-3 zoned vacant land either side of the Edswood Road and Kanis Road intersection, and a commercial business is located on the back of the eastern most parcel of the C-3 land.

The applicant, in their request letter, stated a desire to develop the land commercially. The Pulaski County Judge signed the Annexation Order on March 2, 2020. Approximately 104 linear-feet of Kanis Road would be included in this annexation. Kanis Road is a county road that has been partially improved, with the north side fully improved with curb and gutter. The south side of Kanis Road is open ditch with a soft grass shoulder. As part of the development of the land the developer will have to extend water and waste water services from the existing service lines to any new development.

The closest Fire Station (Station 21) is located at 17000 Chenal Valley Drive. From this station via existing streets is approximately 1.6 miles to the annexation area. The Little Rock Police Department responded they have no concerns or issues with this annexation.