

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 4, 2026 AGENDA**

Subject:	Action Required:	Approved By:
Annexation (A-355) – 14118 Kanis Park Annexation/ / (Z-9878-B Zoning Designation of PD-C Planned Development Commercial Zoning District	√ Ordinance Resolution	
Submitted By: Planning & Development Department		Delphone Hubbard City Manager
SYNOPSIS	The ordinance will grant and accept the petition for voluntary annexation of approximately 6.5 acres for the purpose of commercial development.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the rezoning. The Planning Commission recommended approval by a vote of 11 ayes, 0 nay, and 0 absent.	
BACKGROUND	The area requesting annexation is contiguous with the City limits along portions of its eastern and northern sections. The land to the east was incorporated into the City in 2005 with Ord. 19,325 (A-303 Rock Haven Annexation) and in 2008 with Ord. 20,065 (A-314 Crackerbox Annexation). The land to the north was incorporated into the City in 1987 with Ord. 15,324 (A-264 Kanis Road Annexation). 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. The request is in the Ellis Mountain Planning District, District 18. The development principles of the district include	

**BACKGROUND
CONTINUED**

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. Surrounding land uses include higher-density apartment complexes, a gas station, a pet spa, and single-family subdivisions.

The area is not currently zoned. The property was formerly within the City's extraterritorial jurisdiction (ETJ), which was repealed in August 2025 following enactment of Act 314. The applicant requests zoning of PCD, Planned Commercial Development, titled Plunkett Mixed-Use - PCD (Z-9878-B).

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, with all property owners having signed the petition. The Pulaski County Judge's Order verifying the annexation was filed on April 30, 2026. The Order sets the exact boundaries of the annexation.

Staff find that the proposed annexation of the requested land 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 commercial needs in a growing area of Little Rock.

The Planning Commission reviewed this request at their June 11, 2026, meeting, and there were no 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.