

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 16, 2018 AGENDA**

<p>Subject:</p> <p>Annexation 331 – Copper Run Annexation</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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SYNOPSIS	<p>The annexation of some 104 acres plus or minus along the south side of Pride Valley Road, west of Zanzibar Street (16000-17000 Blocks of Pride Valley Road) to the City of Little Rock. There are five (5) house sites and a mobile home park of a dozen units. Much of the acreage is undeveloped with approximately forty-eight (48) acres proposed for a 139 unit single-family subdivision.</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Staff recommends approval. By a vote of 10 for, 0 nays, and 1 absent the Planning Commission recommend the annexation at their December 14, 2017, hearing.</p>
BACKGROUND	<p>The area requesting annexation has a small mobile home park of approximately a dozen units, five (5) single-family homes on larger tracts and six (6) undeveloped generally wooded tracts. The applicant has proposed a 139 lot single-family development using the (PD-R) Planned Development – Residential process for just under fifty (50) acres in the western portion of the annexation area. Except for the sixty (60)-foot right-of-way of Pride Valley Road, all other portions of the annexation are adjacent to areas outside of the corporate limits for the City and zoned R-2, Single-Family District.</p>

**BACKGROUND
CONTINUED**

The head waters of Brodie Creek flows southeasterly through the southern portion of the annexation area. Brodie Creek exists the annexation area at an elevation of 456 feet along the western annexation line. There are five (5) hill tops within the annexation area ranging from a high of 570 feet to 486 feet.

The County review has found that the area meets all the requirements for annexation. The Pulaski County Judge in his Annexation Order has included all public streets and right-of-way abutting the annexation area.

The City will assume maintenance responsibility for the constructed portions of both Tele Road and Layman Lane and 1,327 additional linear-feet of Pride Valley Road, all are substandard based on the City's Master Street Plan.

Initially five (5) homes would require City services. Over time as the proposed single-family subdivision is developed an additional 169 homes will be added for service. There is remaining land for single-family development after the development of Copper Run Subdivision, resulting in additional demand.

There is a twenty (20)-inch water main along Pride Valley Road from which service would be extended at the cost of the developer. There is no waste water line in the area. The natural service line is an eighteen (18)-inch line along Brodie Creek which currently stops around 4,000 feet from the annexation area. Any extension of this line would be at the cost and efforts of the developer not the utility.

The closest fire station (Station 20) is located at 300 Oak Meadow Drive, approximately 2.2 miles via existing streets to the area. The Little Rock Police Department (LRPD) reported no concerns or issues with the annexation. After this annexation, LRPD would have to patrol Layman Lane and an additional 1,327 feet of Pride Valley Road. In addition, the City will be responsible for responding to any incidents at the five (5) homes and small mobile home park current within the area.

The property owner at 16625 Pride Valley Road provided a written request not to be annexed, dated October 8, 2017. Their property is east of Layman Lane on the south side of Pride Valley Road within the area for annexation.