October 8, 2026

FILE NO.: A-356 and Z-10354

NAME: Fletcher Valley Annexation

LOCATION: Part of Section 33 and 34, T-2-N, R-14-W

OWNER/AUTHORIZED AGENT:

PotlatchDeltic Real Estate, LLC (Owner)
PO Box 242142
Little Rock, AR 72223

White-Daters & Associates (agent)
24 Rahling Cir
Little Rock, AR 72223

SURVEYOR/ENGINEER:
White-Daters & Associates, Inc.
24 Rahling Circle
Little Rock, AR 72223

AREA: 216.96 acres more or less

WARD: N/A PLANNING DISTRICT: 21 CURRENT LAND USE: RL & PK/OS

CURRENT ZONING: Not currently zoned.

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BACKGROUND:

- Petition for Annexation was filed with the County Court of Pulaski County pursuant to A.C.A § 14-40-409 on July 13, 2026.
- The petition qualifies as an annexation by 100%, in accordance with Arkansas Code § 14-40-609. There is a single property owner, and the owner has signed the petition to request incorporation into the municipal boundaries.
- The County Judge's Order verifying findings was filed on August 20, 2026.
- In a letter dated May 14, 2026, the Arkansas GIS Office confirmed that the annexation request meets all requirements outlined in Arkansas Code § 14-40-101.
- The subject area is contiguous to the City of Little Rock's municipal boundary along the petition area's eastern boundary.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The request is to grant the 100% petition, accept the property petitioned to be annexed, and to obtain municipal services. The annexation request involves approximately 216.96 acres proposed for incorporation into the City of Little Rock.

The applicant (petitioner) seeks access to municipal services in order to facilitate development of the property for uses in the Burlingame Valley Planning District under the R-2 Zoning District. The zoning designation (Z-10354) is being requested concurrently with the annexation request.

B. EXISTING CONDITIONS:

Land Use Authority
The property is located outside the city's incorporated limits, within what was previously the City's extraterritorial jurisdiction (ETJ). With the enactment of Act 314 by the Arkansas State Legislature, the City's authority over zoning, land use, and infrastructure regulations in unincorporated areas outside the city limits was repealed in August 2025. Little Rock Municipal Ordinance No. 22,651 repealed the City of Little Rock's ETJ in compliance with Act 314 and clarified the retention of comprehensive plans, including the Land Use Plan, Master Street Plan, and other long-range plans. Upon annexation of any property into the corporate limits of the City of Little Rock, all applicable municipal planning documents and regulations shall immediately apply to the annexed property.

Development & Environmental Context
The site consists of approximately 216.96 acres of densely wooded land, void of structures, and characterized by two ridgelines with Fletcher Creek and its tributaries. Also traversing the area is the Central Arkansas Water raw water line from Lake Wynona to Jackson Reservoir.

C. NEIGHBORHOOD NOTIFICATIONS:

Neighborhood Association contacts are notified of all items on the Planning Commission agenda via a single notice prior to the Planning Commission's hearing.

D. ENGINEERING COMMENTS:

Engineering Division, Planning & Development Department:

The requestor/applicant/developer shall ensure that the annexation shall meet the requirements of appendix D of Arkansas Fire Prevention Code before approving the proposed annexation.

In addition to the above comments, CLR Public Works has provided more detailed comments/concerns which we agree with them to have the applicant engineering team to address before approving the proposed annexation.

Public Works Department:

The MSP shows Kanis Road from Burlingame Road to Stewart Road as a minor arterial street with a special design standard consisting of 22 ft of pavement and 4 ft gravel shoulders which exists today. No portion of the proposed annexed area is located adjacent or shows secondary connection to an existing or proposed arterial or collector street.

In addition, without extending the annexation to Kanis Rd, it is uncertain if access can be provided to meet the International Fire Code (IFC). Section D107 of the IFC states developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two (2) separate and approved fire apparatus access roads.

