

FILE NO.: A-328

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NAME: Pulaski County Special School District (PCSSD) Annexation

REQUEST: Accept 77.16 acres plus or minus in two areas to the City

LOCATION: Two areas: 1) South of Highway 10, west of Highway 300 and east of Chalamont Drive; 2) northwest of the Kanis Road, Baker Lane intersection

SOURCE: J. Scott Schallhorn, for PCSSD

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GENERAL INFORMATION:

- The County Judge signed the annexation orders on August 26, 2016.
- Both sites are developed with public school buildings and related activities.
- There is one property owner.
- The sites are contiguous to the City of Little Rock along two boundaries in each case.
- The annexation request is to obtain City services.
- The Baker Elementary site is basically rectangular in shape along the west side of Kanis Road, north of Baker Lane, approximately 450 feet by 1590 feet. The Robinson site is rectangular south of Highway 10, approximately 1600 feet on the west, 780 feet on the east, 2100 feet along the south.
- Currently Baker Elementary is zoned R-2, Single Family with a Conditional Use Permit for a school. The Robinson schools is zoned POD, Planned Office District for the redevelopment of the existing High School and Middle School with related facilities.

AGENCY COMMENTS:

Public Safety:

Fire: The Little Rock Fire Department reports that response times will be longer than the normal 4 minutes (medical) and 8 minutes for full compliment. Also the fire department will not be available for stand-by at sporting events at the school. The Crystal Volunteer Fire Department indicates they have no issues with the annexation (baker Elementary site). The West Pulaski Volunteer Fire

Department has pointed out some issues related to EMS services for the School and events at the school as well as a concern about the remaining few properties east of the School that would still be outside of the Little Rock service area for Fire and EMS services (Robinson Schools site).

Police: The Little Rock Police Department has indicated they have no issues or concerns with the proposed annexation.

Infrastructure and Community Facilities:

Rock Region METRO Transit: No Comment Received.

Parks and Recreation: No Comment Received.

Public Works: Little Rock Solid Waste has no comments or concerns with the proposed annexation.

Pulaski County Planning: Pulaski County Planning and Development has indicated the annexations should include the adjacent right-of-way for Baker Lane and Highway 10.

Utilities:

Central Arkansas Water: No Comment Received.

Entergy: Entergy Arkansas indicates they have no issues or concerns with the proposed annexation.

Reliant-Energy: No Comment Received.

Wastewater Utility: No Comment Received.

AT&T: No Comment Received.

Schools:

Little Rock: No Comment Received.

The annexation is not within the Little Rock School District.

Pulaski County Special: No Comment Received.

The annexation area is within the Pulaski County Special School District.

ANALYSIS:

The Baker Elementary site is adjacent to the City on the east and north. The elementary school services students residing both within and beyond the City Limits of Little Rock. The school site is surrounded by land zoned for single-family use – either: R-2, Single Family or PRD, Planned District Residential for a

single-family subdivision north of the school. The western third of the site is not developed. This part of the site is steep and remains wooded. The site has a Conditional Use Permit for a school.

The Robinson Schools (High School and Middle) are adjacent to the City on the west and south. The schools service residents of the City as well as those beyond the corporate limits of Little Rock. To the west, south and southeast are neighborhoods of the Chenal Valley development with R-2 Single Family zoning. To the north and east is also R-2 Single Family land, much of it wooded. To the northwest are an elementary school and a Planned District- Office zoned parcel as well as homes on R-2 Single Family land.

The School District could not include the elementary in their annexation request do to Arkansas State Code 14-40-205. This code makes all annexation laws invalid within half a mile of a state park in a county over 350,000 on the same side of a navigable river.

Pulaski County Special School District would like annexation so that they might connect the schools to the Little Rock Wastewater system. They also would like to receive police and fire protection for their facilities from the City of Little Rock, rather than the sheriff's office and volunteer fire departments. The District is using a new part of state law (14-40-609) that allows a property owner to annex just their property to a City. This section of the annexation laws of Arkansas was added in the 2015 legislative session. The County has verified there is only one owner and approved the request as called out in that statute. The areas requesting annexation are adjacent to the City Limits and both are developed as schools meeting the 'urban use' requirement of State Law.

The Pulaski County Judge in his Annexation Order has included the right-of-way for Baker Lane south of Baker Elementary School and Highway 10 north of Joe T. Robinson Schools. The City's annexation ordinance will be in conformance with the Pulaski County Judge's Order and include both street rights-of-way into the City of Little Rock.

There are water lines in Highway 10 and Kanis Road in front of each school. A wastewater line exists along the southern line of the Robinson Schools property. The closest wastewater line to Baker Elementary is near Pride Valley Road north of the school. The school district, once annexation is complete, may extend lines to the existing systems with the approval of the appropriate agency.

Since all the uses are institutional, solid waste removal is done by private contract and no additional demands would be made on the City solid waste section. The closest fire station (Station 20) to Baker Elementary is approximately 1.2 miles via street. Trucks from this station must pass the school to service areas currently within the City. The closest fire station (Station 21) to Joe T. Robinson Schools is approximately four and a third miles. Trucks from this station service homes further to the west. The Fire Department has

indicated that they will not provide stand-by service for sporting events but will respond when dispatched. MEMS has indicated that they are under contract to provide response to the school site currently. Once annexed the response time they are under contract to respond by, will be reduced by approximately 4 minutes.

Staff Recommendation:

Approval of the annexation as requested.

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PLANNING COMMISSION ACTION:

(OCTOBER 6, 2016)

The item was placed on consent agenda for approval. By a vote of 10 for, 0 against and 1 vacant position the consent agenda was approved.