OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION JULY 18, 2023 AGENDA

Subject:	Action Required:	Approved By:
Annexation 345 – Potlatch Deltic Wildwood Creek Annexation.	√ Ordinance Resolution	
Submitted By:		
Planning & Development Department		Bruce T. Moore City Manager
SYNOPSIS	To accept the annexation of some forty (40) acres between Denny Road and Kanis Road, south of 21201 Denny Road to the City of Little Rock, Arkansas.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the annexation. The Planning Commission voted to recommend approval at their June 8, 2023, Hearing by a vote of 8 ayes, 0 nays, 1 absent and 2 open positions.	
BACKGROUND	The site is wooded and undeveloped, and the land is zoned R-2, Single Family District. The Land Use Plan Map indicates the land as Residential Low Density (RL). The site is divided from east to west by the floodway of Wildwood Creek, and the land falls approximately thirty (30) feet from the northern boundary across 500 feet to the creek. South of the creek is a ridge that climbs approximately 180 feet across 500 feet to the southern boundary. There is an elementary school to the north and the Wildwood Center for the Arts to the east (within Little Rock). To the south and west is undeveloped mostly wooded land zoned R-2 and has a Land Use Plan designation of Residential Low Density (RL). This request is following the '100% Owner' annexation process. The Pulaski County Judge's Order was signed and filed on April 17, 2023, and sets the exact boundaries of the annexation which by custom includes all adjacent rights-of-	

way.

BACKGROUND CONTINUED

There is a twelve (12)-inch water main near Denny Road, approximately 700 feet to the north of the application area. No comments have been received from Central Arkansas Water regarding this annexation. At the time of development, the owner will have to extend water service from the existing system (working with Central Arkansas Water). The closest sewer line is a four (4)-inch line near Denny Road, approximately 700 feet to the north. No comments have been received from Little Rock Water Reclamation. At the time of development, the owner will have to extend service form the existing system (working with Water Reclamation).

The annexation request has no current roadways. The Public Works Department Engineering Division indicated they had no comments but would provide the required services to the annexation area. This land is currently totally undeveloped, and at the time of development, it will be residential in nature and will not receive City Solid Waste Services.

The closest fire station is Station #21, located at 17000 Chenal Valley Drive which is approximately 4.48 miles from the annexation area via the current street system. The next closest is Station #20, located at 300 Oak Meadow Drive, which is approximately 4.2 miles from the annexation area via the current street system. Neither The Little Rock Fire Department nor Little Rock Police Department responded to the request for comment on this annexation. Since Kanis Road is inside the City both to the east and west, patrols are likely to already be traveling on the portion of Kanis Road outside the City. With no current development there should be minimal demand for public safety services at the time of annexation.