October 8, 2026

FILE NO.: A-357 and Z-10369

NAME: Chenal Valley West Annexation

LOCATION: Part of Sections 17, 20, 21 & Section 28, T-2-N, R-14-W

OWNER/AUTHORIZED AGENT:

PotlatchDeltic Real Estate, LLC (Owner)
PO Box 24214
Little Rock, AR 72223

White-Daters & Associates, Inc. (agent)
24 Rahling Circle
Little Rock, AR 72223

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

AREA: 513 acres more or less

WARD: N/A PLANNING DISTRICT: 19 CURRENT LAND USE: RL and OS

CURRENT ZONING: Not currently zoned.

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 to be incorporated into the municipal boundaries.
- The County Judge's Order verifying findings was filed on August 20,2026.
- In a letter dated June 17, 2026, the Arkansas GIS Office confirmed that the annexation request meets all requirements outlined in Arkansas Code § 14-40-101.
- The subject area lies west of and 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 513 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 Chenal Planning District under the R-2 Single Family Zoning District. The zoning designation (Z-10369) 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authority over zoning, land use, and infrastructure regulations in unincorporated areas outside the city limits was repealed in August 2025. Little Rock Municipal Ordinance No. 22,651 repealed the City of Little Rock's ETJ in compliance with Act 314 and clarified the retention of comprehensive plans, including the Future Land Use Plan, Master Street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 513 acres, of densely wooded land, void of structures, and characterized by significant ridgelines and valleys with tributaries of the Little Maumelle River.

C. NEIGHBORHOOD NOTIFICATIONS:

Neighborhood Association contacts are notified of all items on the Planning Commission agenda via a single notice prior to the 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:

Civil/Traffic Comments: No portion of the annexed area is located adjacent to an existing arterial and collector streets except for a narrow strip on the east side of Ferndale Cutoff north of Dixie Road. The density of the number of residential lots allowed by City zoning code will require access to at least one (1) arterial or collector street.

On the MSP, a future collector street is shown to be constructed from Chenal Valley Drive northwest to Ferndale Cutoff by way of Dixie Road which is currently located outside of the City of Little Rock and only appears to be accessible by an access and maintenance easement. The current condition of Dixie Road with 20 ft or less of pavement and open ditches will only allow for a secondary emergency access or private residential standard street for the proposed annexed area. Dixie Road needs to be improved to a Collector standard in accordance with the Master Street Plan to provide adequate service to the proposed annexation.

Additionally, prior to approval of the annexation the requestor shall submit a Traffic Impact Analysis (TIA) Report based on the existing City of Little Rock Land Use Plan for the unincorporated property applying to be annexed into the City of Little Rock. The TIA should address trip generation, trip distribution for the developed property, current roadway and intersection capacities, impact of added traffic from the properties applying to be annexed on the capacity of roadways and intersections, and projected traffic growth for 20 years. The TIA should focus on the following specific intersections and roadways.

- Ferndale Cutoff and Denny Rd;
- Ferndale Cutoff and Hwy 10;
- Kanis Rd, Denny Rd, & Stewart Rd;
- Chenal Valley Dr and Chenal Parkway-North;
- Chenal Valley Dr and Chenal Parkway-South;
- Chenal Parkway and Rahling Rd;
- Chenal Parkway and Kanis Rd -West;
- Chenal Parkway and Kanis Rd-East;
- Chenal Parkway and Markham St;
- Chenal Parkway and Bowman Rd;
- Chenal Parkway and Shackleford Rd;
- Unimproved Chenal Parkway

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. Dixie Road is the only western access point to Annexation A-357, requiring response via Ferndale Cutoff and then then a segment of substandard county road (Dixie Road).
- 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 objection.

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 19, the Chenal Planning District. The development principles of this district include developing facilities for all modes of transportation and the preservation of greenways, open spaces, and significant environmental features and systems. 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.

