# 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 Chenal Valley West Annexation (A-357). | √ **Ordinance**<br>Resolution | |
| **Submitted By:**<br>Planning & Development Department | | Delphone Hubbard<br>City Manager |

**SYNOPSIS**

The ordinance will grant and accept the petition for voluntary annexation of approximately 513 acres for the purpose of residential development.

**FISCAL IMPACT**

None.

**RECOMMENDATION**

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

**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 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,

**BACKGROUND CONTINUED**

includes all adjacent rights-of-way.

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 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

**BACKGROUND CONTINUED**

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.

**BACKGROUND CONTINUED**

However, staff also find 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.

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.