

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 18, 2023 AGENDA**

<p>Subject:</p> <p>Annexation 344 – National Property Holdings Annexation.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>To accept the annexation of some 2.8 acres along the eastside of Kanis Road at 14508 Kanis Road to the City of Little Rock, Arkansas.</p> <p>None.</p> <p>Staff recommends approval of the annexation. The Planning Commission voted to recommend approval at their June 8, 2023, Hearing by a vote of 8 ayes, 0 nays, 1 absent and 2 open positions.</p> <p>The site is wooded and undeveloped, and the land is zoned PD-C, Planned Development Commercial District. The Land Use Plan Map indicates the land as Commercial (C), and the application area has been approved to be developed as a mini-warehouse development. The site has a twenty (20)-foot rise from Kanis Road over a distance of approximately 140 feet.</p> <p>There is a partially developed single-family subdivision to the north (within Little Rock). To the south and west is undeveloped mostly wooded land zoned R-2, Single-Family District, and the land was recently changed on the Land Use Plan Map to Commercial (C). Across Kanis Road, to the west, the land is also undeveloped and wooded, and it is zoned R-2 and has a Land Use Plan designation of Commercial (C) along Kanis Road and Residential Medium Density beyond that to the west.</p>	

**BACKGROUND
CONTINUED**

This request is following the ‘100% Owner’ annexation process. The Pulaski County Judge’s Order was signed and filed on March 21, 2023, and sets the exact boundaries of the annexation which by custom includes all adjacent rights-of-way. The annexation does include a portion of Kanis Road.

There is a twenty-four (24)-inch water main along Kanis Road, west of the application area. No comments have been received from Central Arkansas Water on this annexation. At the time of development, the owner will have to extend water service from the existing system (working with Central Arkansas Water). The closest sewer line is an eight (8)-inch line north of the site, in the Kanis Ridge Subdivision. No comments have been received from Little Rock Water Reclamation. At the time of development, the owner will have to extend service form the existing system (working with Water Reclamation).

The annexation request will bring approximately another 118 linear-feet of Kanis Road into the City. The Public Works Department Engineering Division, indicated they had no comments but would provide the required services to the annexation area. This land is currently total undeveloped today. At the time of development, it will be commercial in nature and will not receive City Solid Waste Services. There will be a requirement for maintenance of approximately 118 linear-feet of Kanis Road because of this annexation. This roadway is a rural road with open drainage and is not constructed to Master Street Plan Standards.

The closest fire station is Station #20, located at 300 Oak Meadow Drive, which is approximately one (1)-mile from the annexation area via the current street system. The next closest is Station #9, located at 1324 North Shackleford Road, which is approximately four (4) miles from the annexation area via the current street system. Neither the Little Rock Fire Department, nor the Little Rock Police Department responded to the request for comment on this annexation. Since Kanis Road is inside the City both to the east and west, patrols are likely to already be traveling on the portion of Kanis Road outside the City. With no current development, there should be minimal demand for public safety services at the time of annexation.