OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION
DECEMBER 1, 2026 AGENDA

Subject:	**Action Required:**	**Approved By:**
An Ordinance to grant and accept the Fletcher Valley Annexation (A-356). **Submitted By:** Planning & Development Department	√ **Ordinance** Resolution	Delphone Hubbard City Manager

SYNOPSIS

The ordinance will grant and accept the petition for voluntary annexation of approximately 216.96 acres for the purpose of residential development.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends approval of the rezoning. The Planning Commission recommended approval by a vote of 7 ayes, 1 2 nays, 1 absent, and 1 recusal.

BACKGROUND

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,

BACKGROUND CONTINUED

includes all adjacent rights-of-way. There are no adjacent rights-of-way with this annexation request by the way it is presented.

Staff find 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 collectors 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.

BACKGROUND CONTINUED

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.

The Planning Commission reviewed this request at their October 8, 2026, meeting, and there were two objectors present. All owners of property located within 300 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.