

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

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 21, 2018 AGENDA**

<p><b>Subject:</b></p> <p>Annexation 332 – Kanis Road Potlatch Deltic Annexation</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<b>SYNOPSIS</b>	<p>The annexation of some 180 acres plus or minus along the north side of Kanis Road, west of Iron Horse Road (19600 - 21200 Blocks of Kanis Road) to the City of Little Rock. Much of the acreage wooded and undeveloped with two (2) ridge lines traversing portions of the area.</p>
<b>FISCAL IMPACT</b>	<p>None.</p>
<b>RECOMMENDATION</b>	<p>Staff recommends approval. The Planning Commission recommend the annexation at their July 11, 2018, hearing by a vote of 6 ayes, 0 nays, 4 absent and 1 recusal (Commissioner Laha).</p>
<b>BACKGROUND</b>	<p>The area requesting annexation is wooded and undeveloped, with a ridge line running parallel with Kanis Road. All of the land is currently zoned R-2, Single-Family District, which has a minimum lot size of 7,000 square-feet. There is one (1) property owner currently and they have no submitted any specific development plans for the land.</p> <p>Along the south side of Kanis Road adjacent to the annexation area is the Chenal Downs Subdivision, which is mostly developed. The parcels in this subdivision are all over five (5) acres in area.</p>

**BACKGROUND  
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To the east along both sides of Kanis Road is primarily developed with larger tracts and is unincorporated County. Most of the tracts have residential and accessory structures on them. To the west is larger wooded undeveloped land along either side of Kanis Road. This portion of Kanis Road is often referred to as Fletcher Hollow and has ridges along both sides of the road.

The County review has found that the annexation area meets all the requirements for annexation – is contiguous, petitioners represent majority of the land to be annexed, the land will be used for an urban purpose and the documents filed are correct and accurate representations of the area. The Pulaski County Judge has included all public streets and right-of-way abutting the annexation area; this would include the right-of-way Kanis Road.

The request would add some 4,300 linear-feet of Kanis Road to the City of Little Rock for maintenance. Kanis Road is shown as a Minor Arterial on the Master Street Plan with an alternative design standard. The right-of-way is to be ninety (90) feet; however, the lane design is to be two (2), 10.5-foot lanes with no shoulders west of Chenal Downs, and twenty-two (22) feet in width with two (2), four (4)-foot gravel shoulders east of Chenal Downs. The current road is not to the alternative standards. The closest portion of Kanis Road currently within the City’s jurisdiction is over a mile to the east, creating another ‘in-out’ along Kanis Road.

Little Rock Solid Waste has indicated they have no issues with the annexation as proposed. There will be no structures, i.e. no demand, when the area is annexed to the City. (Fees for solid waste pick-up are designed to meet the costs of providing the services.) The Public Works Department has indicated they have no issues and concerns with the proposed annexation, as they will become responsible for maintenance and future road improvements to over 4,000 linear feet of Kanis Road as a result of this annexation.

The closest fire station (Station 19) is located at 17000 Chenal Valley Drive. From this station via existing streets is just approximately 2.7 miles to the annexation area. Station 20 located at 300 Oak Meadow Drive, is the next closest station with runs of approximately 3.9 miles to the annexation area.

**BACKGROUND  
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No impact to Police and Fire with the annexation. There is a twelve (12)-inch water main close to the eastern boundary of the annexation area. Any new development would have to have service extended at the cost of the developer. There is no wastewater line in the area.