

FILE NO.: A-337

NAME: 17201 Kanis Annexation

REQUEST: Accept 0.71 acres plus or minus to the City

LOCATION: Along the south side of Kanis Road, west of Chenal Parkway
(17201 Kanis Road)

SOURCE: Jeremiah Russell, AIA NCARB; Rogue Architecture - agent

GENERAL INFORMATION:

- The County Judge signed the Judge's Order to approve this annexation request March 2, 2020.
- The Tract has a single-family house and out building on it currently. The proposed future use is non-residential.
- 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 south and east sides.
- The annexation request is to obtain City services.
- The site is basically rectangular, approximately 104 feet along the north and south property lines and approximately 300 feet along the west and east property lines.
- The site is zoned R-2, Single Family District.

AGENCY COMMENTS:

Public Safety:

Fire: No Comment Received.

Police: Little Rock Police Department 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: Little Rock Solid Waste Division indicates they have no issues or concerns with the requested annexation. The Engineering Division has indicated they have no concerns or issues with the annexation.

Pulaski County Planning: Pulaski County Planning has indicated no concerns or issues with 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: Entergy has indicated they have concerns with any future development of this property. This is due to transmission line along the western boundary and service distribution lines along the north, south and east of the property. Energy has indicated the developer of this property should contact them prior to any proposed development to address service and easement issues of both the existing facilities and any proposed new facilities.

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 Tract requesting annexation is contiguous on two sides, the east and south. The City of Little Rock annexed the area to the east and south in 1994 as part of the 'Kirk Road Annexation' (Ordinance 16566). The Tract's northern boundary is Kanis Road. The area requesting annexation has a single-family house and out building currently on the property. Based on aerials of the area the house and most the out buildings appear to have been on the site for over seventy years. There is a 10-foot elevation change across the Tract. The high end is near the northeast corner of the Tract with the land falling to the southwest. Rock Creek lays to the south and west of the area and flows in an east, southeast direction.

The property is currently zoned R-2, Single Family Residential District. The Tract is somewhat overgrown with a single-family house and out building currently on the land. To the east there is C-3, General Commercial District and PCD, Planned Commercial Development District zoned land. This commercial land is at the Kanis Road - Chenal Parkway intersection (southwest and southeast corners). The commercially zoned area is mostly cleared and undeveloped. The properties to the south and southwest are large tract single-family sites with houses on them and a zoning of R-2, Single Family District. This is a typical rural-suburban development pattern occurring in much of the County. Along the north side of Kanis Road, west of the annexation site, is an AP&L substation zoned R-2; then a multiple parcel tract zoned PCD with single-family and out buildings as well as an outdoor vehicular storage area on it; then O-2, Office Institutional District zoned land with single-family and out buildings; then C-3 zoned vacant land either side of the Rahling Road intersection. Along the south side of Kanis Road is R-2 zoned land either vacant or with single-family and out buildings on the land. There is C-3 zoned vacant land either side of the Edswood Road intersection with Kanis Road. A commercial business is located on the back of the eastern most parcel of the C-3 land.

The Land Use Plan shows all the land along Kanis Road for non-residential uses.

This site is shown as Mixed Office Commercial (MOC). This is the western most parcel of MOC that stretches towards the east to Kirk Road. On the north side of Kanis Road, towards the east and northeast is shown as Commercial. To the west, south of Kanis Road, is shown as Suburban Office with Residential Low Density further to the south. The Land Use Plan uses Kanis Road to transition from the high intensity Commercial and Office uses at the Chenal Parkway – Rahling Road intersection to the more rural-suburban single family, large tract, houses south of Kanis Road along Edswood, Pride Valley and Steward Roads. An area of Park/Open Space (PK/OS) surrounds Rock Creek to the south of the Tract.

The applicant, in their request letter, stated a desire to develop the land commercially. This same applicant recently had a request before the Little Rock Planning Commission for a Planned Commercial Development District, which was withdrawn on the February 20, 2020, prior to the receipt of the annexation request. (But the zoning application was active at the time of the initial annexation review by AGIO (Arkansas Geographic Information Office) and forwarding to Pulaski County for consideration.)

The Pulaski County Judge signed the Annexation Order on March 2, 2020. 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 road rights-of-way (Kanis Road).

Approximately 104 linear feet of Kanis Road would be included in this annexation. Kanis Road is a county road. It has been partially improved, with the north side fully improved with curb and gutter. The south side of Kanis Road is open ditch

with a soft grass shoulder. The road does not meet Little Rock Master Street Plan standards. Kanis Road has a Minor Arterial classification which would require a 90-foot right-of-way with either four or five lanes of paving and sidewalks on both sides of the road.

The section of Kanis Road between Rahling Road and Chenal Parkway is currently outside the City Limits of Little Rock – approximately a third of a mile. This annexation will reduce that by approximately 104 feet. The portion currently outside the City Limits and either side of Rahling Road (within the City Limits) is constructed as a two-lane with open ditches roadway. As part of the future development of the land for non-residential use, the City will require that the developer improve their side of Kanis Road to Master Street Plan Standard.

The Little Rock Solid Waste Division of the Public Works Department has indicated they have no issues or concerns with the proposed annexation. A non-residential development would not have public service but will have to hire a private firm for solid waste disposal.

A 24-inch waste water service line exists along Rock Creek to the south of the annexation area. There is a property between the waste water line and the property involved in this annexation. A 16-inch water main existing along Kanis Road north of the Tract. 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.

There is an electric transmission line immediately west of the annexation area. Entergy owns the approximately 2.4 acre tract west of the annexation area. The transmission line connects the substation to the northwest of the annexation area to a substation south of Lawson Road. Along the east side of the Tract is a local service electric line. The service electric line is within an easement on the adjacent property to the east. Energy has indicated that they have service lines surrounding the Tract asking for annexation. As a result they request that the owner/development consult with them prior to moving forward with any redevelopment of the land.

The closest fire station (Station 21) is located at 17000 Chenal Valley Drive. From this station via existing streets is approximately 1.6 miles to the annexation area. Station 20, at 300 Oak Meadow Drive, is the next closest station with runs of approximately 2 miles to the annexation area. 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. Areas of Kanis Road both east and west of the annexation site currently are in the patrol areas of the Little Rock Police Department. The street intersections but to the east and west (Chenal Parkway and Rahling Road, respectively) are both within the City Limits. Currently the house on the property is not in use and the Police Department is aware that the proposed future use of the land is for non-residential use.

FILE NO. A-337 (Cont.)

Staff Recommendation:

Approval of the annexation.

PLANNING COMMISSION ACTION:

(MAY 14, 2020)

The Item was placed on consent agenda for approval. By a vote of 10 for, 0 against and 1 absent the consent agenda was approved.