In the nearby Fletcher Valley Subdivisions and Wildwood Place Subdivisions, unimproved private gravel fire apparatus secondary access roads have been allowed to be constructed between subdivisions to meet the IFC access requirements. This type of secondary access is not recommended for the number of lots allowed by City code on the annexed area. Additionally, these private fire apparatus access roads are historically not sufficiently maintained by the POA and will not pass the traveling public in the event of an emergency.

At the time of an emergency closure of the one (1) improved public access street for maintenance or the occurrence of an emergency event (tornadoes, high winds, floods, snow, or an utility malfunction), the closure may result in the lack of or termination of public access to the subdivision and will increase the time and cost to correct the emergency event due to the required construction of a temporary detour route for public access.

Waste Disposal Comments: If standard residential collection is required to service the new developments using the automated side loader then the existing Solid Waste Fee on the water bill will fully cover the additional service costs for this area.

F. BUILDING CODES/LANDSCAPE

Building Code: No comment received.

Landscape: No comment received.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority:
After reviewing the area of interest, LRWRA has no immediate requirements. However, if future development requires a sanitary sewer, the sewer costs will be the responsibility of the owner. Plans to connect to LRWRA's sanitary sewer system must be reviewed and approved by LRWRA prior to construction.

Entergy: No comments received.

Summit Utilities: No comments received.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Emergency Management:

The annexation of this area would require the purchase and installation of (1) Ten Cell Omni-Directional High Power Siren for the purposes of outdoor tornado warning, with an estimated cost of $69,520.

Fire Department:

Based on estimated travel times and current first-due coverage from the City of Little Rock Fire Stations that would serve the proposed annexation area, the Little Rock Fire Department (LRFD) anticipates the need for additional fire stations, apparatus, and staffing to serve this area. Accordingly, incremental personnel, equipment, or station infrastructure costs are anticipated as a direct result of this annexation under current conditions. Further evaluation is required to provide for the necessary staffing, equipment, and facility improvements if this annexation is implemented and development occurs.

This assessment should take into account the following:

- Significant increases in density, scope, or intensity of development, including large multifamily, industrial, high-hazard, or major commercial projects.
- Primary access routes, traffic controls, gates, bridges, or other constraints that could impact emergency response times.
- Water supply or fire-flow needs that exceed existing system capabilities, including hydrant spacing, flow requirements, storage tanks, or water-main improvements.

- Street or parcel configurations that limit fire apparatus access, turnaround, staging, or emergency operations.
- Increases in call volume or service demands that require additional fire personnel, apparatus, stations, or other emergency response resources.

Police Department: No comments received.

Parks and Recreation: No comments received.

County Planning: No comments received.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 21, the Burlingame Valley Planning District. The development principles of this district prioritize maintaining the rural setting of the area. The Land Use Plan shows Residential Low Density (RL) and Park/Open Space (PK/OS) for the application area . The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The Park/Open Space category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. Surrounding properties are characterized by low-density residential subdivisions within the city's corporate boundaries and by large tract rural residential development and undeveloped woodlands outside the boundaries.

This site is not located in an Overlay District.

Master Street Plan:

The site is proposed to be accessed via Fletcher Valley Drive and Denny Road as development is currently conceptualized. Fletcher Valley Drive is a Local Street on

the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50 feet. Sidewalks are required on one side.

Denny Road is a Minor Arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide connections to and through an urban area.

No access is proposed through Kanis Road.

Bicycle Plan:

Fletcher Valley Drive is not shown on the Master Bike Plan. Denny Road is on the Master Bike Plan as a Proposed Class II Bike Lane. Class II Bike Lanes provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The area requesting annexation is contiguous with the City limits along portions of its eastern section. The land to the east was annexed by the City in 2018 with Ord. 21,615 (Kanis Road Deltic Potlatch Annexation).

The subject area encompasses approximately 216.96 acres and is densely wooded land, void of structures, and characterized by significant topographic variation including two ridgelines with Fletcher Creek and its tributaries in between.

