

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 3, 2026 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance to grant and accept the petition for voluntary annexation. (A-352).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution</p>	<p style="text-align: center;">Delphone Hubbard City Manager</p>
<p style="text-align: center;">SYNOPSIS</p>	<p>The ordinance will grant and accept the petition for voluntary annexation of approximately 20.78 acres for the purpose of primarily residential development.</p>	
<p style="text-align: center;">FISCAL IMPACT</p>	<p>Increase of city revenues (property, sales tax, fees) and potentially lowers overall per capita spending by adding tax base, but also brings higher costs for new services (infrastructure, police, fire). The net effect depends heavily on density, development type, and the existing tax structures, often leading to higher property taxes for annexed residents while potentially improving service access and property values.</p>	
<p style="text-align: center;">RECOMMENDATION</p>	<p>Staff recommends approval of the Revised PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays, and 2 absent.</p>	
<p style="text-align: center;">BACKGROUND</p>	<p>The area requesting annexation is contiguous with the City limits along portions of its northeastern section. The land to the east, across Kanis Road, was annexed by the City in 2016 with LRO 21,187 (A-326 Kanis Ridge Annexation) and in 2023 with LRO 22,283 (A-344 National Property Holding Annexation).</p>	

**BACKGROUND
CONTINUED**

The subject area has historically been a mix of rural residential and undeveloped woodland, located along the Kanis Road corridor in western Pulaski County. The area lies within the Ellis Mountain Planning District and has long served as a transitional zone between the more urbanized areas of Little Rock and the rural tracts to the west. The site consists of approximately 20.78 acres, primarily wooded, with a stream traversing the eastern portion of the western parcel. Existing structures on the land include a vacant single-family home, mobile homes, and accessory structures, all of which are currently derelict.

The subject area is currently designated as Commercial (C) by the Land Use Plan. The applicant requests a Land Use Plan amendment to Residential Medium (RM) for the western portion of the site and proposes zoning designations of MF-12, Multifamily District, for the western parcel and C-1, Neighborhood Commercial District, for the eastern parcel. These requests are being made concurrently with the annexation.

The MF-12 zoning district is intended to accommodate a variety of housing types at a density of 6 to 12 units per acre, consistent with the RM land use designation. The C-1 zoning district supports low-intensity commercial uses that serve nearby residential neighborhoods. The proposed zoning and land use amendment align with the development principles of the Ellis Mountain Planning District.

The Arkansas Geographic Information Systems Office (AGIO), in a letter dated October 10, 2025, 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 December 2, 2025. The Order sets the exact boundaries of the annexation, which, by custom, includes all adjacent rights-of-way.

Staff finds that the proposed annexation of the Valerie Place properties is consistent with the City's long-range planning goals and represents a logical extension of the municipal boundary. The requested land use amendment and zoning designations are compatible with surrounding development and align with the Ellis Mountain Planning District goals. The annexation will allow for the orderly provision of municipal services and infrastructure, and the development of the sites will contribute to the City's housing and commercial needs in a growing area of west Little Rock.

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their December 11, 2025, meeting. All owners of property located within 300 feet of the site, as well as all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.