

FILE NO.: A-330

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NAME: Revel Cove Annexation

REQUEST: Accept 9.5 acres plus or minus to the City

LOCATION: Along the north side of Pride Valley Road, between Kanis Creek Place and Worthen Drive (15700 Block of Pride Valley Road)

SOURCE: Brian Dale, White Daters agent for Thundercloud LLC

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GENERAL INFORMATION:

- The County Judge signed Annexation Order on October 6, 2017.
- The site is proposed for a 34 unit single-family subdivision.
- There are three property owners.
- The site is contiguous to the City of Little Rock along the west and north.
- The annexation request is to obtain City services.
- The site is basically rectangular, approximately 335 feet along Pride Valley road for a depth of some 1165 feet. The northern 450 feet juts another 46 feet to the east.
- The site has been approved for a Planned District Residential with 34 parcels for homes.

AGENCY COMMENTS:

Public Safety:

Fire: No Comment Received.

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: No Comment Received.

Pulaski County Planning: Pulaski County Planning indicates that there are no issues with this annexation subject to the adjacent right-of-way being included in the annexation.

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 areas are not within the Little Rock School District.

Pulaski County Special: No Comment Received.

The annexation areas are within the Pulaski County Special School District.

ANALYSIS:

The City of Little Rock has annexed areas along Pride Valley Road west of Kanis Road at the request of property owners. This has resulted in an approximately 740 foot 'gap' along Pride Valley where County rather than city maintenance and public safety services are provided. The area requesting annexation would reduce this 'gap' by half. Only two homes along the north side of Pride Valley from just west of Zanzibar east to Kanis Road (over nine tenths of a mile) would be outside of the City if this annexation request is approved.

The area requesting annexation has a home on it currently is partly wooded and includes a portion of the floodway/floodplain of Rock Creek. The applicant has proposed a 34 lot single-family development using the Planned Development – Residential process. The Planned Development includes a large tract along the north for the Floodplain/floodway of Rock Creek.

To the west is an office complex within the current city limits with a large amount of office zoned land still wooded and undeveloped. To the east are two single-family homes which will continue to be outside the corporate limits of Little Rock. Beyond that is a partially developed 'professional office' development within the City limits of Little Rock, all along the north side of Kanis Road. South of

the requesting area is a large tract owned by one family who wish the property to be left in its current condition. To the east of this property is a single-family subdivision and elementary school within the limits of Little Rock. To the west, south of Pride Valley Road are three-tracts with single-family homes on them outside the limits of Little Rock.

The areas south of Pride Valley Road are zoned residential, R-2 Single Family as is the site annexing. There is a Planned Development–Residential to the southeast with single-family homes. To the west is O-2, Professional Office with an office building and to the east are Planned Commercial Developments with a mini-warehouse development, and office uses (partially developed).

Rock Creek flows just north of the annexation area and touches the northeast corner. The floodplain/floodway of Rock Creek is within the annexation area, covering the northern portion of the area requesting annexation. This portion is proposed for open space in the approved Planned Development for the site.

The site is in three ownerships (within the same family) currently, but is proposed as a single subdivision. Thirty-four (34) homes are proposed along a cul-de-sac from Pride Valley Road. This new subdivision will change the existing topography and tree cover on this site. There is an existing wastewater line along Rock Creek to the north and water line along Pride Valley Road to the south. As part of the development of the subdivision the developer will have to extend these services to the new development.

The Pulaski County Judge in his Annexation Order has included all public streets and right-of-way abutting the annexation area. The City's annexation ordinance will be in conformance with the Pulaski County Judge's Order and include adjacent street rights-of-way into the City of Little Rock. This would add approximately 335 feet of Pride Valley Road to the City.

The closest fire station (Station 20) is located at 300 Oak Meadow Drive. From this station via existing streets is just approximately 1.7 miles to the annexation area. Station 19, 17000 Chenal Valley Drive, is the next closest station with runs of approximately 2.4 miles to the annexation area. Areas both to the east and west already must be serviced from these two stations. With land both east and west of the annexation area within the city limits; current police patrols would already naturally pass this property. The Little Rock Police have reported they have no concerns or issues with that request.

Staff Recommendation:

Approval of the annexation as requested.

PLANNING COMMISSION ACTION:

(OCTOBER 26, 2017)

The item was placed on consent agenda for approval. By a vote of 11 for, 0 against the Consent agenda was approved.