The Arkansas Geographic Information Office (AGIO), in a letter dated May 14, 2026, confirmed that the annexation request meets all requirements outlined in Arkansas Code § 14-40-101. The petition qualifies as a 100% annexation under Arkansas Code § 14-40-609, with all property owners having signed the petition. The Pulaski County Judge's Order verifying the annexation was filed on August 20, 2026. The Order sets the exact boundaries of the annexation, which, by custom, includes all adjacent rights-of-way. There are no adjacent rights-of-way with this annexation request by the way it is presented.

Staff finds that all state statutory requirements have been met.

Land Use & Zoning

The Future Land Use Plan designates the subject area for Residential Low Density (RL) and Park/Open Space (PK/OS) uses. The applicant does not request any change to the Future Land Use Plan. The concurrent zoning request seeks R-2 (Single Family District). The R-2 zoning district is intended to protect single-family uses in established areas by promoting and encouraging a suitable environment for family life, by providing a reasonable standard for light, air and similar amenities, by minimizing traffic congestion, and by avoiding the overloading of utilities and public facilities designed to service only one-family residential uses. The proposed zoning district aligns with the Land Use Plan and the development principles of the Burlingame Valley Planning District.

Infrastructure & Services

Upon annexation, the City will assume responsibility for the regulation and coordination of infrastructure improvements in accordance with the Master Street Plan. The applicant's proposed annexation boundary stops approximately 130 feet short of Kanis Road.

The Public Works Department identifies concerns regarding the absence of any direct or secondary connection to existing or planned collector or arterial streets. Under the proposed configuration, all traffic generated by future development would rely solely on Fletcher Valley Drive, a Local Street, and Denny Road, a Minor Arterial. Public Works notes that the density permitted under R-2 zoning would exceed the functional capacity of Fletcher Valley Drive as a single point of ingress and egress. The lack of frontage along Kanis Road precludes the City from securing or requiring an additional connection that would support safe access, emergency response routing, long-term maintenance, and construction detours.

Emergency Management further notes that annexation will require installation of a tornado warning siren at an estimated cost of $69,520.

Municipal solid waste services will be provided to the area should residential development occur. Where zoned for commercial use, no municipal solid waste services will be provided.

The nearest Little Rock Water Reclamation Authority (LRWRA) facility is a an 8" sewer line approximately 708 feet from the subject area. The nearest Central Arkansas Water (CAW) facility is a 12" water line approximately 708 feet from subject area within the right-of-way of Fletcher Valley Drive. No comments have been received by CAW. 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 in coordination with CAW and LRWRA.

The nearest fire station is Station 21 at 17000 Chenal Valley Drive, approximately 3.5 miles from the closest annexation area utilizing the existing street system with no current direct access to the petitioned land. The Fire Department has stated that additional fire stations, personnel, and apparatus are needed to service the area and incremental cost are anticipated as a direct result of this annexation under current conditions. Over the past three decades, the development of Chenal Valley has proven to be a benefit to the city and the continued development of this area should prove to be a continued asset.

The current patrol district, District 73, for the Little Rock Police Department adjacent to this area is approximately 5,945 acres. The annexation would increase the patrol district by 3.65 percent. The Police Department indicated there are no issues with the annexation request.

I. STAFF RECOMMENDATION:

Staff recommends approval of the petition for annexation and incorporation into the City of Little Rock.

PLANNING COMMISSION ACTION: (October 8, 2026)

The applicant was present. There were two (2) persons registered in opposition. Staff presented the item and a recommendation for approval as outlined in the “staff recommendation” above.

Bill Spivey & Tim Daters were present representing the application. They discussed the proposed annexation and the applicant’s long history and relationship with the city. Future land use and zoning were discussed at length.

Wendell Griffen & Robert L. Bandy, Jr. addressed the Commission in opposition to the application. The opposition expressed concerns regarding wildlife and water courses in the area that may be adversely affected by the proposed annexation, stormwater runoff, privacy, safety, increased traffic and continued use and enjoyment of their property. Suggestions were proposed regarding the consideration of a natural buffer between the annexed acreage and existing property owners as part of the annexation.

There was a motion to approve the application. The motion was seconded. The vote was 7 ayes, 1 nay, 2 absent and 1 abstain (Baxter). The application was approved.