

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 1, 2016 AGENDA**

<p>Subject:</p> <p>A326 - Kanis Ridge 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>
<p>SYNOPSIS</p> <p>FISCAL IMPACT</p> <p>RECOMMENDATION</p> <p>BACKGROUND</p>	<p>The annexation of some 9.4 acres in the 14600 block of Kanis Road to the City of Little Rock for waste water and water service to a proposed single-family subdivision.</p> <p>None.</p> <p>Staff recommends approval. By a vote of 7 for, 0 nays, and 4 absent the Planning Commission voted to recommend the Annexation at their January 28, 2016 hearing.</p> <p>A legal advertisement was published, and a Public Hearing before the Little Rock Planning Commission was conducted on January 28, 2016. On request, the Pulaski County Judge held a hearing on January 12, 2016, and signed the order approving the annexation.</p> <p>The site is undeveloped but leveled and cleared land. A single-family subdivision with forty-one (41) single-family lots was approved by the City in the fall of 2014 for the area. The property owners have cleared and leveled the land in preparation for development of this subdivision. The adjacent subdivision to the north was annexed to the City of Little Rock on July 21, 1987 (Ordinance No. 15,324).</p>	

**BACKGROUND
CONTINUED**

The site ranges from 1,150 feet to just short of 1,400 feet in depth from Kanis Road along the north or eastern side of Kanis Road. It is one (1) of eleven (11) ownerships (north or east of Kanis Road) totaling approximately twenty-seven (27) acres still not within the City Limits of Little Rock. There remain a half-dozen single-family houses in this area beyond Little Rock's City Limits. Some of these houses are in disrepair. With this annexation an addition 400 linear-feet of Kanis Road will be added to the City. Currently there is approximately 1,500 linear-feet of Kanis Road not in the City Limits.

For the annexation area waste water will be pumped to the north, connecting into the existing City sewer line for the Summit Ridge Addition to the north. There is an eight (8)-inch line along the northern line of the tract requesting annexation. There are water lines in Kanis Road - a twenty-four (24)-inch line and six (6)-inch line, along the western boundary of the annexation request. With the construction of the proposed subdivision, the developer will construct lines for water service and add fire hydrants. Fire Station 20 is located on Oak Meadow Drive just west of Kirby Road to the north east of the annexation area. It is 1,200 feet as the 'crow flies' or 5,200 feet via paved streets from this station to the annexation site on Kanis Road.

Based on the 2001 Little Rock Parks and Recreation Master Plan, this site is within eight (8)-blocks of an existing park/open space. There is a public school Baker Elementary School (Pulaski County Special School District) with a play area and a Property Owners Association Park (Kirby and Oak Meadow Lane) within eight (8) blocks.

The areas surrounding this annexation are within Police Patrol District 71. In order to service the existing district a vehicle would have to pass along the frontage of this annexation area on Kanis Road. Therefore, the only addition would be once the new subdivision is constructed, an additional forty-one (41) houses would become part of this Patrol District.