

FILE NO.: A-332

NAME: Kanis Road-DelticPotlatch Annexation

REQUEST: Accept 180 acres plus or minus to the City

LOCATION: Along the north side of Kanis Road, west of Iron Horse Road (19600-21200 Blocks of Kanis Road)

SOURCE: Tim Daters, White Daters agent

Staff Report:

Staff needs additional time to review and consider this request.

Staff Recommendation:

Staff recommends this item be deferred to July 12, 2018.

PLANNING COMMISSION ACTION: (JUNE 28, 2018)

The item was placed on consent agenda for Deferral to the July 12, 2018 Planning Commission Hearing. By vote of 9 for, 0 against, 1 recusal and 1 absent the consent agenda was approved.

GENERAL INFORMATION:

- The County Judge's Annexation Order was filed on May 4, 2018.
- The area is wooded and undeveloped with two ridge lines traversing portions of the area.
- There is a single property owner of the area requesting annexation.
- The annexation request includes two areas. The larger area is contiguous to the City of Little Rock along its north boundary. The smaller area is contiguous along its eastern boundary.
- The annexation request is to obtain City services.
- The larger site is some 3900 plus or minus feet east-west, with a frontage along Kanis Road of over 4200 feet. At the eastern boundary the site is some 1600 feet deep and at the western some 1350 feet deep. The smaller site is a

Quarter-Quarter Section (SW1/4 NW1/4 of Section 34) with no direct access to any street or road.

- The entire site is zoned for R-2, Single-Family Residential District. No development plan has been presented for review. At one lot per-7000 square feet that would produce 1120 new houses.

AGENCY COMMENTS:

Public Safety:

Fire: No Impact. West Pulaski Fire Protection District (current provider) recommends against the annexation. They state they have the correct equipment to fight fires on undeveloped land like this, and that even if developed they can provide the services without affecting their ISO rating. They have the fire stations to service the area.

Police: No Impact.

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 concerns or issues with that requested annexation. Little Rock Public Works Department has indicated they have no issues or comments on the proposed annexation.

Pulaski County Planning: Pulaski County Planning has indicated they have no issues or concerns with the proposed annexation.

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 the proposed annexation.

Reliant-Energy: No Comment Received.

Little Rock Water Reclamation Authority (LRWRA): The Little Rock Reclamation Authority indicated they expect, based on previous activities, a viable plan for sewerage the area will be submitted prior to development. The Developer will also have to confirm available capacity in the receiving system. If pumping is part of the plan of service approval will have to be obtained from the Water Reclamation Commission.

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 two areas included in this request are both contiguous to the City along the boundary created in 1999 with annexation 292, ordinance number 18,146. The larger area is contiguous along its northern boundary and would move the City Limits some 1600 to 1350 feet to the south, along Kanis Road. The smaller area would move west of the current City Limits some 1300 plus feet. The smaller area is a Quarter-Quarter Section some 40 acres plus or minus and the larger area is some 140 areas more or less.

The area requesting annexation is wooded and undeveloped. There is a ridge line running parallel with Kanis Road. The peaks of the ridge are some 60 feet above the roadway at elevations from 624 to 630 feet with the valley floors in the low five hundreds. This 60 to 100 foot elevation change occurs over a distance of some 275 feet. The valley north of the ridge is even deeper than many spots along Kanis Road. This valley is the head waters of a tributary of Fletcher Creek. The area drains to the west northwest between ridge lines.

All of the land is currently zoned R-2, Single-Family which has a minimum lot size of 7000 square feet. There is one property owner currently and they have no submitted any specific development plans for the land. This owner is currently developing a single-family subdivision within the city adjacent to this site at a density of some 3.5 lots per acre.

Along the south side of Kanis Road adjacent to the annexation area (and beyond the current and proposed city limits) is the Chenal Downs Subdivision. This subdivision is mostly developed with just a scattering of undeveloped single-family tracts. The parcels in this subdivision are all over five acres in area. To the east along both sides of Kanis Road is primarily developed with larger tracts and is un-incorporated county. Most of the tracts have residential and accessory structures on them. To the west is larger wooded undeveloped land along either side of Kanis Road. This portion of Kanis Road is often referred to as Fletcher Hollow and has ridges along both sides of the road.

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 Pulaski County Judge in his Annexation Order has included all public streets and right-of-way abutting the annexation area. This would include the right-of-way Kanis 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 request would add some 4300 linear feet of Kanis Road to the City of Little Rock for maintenance. Kanis Road is shown as a Minor Arterial on the Master Street Plan with an alternative design standard. The right-of-way is to be 90 feet but the lane design is **two (2) 10.5 foot lanes with no shoulders west of Chenal Downs and 22 feet in width with two 4-foot gravel shoulders east of Chenal Downs**. The current road is not to the alternative standards. The closest portion of Kanis Road currently within the City's jurisdiction is over a mile to the east. So this annexation will create another 'in-out' along Kanis Road.

Little Rock Solid Waste has indicated they have no issues with the annexation as proposed. There will be no structures, i.e. no demand, when the area is annexed to the City. (Fees for solid waste pickup are designed to meet the costs of providing the services.) The Little Rock Public works Department has indicated they have no issues and concerns with the proposed annexation. This is the Department that will become responsible for maintenance and future road improvements to over 4000 linear feet of Kanis Road as a result of this annexation.

The closest fire station (Station 19) is located at 17000 Chenal Valley Drive. From this station via existing streets is just approximately 2.7 miles to the annexation area. Station 20 located at 300 Oak Meadow Drive, is the next closest station with runs of approximately 3.9 miles to the annexation area.

West Pulaski Fire Protection District (current provider) recommends against the annexation. They state that they have the correct equipment to fight fires on undeveloped land like this, and that even when if the land is developed they can provide the services without affecting their ISO rating. They have the fire stations to service the area. No impact to Police and Fire with the annexation.

There is a 12-inch water main close to the eastern boundary of the annexation area. Any new development would have to have service extended from this line at the cost of the developer. There is no wastewater line in the area.

Staff Recommendation:

Approval

PLANNING COMMISSION ACTION:

(JULY 12, 2018)

The item was place on consent agenda for approval. By a vote of 6 for, 0 against, 4 absent and 1 recusal, the consent agenda was approved.

