

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 4, 2020 AGENDA**

<p>Subject:</p> <p>Annexation 336 – Bear Den Annexation.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>Accept the annexation of approximately eighty (80) acres, north of Chenal Valley Drive at Gordon Road (north of the Germary and Sologne Neighborhoods) to the City of Little Rock.</p> <p>None.</p> <p>Staff recommends approval. The Planning Commission recommended the annexation at their January 9, 2020, hearing by a vote of 10 ayes, 0 nays and 1 absent.</p> <p>The area requesting annexation is partly wooded and undeveloped. The property is currently zoned R-2, Single-Family District. Bear Den Mountain is located in the northeast section of the annexation area. Gordon Road enters the property near the southeast corner and moves in a northwesterly direction circling to the west of Bear Den Mountain and proceeding north to Two Towers Road.</p> <p>The transmission lines with easements and the steep grades of Bear Den Mountain will make portions of the annexation hard to develop if they can be developed at all. The owners of the property have indicated that they would be developing the land as zoned, i.e. for single-family homes.</p>	

**BACKGROUND
CONTINUED**

Just under a half-mile of Gordon Road would be included in this annexation. The road does not meet Little Rock Master Street Plan standards. The applicant has provided the City with a letter indicating that once the land has been annexed and purchased, they intend to begin development of the area. At the time of subdivision and development of the area, Gordon Road will be rebuilt by the property owner/developer to City standards in the approximate alignment of the current road.

The Pulaski County Judge signed the annexation order on December 23, 2019. This verifies that the annexation request meets all appropriate Arkansas State Laws. Station 21, located at 17000 Chenal Valley Drive via existing streets, is approximately 1.8 miles to the annexation area. The Police currently patrol along Chenal Valley Drive in front of the annexation site, but do not patrol within the area – no businesses or homes currently exist in the area to be annexed.