

FILE NO.: A-345

NAME: Potlatch Deltic – Wildwood Creek Annexation

LOCATION: Between Denny and Kanis Roads, south of 21201 Denny Road

OWNER/AUTHORIZED AGENT:

Stephen Giles, Esq
200 West Capitol Ave, Suite 2300
Little Rock, AR 72201

AREA: 40 acres

WARD: NA

PLANNING DISTRICT: 21

CENSUS TRACT: 42.02

CURRENT ZONING: R-2, Single Family District

BACKGROUND:

- This request is a voluntary '100-percent owner' annexation.
- The site is contiguous on its north, east and south boundaries.
- The Arkansas GIS Office confirmed the request meets all the requirements of Section 14-40-101 in a letter dated January 6, 2023.
- The County Judge's Order was filed on April 17, 2023.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The request is to annex 40 plus or minus acres into the City of Little Rock. The applicant wishes to obtain city services to allow for the development of the land as residential tracts.

B. EXISTING CONDITIONS:

The property is located between Denny and Kanis Roads, zoned R-2, and is wooded and undeveloped. The northern, eastern, and southern boundaries are a quarter mile and are adjacent to the current city limits.

The land surrounding the property is zoned R-2 Single Family District. There is a public elementary school to the north with a Conditional Use Permit and an undeveloped wooded tract. To the east is the Wildwood Center for the Arts in a

Planned Office Development. Westerly on the south side of Denny Road are large tracts with single-family homes, with a few undeveloped tracts. To the west and south is R-2 zoned land which is wooded and undeveloped. The land to the west is outside the city of Little Rock.

The site is divided from east to west by the floodway of Wildwood Creek. The land falls about 30 feet from the northern boundary across 500 feet to the creek. South of the creek is a ridge that climbs about 180 feet across 500 feet to the southern boundary.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS:

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

Public Works Department: No comment received.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comment received.

Entergy: No comment received.

Summit Utilities: No comment received.

AT & T: No comment received.

Central Arkansas Water: No comment received.

Fire Department: No comment received.

Police Department: No comment received.

Parks and Recreation: No comment received.

County Planning: No comment received.

F. BUILDING CODES/LANDSCAPE

Building Code: No comments received.

Landscape: No comments received.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comment received.

Planning Division:

The Land Use Plan Map shows this site as Residential Low Density (RL). The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

The land east, west and south is also shown as Residential Low Density (RL). Most of this land is undeveloped and partially wooded. To the east is a quasi-public use, The Wildwood Center for the Arts. To the north is an area shown as Public/Institutional. The Public/Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. This is a public elementary school.

There has been one Land Use Plan Map amendment in the vicinity over the last decade. LU2014-01 (August 19, 2014) changed the site of the school from RL to PI.

Master Street Plan:

The *Master Street Plan Map* does not show existing or proposed facilities in this area.

Bicycle Plan:

The *Master Bike Plan Map* does not show existing or proposed facilities in this area.

Historic Preservation Plan:

There are no existing historic sites on, or in proximity to, this land.

H. ANALYSIS:

The site is wooded and undeveloped. The land is zoned R-2, Single Family District. The Land Use Plan Map indicates the land as Residential Low Density (RL). There are two potential access points to the property. The property owner

has a tract of land to the north which could provide access to Denny Road. The property owner also possesses a tract of land to the south which could provide access to Kanis Road. The applicant has not submitted a proposal for development of the land. So, Staff does not know the density or configuration of tracts that might occur on the land. Potential development at R-2 or RL densities could range near 244 to 253 lots. If developed similar to their previous Wildwood Place subdivision with parcels of around 9200 sq ft, density would be closer to 190 parcels prior to allowing for the area of the Wildwood Creek floodway.

The land to the north was annexed to the city in 1999 (Chenal Valley - Wildwood Annexation, Ordinance 18146). The land to the north and east was annexed to the city in 1999 (Chenal Valley - Wildwood Annexation, Ordinance 18146). It is zoned R-2. It has several mostly developed subdivisions, several large undeveloped tracts, a golf course, a public school, a quasi-public use art center, and a utility substation. The land to the south was annexed to the city in 2018 (Kanis Road Deltic Potlatch Annexation, Ordinance 21615) and is zoned R-2 Single Family District and is undeveloped. The land immediately adjacent to the west of the annexation area is zoned R-2 Single Family District and is undeveloped wooded land. The land to the south was annexed to the city in 2018 (Kanis Road Deltic Potlatch Annexation, Ordinance 21615) and is zoned R-2 Single Family District and is undeveloped. The land immediately adjacent to the west of the annexation area is zoned R-2 Single Family District and is undeveloped wooded land.

The applicant has provided the City with a letter from the Arkansas GIS Office (AGIO) confirming the request meets all the requirements of Section 14-40-101 (January 6, 2023). This confirms that the area requesting annexation is contiguous to the City of Little Rock and all requirements of Arkansas Law have been fulfilled to apply for annexation.

This request is following the '100% Owner' annexation process. The Pulaski County Judge's Order was signed and filed on April 17, 2023. The Judge's Order sets the exact boundaries of the annexation which by custom includes all adjacent rights-of-way.

The nearest water Central Arkansas Water facility is a 12-inch line near Denny Road approximately 700 feet to the north. The nearest Little Rock Water Reclamation facility is a 4-inch line near Denny Road approximately 700 feet to the north. Actual connection to water and wastewater services will be at the cost of the developer. It will need to be coordinated with the respective utility providers.

The closest fire station is Station #21, 17000 Chenal Valley Drive which is approximately 4.48 miles from the annexation area via the current street system. The next closest is Station #20, 300 Oak Meadow Drive which is approximately 4.2 miles from the annexation area via the current street system. The fire department did not respond to a request for comment on this annexation. The

Little Rock Police Department did not respond to the request for comment on this annexation. With no current development there should be minimal demand for immediate public safety services at the time of annexation.

I. STAFF RECOMMENDATION:

The Staff recommends approval.

PLANNING COMMISSION ACTION (JUNE 8, 2023)

The item was placed on the consent agenda for approval. By a vote of 8 for, 0 against, 1 absent and 2 vacancies, the consent agenda was approved.