To the north, east, and west of the application area are areas designated for Park/Open Space (PK/OS) uses and is characterized by undeveloped woodlands on Shinall Mountain. South of the application area is area designated for Residential Low Density (RL) uses and is characterized by large tract rural residential development and undeveloped woodlands.

This site is not located in an Overlay District.

Master Street Plan:

The site is proposed to be accessed from Dixie Road to the west and Chenal Valley Drive to the east as development is currently conceptualized. Dixie Road is a Proposed Collector on the Master Street Plan, is maintained by Pulaski County, and is currently 50 feet of right-of-way with 20 ft or less of pavement and open ditches. Collectors are designed to connect traffic from Local Streets to Arterials or to activity centers, with the secondary function of providing access to adjoining property. The standard Right of way is 60'. Sidewalks are required on one side of Collectors. This street may require dedication of right-of-way and may require street improvements.

Chenal Valley Drive is a Collector on the Master Street Plan.

Bicycle Plan:

Chenal Valley Drive is on the Master Bike Plan as a 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 in1999 with Ord. 18,146 (A-292 Chenal Valley – Wildwood Annexation).

The subject area encompasses approximately 513 acres and is densely wooded land, void of structures, and characterized by significant ridgelines and valleys with tributaries from the Little Maumelle River.

The Arkansas Geographic Information Systems Office (AGIO), in a letter dated June 17, 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.

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 Chenal 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 annexation petition includes right-of-way of Dixie Road where it abuts. Public Works notes that, while the annexation area will have access to Chenal Valley Drive on the east, the only western access is via Dixie Road, which is currently a substandard county roadway with limited pavement width and open drainage. Because Dixie Road is designated as a Proposed Collector on the Master Street Plan, improvements—including right-of-way dedication, pavement upgrades, and drainage enhancements—will be necessary to support the traffic volumes associated with R-2 residential development and to ensure safe, reliable connectivity. Public Works also emphasizes the need for a Traffic Impact Analysis to assess impacts on surrounding intersections and corridors as development progresses.

The Little Rock Fire Department reports that emergency response to the area is constrained by travel distance and the limited condition of Dixie Road, which does

not currently meet City fire-apparatus standards. LRFD indicates that additional fire stations, apparatus, or staffing may be required as development occurs and reiterates that developments exceeding 30 dwelling units must provide two separate and approved fire-apparatus access roads under IFC Section D107. Ensuring adequate secondary access and upgraded roadway conditions will be essential to providing acceptable emergency response service.

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 8" sewer line approximately 915 feet from the subject area. The nearest Central Arkansas Water (CAW) facility is a 12" water line approximately 670 feet from the subject area within the right-of-way of Chenal 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 7.1 miles from the closest annexation area utilizing the existing street system. The Little Rock Fire Department reports that first-due coverage for the area is limited and dependent on travel via Ferndale Cutoff and Dixie Road. LRFD anticipates the need for additional station infrastructure, personnel, or apparatus as development occurs and emphasizes the necessity of reliable access.

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. No comments have been received by the Police Department. The Police Department indicated there are no issues with the annexation request.

Staff finds the proposed annexation is consistent requested zoning is consistent with the Future Land Use Plan and the development principles of the Chenal Planning District, and the proposed land uses are compatible with surrounding PK/OS and RL areas.

However, staff also finds that the area presents infrastructure and emergency-response challenges that must be addressed prior to or concurrent with

development to ensure that municipal services can be safely and efficiently provided. Public Works has identified that the density permitted under R-2 zoning will require access to at least one City-standard arterial or collector street. Under existing conditions, access to the annexation area is limited to Dixie Road on the west, which is a substandard county road with less than 20 feet of pavement and open ditches. The Master Street Plan envisions Dixie Road as a future Collector and anticipates a planned connection between Chenal Valley Drive and Ferndale Cutoff through this corridor. Without improvements to Dixie Road there is concern that future residential development would not be appropriately supported and emergency access would remain constrained.

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 & Travis Porter 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, 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, 2 nays, 2 absent. The application was approved.