

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 18, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>Annexation 324-Sachs Suburban Tract 24 Annexation</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The annexation of some 11.4 acres west of the Kanis-Kirby Roads intersection in the 14000-14200 Blocks of Kanis Road to the City of Little Rock.</p>	
FISCAL IMPACT	<p>None</p>	
RECOMMENDATION	<p>Staff recommends approval. The Planning Commission voted to recommend the Annexation at their October 16, 2014, Hearing by a vote of 10 ayes, 0 nays and 1 absent.</p>	
CITIZEN PARTICIPATION	<p>A legal advertisement was published, and a Public Hearing was held before the Little Rock Planning Commission Meeting on October 16, 2014, was conducted. The Pulaski County Judge held a hearing on September 11, 2014, on the request and signed the order approving the annexation.</p>	
BACKGROUND	<p>The area requesting annexation is contiguous from Kirby-Cooper Orit Roads intersection with Kanis Road some 378 feet along Kanis Road. The applicant wishes to develop an apartment development on a portion of the site previously-approved by the City of Little Rock on July 1, 2014. The site is undeveloped and treed in the western section. There has been development on the site in the past but that has been removed for the most part. For West Little Rock the site is fairly level.</p>	

**BACKGROUND
CONTINUED**

As a result of the annexation an additional 667 linear-feet of Kanis Road will become the responsibility of the City of Little Rock, as will the newly constructed Panther Branch Drive (after construction). This is an area where Kanis Road currently is in the City Limits then leaves and then returns. With this annexation, the portion of Kanis Road remaining outside of the City will be reduced (from approximately four (4) tenths of a mile to a quarter of a mile).

The Public Works Department Solid Waste Division has indicated they have no issues, as waste disposal would likely be commercially hauled since the acreage will be developed with an apartment complex and commercial development in the future.

There is an existing twenty-four (24)-inch water main in Kanis Road along the annexation area and a twelve (12)-inch line in Cooper Orbit Road south of the area. The applicant will have to meet all requirements of the water system in order to attach to the existing CAW system. There are no adjacent wastewater lines to this area. The closest existing wastewater line that could be extended for use to this site is at the Kanis-Kirby Roads intersection. The property owner will be responsible for the extension of the wastewater system to their site.

The closest Fire Station is Station 20 on Oak Meadow Drive, a little over 2/3 of a mile from the site via existing roads. The Little Rock Fire Department is providing service from this station to areas beyond this area. During the review and installation process all new facilities will be sized to adequately provide pressure and fire protection. The Police Patrols already pass this site to service areas within the City. The Little Rock Police Department has not indicated any concerns or issues with the proposed annexation.

With annexation the City of Little Rock shall provide police protection; fire protection; allow connection to the municipal wastewater system (at the cost of the developer); and take over maintenance of a portion of Kanis Road.