

FILE NO.: A-339

NAME: Cypress Bend Kanis Annexation

REQUEST: Accept 33.7 acres plus or minus to the City

LOCATION: Along and north of Kanis Road, Between Rahling and Denny Roads
(approximate 18000 - 18600 BLKs of Kanis Road)

SOURCE: Randy Alberius; Cypress Bend Properties, LLC

GENERAL INFORMATION:

- On April 14, 2021 the Pulaski County Judge signed the Judge's Order verifying that the applicant had meet all the requirements of the 100% annexation process and approving the annexation.
- The Tract is mostly wooded. There are two houses on the western most approximate 5.2 acres.
- There is one property owner. This is a '100-percent property' Owner annexation.
- The site is contiguous to the City of Little Rock along the north and east sides.
- The annexation request is to obtain City services.
- The site is basically rectangular. East to west the site is just less than 1490 feet along Kanis Road then north to the currently city limits. The depth is 507 feet on the western boundary and 890 to 1164 feet, at the greatest, just west of 18104 Kanis Road.
- The site consists of approximately 32.3 acres zoned R-2, Single Family District and approximately 1.4 acres zoned C-3, General Commercial District.

AGENCY COMMENTS:

Public Safety:

Fire: Little Rock Fire Department: no comment received.

Police: Little Rock Police Department indicated has indicated on 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: The Engineering Division has indicated no concerns or issues with the proposed annexation.

Pulaski County Planning: no comment received.

Arkansas Geographic Information Office: AGIO expressed no concerns with the annexation and noted the applicant had followed ARK CODE 14-40-101.

Utilities:

Central Arkansas Water: no comment received.

Entergy: no comment received.

Reliant-Energy: no comment received.

Little Rock Water Reclamation Authority: no comment received.

AT&T: no comment received.

Schools:

Little Rock: no comment received.

The annexation area 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 Tract requesting annexation is contiguous on two sides, the north and east. The City of Little Rock annexed the area to the east in 2003 with Ordinance 20043 (Independence Farms/Rahling Annexation). The area to the north was added in 1989 with Ordinance 15631 (Chenal Mountain Parkway Annexation). Much of the annexation area is wooded and undeveloped dating back to the 1940s. The two houses on the western most portion of the annexation area have been there since at least 1960.

The site has two ridge lines running in a southeast to northwest direction. The rise in these ridges is some 30 to 40 feet. The high point of the area is an elevation of approximate 590 feet along the western boundary of the area. The lowest point is an elevation of approximately 520 feet along the eastern boundary of the area. With development of the area, the applicant intends to lower a portion of the western end of the annexation area.

The property is mostly zoned R-2, Single Family Residential District. Just less than one and half acres is currently zoned C-3, General Commercial District. This land is wooded

and undeveloped. The western most approximately 5.2 acres had been two tracts with a single-family house on each tract. The remaining approximately 27 acres of R-2 zoned land is wooded and vacant. To the north and northwest the land is zoned R-2, Single Family Residential District. There is a Property Owners Association Park and single-family developed subdivisions of the Chenal Development on this land. To the south and southwest the land is zoned R-2 and AF (Agriculture and Forestry District). This land is developed as large-tract single-family. To the west, the adjacent tract is zoned C-1 (Neighborhood Commercial District). This land is located at the Kanis-Denny Roads split. A business had been located on this site but was recently removed. Most of the C-1 site is wooded. There are also two Planned Development zoned parcels to the southwest along the southside of Kanis Road with office uses.

The Land Use Plan shows the site as Residential Medium Density (RM), Residential Low Density (RL) and Commercial (C). approximately 27 of the 33 pulse acres in the annexation request are shown for RM. This category accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre.

