

June 11, 2026

FILE NO.: A-355

NAME: 14118 Kanis Business Park Annexation

LOCATION: East ½ of Tract 14 of the Sachs Suburban Tracts

OWNER/AUTHORIZED AGENT:

Kanis Business Park, LLC (Owner)
4919 Katillus Ct
Little Rock, AR 72223

Brian Dale (Agent)
Joe White & Associates, Inc.

SURVEYOR/ENGINEER:

Joe White & Associates, Inc.
25 Rahling Circle, Suite A-2
Little Rock, AR 72223

AREA: 6.5 acres more or less

WARD: N/A

PLANNING DISTRICT: 18

CURRENT LAND USE: Commercial

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 April 14, 2026.
- The petition qualifies as an annexation by 100%, in accordance with Arkansas Code § 14-40-609.
- The County Judge's Order verifying findings was filed on April 30, 2026.
- In a letter dated March 12, 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 area's eastern and northern boundaries.

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 6.5 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 specific to a concurrent Planned Commercial

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Development application, Z-9878-B. This zoning designation is being requested concurrently, but as a separate item as 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authority over zoning, land use, and infrastructure regulations in unincorporated areas outside the city limits was repealed in August 2025. Little Rock Municipal Ordinance No. 22,651 repealed the City of Little Rock's ETJ in compliance with Act 314 and clarified the retention of comprehensive plans, including the Land Use Plan, Master Street Plan,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 6.5 acres of partially cleared land void of structures and outside the floodways. The site is accessed via Kanis Road, which is classified as a Minor Arterial on the Master Street Plan with an Alternative Design, and abuts approximately 344 feet of right-of-way.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS:

Engineering Division, Planning & Development Department: No comments received.

Public Works Department: The estimated cost to construct half street improvements for this property frontage to Master Street Plan standards is \$350,000.

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: 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.

Fire Department: No comments received.

Police Department: No comments received.

Parks and Recreation: There is an existing recreational facility in proximity to the area—Rock Creek Park—which is located approximately 2,000 linear feet from the proposed annexation area. While this park does provide some level of service, it will require upgrades to meet current service-level standards for future residents. Additionally, due to limited amenities in this part of the city, the annexation, if serving residential use, will likely require either improvements to Rock Creek Park or the acquisition of new parkland to adequately serve the growing population and ensure equitable access to recreation opportunities.

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 18, the Ellis Mountain Planning District. The development principles of the district include ensuring that roads are improved in a manner that are supportive of all modes of transportation (walking, cycling, automobile, public transit and truck) and encourage commercial concentrations at major intersections of arterial streets. The Land Use Plan shows Commercial (C) for the application area. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve.

To the north and west of the application area, along Kanis Road, are areas designated for Commercial (C) uses and are characterized by an industrial structure. East of the application area are areas designated for Residential Medium Density (RM) and Residential Low Density (RL) uses and are characterized by an apartment complex and a gas station convenience store. South of the application area is area designated for Residential High Density (RH) uses and is characterized by an apartment complex.

This site is not located in an Overlay District.

Master Street Plan:

Kanis Road is a Minor Arterial on the Master Street Plan with an Alternative Design standard. Minor Arterials are high volume roads designed to provide the connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Deceleration Lanes are required. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Kanis Road is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

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

H. ANALYSIS:

The area requesting annexation is contiguous to the City of Little Rock's municipal boundary along its eastern and northern edges. A petition for annexation was filed with the Pulaski County Court on April 14, 2026, in accordance with Arkansas Code § 14-40-409. The Arkansas Geographic Information Systems Office (AGIO), in a letter dated March 12, 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, as all property owners have signed the request. The Pulaski County Judge's Order verifying the annexation findings was filed on April 30, 2026, establishing the boundary of the proposed incorporation area.

The annexation area consists of approximately 6.5 acres of partially cleared land outside the City's corporate limits. The property was formerly within the City's extraterritorial jurisdiction (ETJ), which was repealed in August 2025 following enactment of Act 314. As a result, the City no longer exercises zoning, land use, or infrastructure authority beyond city limits. However, comprehensive plans—including the Land Use Plan and Master Street Plan—remain in effect and will apply upon annexation.

Land Use & Zoning

The subject area is designated as Commercial (C), which includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. Surrounding land uses include higher density apartment complexes, a gas station, a pet spa, and single-family subdivisions.

Infrastructure & Services

Kanis Road, a Minor Arterial with Alternative Design standards, may require right-of-way dedication, deceleration lanes, and half-street improvements. The Public Works Department estimates the required half-street improvements at approximately \$350,000 for the property's Kanis Road frontage.

The Little Rock Water Reclamation Authority (LRWRA) states that any sanitary sewer needs generated by future development will be the responsibility of the property owner, with plans subject to LRWRA review and approval. No comments were received by from Central Arkansas Water, Entergy, Summit Utilities, AT&T, the Fire Department, or the Police Department.

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The nearest Little Rock Water Reclamation Authority (LRWRA) facility is a 8" sewer line approximately 80 feet from the subject area. The nearest Central Arkansas Water (CAW) facility is a 6" water line directly adjacent to the subject area in the northern right-of-way of Kanis Road. 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 20 at 300 Oak Meadow Drive, approximately 0.64 miles from the closest annexation area utilizing the existing street system. The current patrol district for the Little Rock Police Department adjacent to this area is approximately 3.774 acres. The annexation would increase the patrol district by 0.17 percent.

The proposed annexation of the 14118 Kanis Business Park property is consistent with the City's long-range planning goals and represents a logical extension of the municipal boundary. Annexation will allow for the orderly provision of municipal services and infrastructure, and the development of the site for commercial use will contribute to the growing needs of commercial services in a growing area of west Little Rock.

I. STAFF RECOMMENDATION:

The Staff recommends approval of annexation and incorporation of the land into the City of Little Rock.

PLANNING COMMISSION ACTION: (JUNE 11, 2026)

The applicant was present. There were no persons registered in opposition. Staff presented the item with a recommendation of approval. The item remained on the Consent Agenda for approval. The vote was eleven (11) ayes, zero (0) nays, and zero (0) absent. The motion passed. The application was approved.