

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 3, 2021 AGENDA**

<p>Subject:</p> <p>Annexation 339 – Cypress Bend Kanis 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>
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SYNOPSIS	To accept the annexation of some 32.3 acres, at west of Rahling Road and north of Kanis Road, in the 18000 thru 18600 blocks of Kanis Road, to the City of Little Rock, Arkansas.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the annexation. The Planning Commission voted to recommend the annexation by a vote of 10 ayes, 0 nays and 1 open position.
BACKGROUND	<p>The Tract requesting annexation is contiguous on two (2) sides; the north and east. Much of the annexation area is wooded and undeveloped dating back to the 1940s. The two (2) houses on the western-most portion of the annexation area have been there since at least 1960. The site has two (2) ridge lines running in a southeast to northwest direction; the rise in these ridges is approximately thirty (30) to forty (40) feet. The property is mostly zoned R-2, Single-Family District, and just less than one and half acres is currently zoned C-3, General Commercial District.</p> <p>To the north and northwest the land is zoned R-2, and there is a Property Owners Association Park and single-family developed subdivisions of the Chenal Development on this land. To the south and southwest the land is zoned R-2 and AF, Agriculture and Forestry District, which is developed as large-tract single-family. To the west, the adjacent tract is zoned C-1, Neighborhood Commercial District, and this land is located at the Kanis-Denny Roads split.</p>

**BACKGROUND
CONTINUED**

A business had been located on this site, but was recently removed and most of the C-1 site is wooded. In addition, there are two (2) Planned Development zoned parcels to the southwest along the southside of Kanis Road with office uses.

The applicant has applied for a Planned District development to construct a 228-unit age-restricted gated residential community on this site. The residential units are proposed as duplexes, triplexes and quadplexes, both single- and two-story structures. On April 14, 2021, the Pulaski County Judge signed the Annexation Order, which includes approximately 1,488 linear-feet of Kanis Road. Kanis Road is a two (2)-lane road without shoulders and with open ditches on both sides; however, the road does not meet Little Rock Master Street Plan standards. As part of the development of the land, the developer will have to extend Water and Wastewater Services from the existing service lines to any new development.

The closest Fire Station (Station 20) is located at 17000 Chenal Valley Drive. From this station via existing streets is over 1.5 miles to the annexation area. The Little Rock Police Department responded they have no concerns or issues with this annexation.