The Land Use Plan shows Commercial (C) to the east, northeast and southeast of the site. The area is a commercial node at the Kanis/Rahling/Edswood intersection. Most this land is not developed. Suburban Office (SO) land use is shown to the southwest and Neighborhood Commercial (NC) is shown to the west and southwest of the site. The Suburban Office (SO) land is developed with office uses and zoned using the Planned Development process. The NC lands at the Stewart-Kanis Roads intersection are mostly zoned R-2 (Single Family District) and single-family houses. But there is a C-1 (Neighborhood Commercial District) parcel and a C-3 (General Commercial District) parcel in this area with businesses. Land to the south and north is shown for Residential Low Density (RL) development. To the north is the Chenal Development of single-family subdivisions and to the south is large-tract single-family development.

The applicant has applied for a Planned District development to construct a 228-unit age restricted gated residential community on this site. The residential units are proposed as duplexes, triplexes and quadplexes, both single- and two-story structures. The development includes a common recreation area generally in the area currently shown for commercial use on the Land Use Plan. There would be an emergency connection to Kanis Road, but the proposal is to have all access to the development via Rahling Road. The overall density of the residential portion of the development would be just over 6 units per acre. The Land Use Plan would allow for a development up to twelve units per acre on this site.

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 (dated March 10, 2021). The applicant has also provided the Judge's Order, signed on April 14, 2021. This confirms that the area requesting annexation is contiguous to the City of Little Rock; will be used for an urban purpose; the petitioner does own 100 percent of the land; and all

requirements of Arkansas Law have been fulfilled. The Judge's Order does include all adjacent and traversing roads and rights-of-way (Kanis Road).

Approximately 1488 linear feet of Kanis Road are included in this annexation. It should be noted that 215 linear feet of Kanis Road to the east will remain a county road. Then further to the east, Kanis Road is currently within the City of Little Rock. Meaning there will be an 'in-out-in' situation which could cause confusion. Kanis Road is a two-lane road without shoulders and with open ditches on both sides. It is shown on the Master Street Plan as a Minor Arterial. The road does not meet Little Rock Master Street Plan standards. The standard is a 90-foot right-of-way with 59-feet of pavement (back of curb) with curb and gutter, underground storm drainage and sidewalks on both sides of the roadway. The Public Works Department, Civil Engineering Division has indicated no concerns or issues with the annexation request.

A 16-inch water service line exists along the south boundary of this annexation within the right-of-way of Kanis Road. A 12-inch service line exists along Rahling Road which is to the east of the annexation area (adjacent to the ownership area). A 24-inch wastewater service line is along Rock Creek to the east of this property. The service line is across Rahling Road from the ownership. As part of the development of the land, the developer will have to extend these services from the existing service lines to any new development.

The closest fire station (Station 20) is located at 17000 Chenal Valley Drive. From this station via existing streets is just over a mile and a half to the annexation area. Station 21, at 300 Oak Meadow Drive, is the next closest station with runs of approximately 2.25 miles to the annexation area with current roads. The Fire Department made no comment on the proposed annexation. The Little Rock Police Department responded they have no concerns or issues with this annexation. Both east and west of the annexation area there are areas police patrols must serve. The patrols currently pass the annexation site via Kanis Road to serve areas further west on Kanis and Denny Roads. The annexation would increase the linear feet of road where the Department might have to respond to traffic issues. Since most of the annexation area is wooded with no businesses and the two existing houses are proposed for removal, neither public safety agency expects much demand.

Staff Recommendation:

Approval of the annexation.

PLANNING COMMISSION ACTION:

(JUNE 24, 2021)

After item 7 was discussed and approved. Monte Moore, Planning Staff noted that items 8 and 9 had been placed on regular agenda due to issues related to item 7. Now that those issues have all been addressed and approved, Staff will just read the recommendation for each item and answer questions if needed. The Chair noted agreement and that there were no cards in opposition to either item. Mr. Moore indicated that Staff recommends approval of the Annexation. Commissioner Rahman asked what

the Commission's roll was as to the annexation request. Walter Malone, Planning Staff indicated that the City has added the Commission to the City's review to get its recommendation. Whether the Commission votes to approve or deny the request, the request for annexation will go to the Board of Directors (elected body) with that recommendation from the Commission. The Board of Directors has the decision on approval of any annexation based on State Law. There was a motion for approval. By a vote of 10 for, 0 against, and 1 vacancy the motion was approved.