

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 21, 2017 AGENDA**

<p>Subject:</p> <p>Annexation 330 – Revel Cove 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>
---	---	---

SYNOPSIS	<p>The annexation of some 9.5 acres along the north side of Pride Valley Road in the 15700 block. There is an approved thirty-four (34)-lot single-family development which has been approved for this site.</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Staff recommends approval of the annexation. The Planning Commission recommended the annexation at their October 26, 2017, hearing by a vote of 11 ayes and 0 nays.</p>
BACKGROUND	<p>The area requesting annexation currently has a home on it, is partly wooded and includes a portion of the floodway/floodplain of Rock Creek. The applicant has proposed a thirty-four (34)-lot single-family development using the Planned Development – Residential process. The Planned Development includes a large tract along the north for the floodplain/floodway of Rock Creek.</p> <p>To the west is an office complex within the current City Limits with a large amount of office zoned land still wooded and undeveloped. To the east are two (2) single-family homes which will continue to be outside the corporate limits of Little Rock. Beyond that is a partially developed ‘professional office’ development within the City Limits.</p>

**BACKGROUND
CONTINUED**

To the south is a large tract owned by one (1) family who wish the property to be left in its current condition. To the east of this property is a single-family subdivision and elementary school within the limits of Little Rock. To the west, south of Pride Valley Road, are three (3)-tracts with single-family homes outside the limits of Little Rock.

The floodplain/floodway of Rock Creek is within the annexation area, covering the northern portion of the area requesting annexation. This portion is proposed for open space in the approved Planned Development for the site.

The site is in three (#) ownerships (within the same family) currently, but is proposed as a single subdivision. Thirty-four (34) homes are proposed along a cul-de-sac from Pride Valley Road. This new subdivision will change the existing topography and tree cover on this site. There is an existing wastewater line along Rock Creek and water line along Pride Valley Road. As part of the development the developer will have to extend these services.

The City's annexation ordinance will be in conformance with the Pulaski County Judge's Order and include adjacent street rights-of-way into the City of Little Rock. This would add approximately 335 feet of Pride Valley Road to the City.

The closest fire station (Station 20) is located at 300 Oak Meadow Drive. From this station via existing streets is approximately 1.7 miles to the annexation area. Station 19, located at 17000 Chenal Valley Drive, is the next closest station with runs of approximately 2.4 miles to the annexation area. With land both east and west of the annexation area within the City Limits; current police patrols would already naturally pass this property. The Little Rock Police have reported they have no concerns or issues with that request.