

NAME: Potlatch Deltic 2019 Hwy. 10 Annexation  
REQUEST: Accept 13 and quarter acres plus or minus to the City  
LOCATION: 20200 – 21000 Blocks of Highway 10  
SOURCE: Tim Daters, PE White Daters and Associations

GENERAL INFORMATION:

- The County Judge signed the “order approving the annexation as to form” on February 27, 2019 as required by ACA 14-40-609.
- The property is undeveloped and partial wooded.
- There is a single property owner of the area requesting annexation.
- The annexation request is contiguous to the City of Little Rock along its western and southern boundaries.
- The annexation request is to obtain City services.
- The area is generally rectangular in shape, with the western boundary being some 759 feet, southern 939 feet, eastern side some 446 feet with northern boundary (some 975 feet) along Highway 10.
- The site is zoned for R-2, Single Family.

AGENCY COMMENTS:

Public Safety:

Fire: No Comment Received.

Police: Little Rock Police Department has indicated they have no concerns or issues with the requested annexation.

Infrastructure and Community Facilities:

Rock Region METRO Transit: No Comment Received.

Parks and Recreation: No Comment Received.

Public Works: Public Works Department has indicated they have no concerns or issues with the requested annexation.

Pulaski County Planning: Pulaski County Planning has indicated they have no issues and concerns as long as an 'island' is not created.

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 (CAW): No Comment Received.

Entergy: Entergy has indicated they have no issues or concerns with the requested annexation.

Reliant-Energy: No Comment Received.

Little Rock Water Reclamation Authority (LRWRA): No Comment Received.

AT&T: No Comment Received.

Schools:

Little Rock: No Comment Received.

The annexation area is not within the Little Rock School District.

Pulaski County Special: Pulaski County Special School District has indicated they have no issues or concerns with the proposed annexation.

The annexation area is within the Pulaski County Special School District.

ANALYSIS:

The area has been contiguous to the City since July 1997 when the land to the south was annexed as the second 'Chenal Annexation', the north slope of Shinnal Mountain. The land to the west was annexed in November 2016 when Pulaski County Special School District annexed the Joe T. Robinson High and Middle School campus to the City. The area requesting annexation is owned by Potlatch-Deltic, the developers of the Chenal Valley development. It had been the athletic complex for the Joe T. Robinson Schools until just over a decade ago, when the land was returned to its owners - Deltic Farm and Timber.

The gym and structures related to ballfields were removed over a decade ago and some of those areas remain mostly cleared today. The back (southern portion) is wooded and the northern portion is partially cleared. There is an almost 30-foot increase in elevation from Highway 10 (Cantrell Road) to the south boundary of the area requesting annexation. The total area of the annexation is just over 13 acres with around 1000 feet of frontage along Highway 10.

The land is currently zoned R-2, Single Family District with the northern portion along Highway 10 shown for either Medium Density Residential (west) or Suburban Office (east) on the City's Future Land Use Plan. The southern portion of the annexation area was included in a single-family preliminary plat (S-1221-H) by this property owner just

over a year ago. The first phase of the new subdivision with 30 single-family lots and 4 tracts was final platted (S-1221-I) at the end of 2018 (all within the current city Limits). To the south and southwest of the annexation area is this developing single-family subdivision (Caurel). To the southeast is the developed Bronte single-family subdivision. To the west is a Planned Office District for the campus of Joe T. Robinson High and Middle Schools. North of the annexation area, across Cantrell Road, is land zoned R-2, Single Family, which was once the site of 'Camp Grundy'. The tract has a large pond, single family house and some out buildings. This area is outside the City Limits of Little Rock. To the east is a C-1, Neighborhood Commercial zoned tract and several R-2, Single Family tracts outside the City Limits. The C-1 tract has several small structures (manufactured home type) and has been a barber shop in the past. Next to that is the West Pulaski County Development Association building then two single-family homes – all outside the City of Little Rock.

There is just short of 1000 linear feet of Highway 10 that will become part of the City of Little Rock with this annexation. This reduces the 'gap' of Highway 10 not in the City to between 600 and 700 linear feet. There are two homes, a business/residence and a quasi-public use that will remain outside of the City after this annexation. Just less than 3 acres will remain outside the side the City after the annexation. The proposed annexation does not create an island, but the remaining area will be surrounded by the City on four sides. This could become a public safety issue in the future. The applicant has contacted the owners to the east and they have no interest in being part of the annexation request. Since this is a volunteer annexation there is no way to include these additional tracks with this annexation request.

Since Highway 10 is a state highway, maintenance and improvements will be at the cost of the State not the City. However with any future 'improvements' to the road, the City will become responsible for the 'local match' funding. Currently the land is undeveloped and will not have any solid waste demands. The Public Works Department has indicated they have no issues or concerns with this annexation request.

There is a 16-in and a 12-in water main in the right of way for Highway 10 (Cantrell Road) along the frontage of the tract. There is also a 12-in water main in the right of way for Northfield Drive to the south which is likely to be the source of water connection for much of the annexation area since it is to be part of a subdivision accessing Northfield. There is a 10-inch sewer main just south of the annexation area within the ownership of the applicant. Any extension of water or wastewater lines from the existing service mains to serve this property will be at the cost of the developer/property owner.

The closest fire station (Station 21) is located at 17000 Chenal Valley Drive to the southeast of the annexation area. From this station via existing streets is approximately 4 miles to the annexation area. The next closest station (Station 23) is located at 4500 Rahling Road. Via current streets the annexation area is over four and a quarter miles from Station 23. The Little Rock Fire Department as already identified an existing need for a fire station near the Chanel Parkway-Northfield Drive intersection. The Little Rock Police Department has indicated they have no issues or concerns with the proposed annexation. The police have patrol responsibility of developments both east

and west of the annexation area. There are currently no structures on the land required service.

Staff Recommendation:

Staff recommends approval.

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PLANNING COMMISSION ACTION:

(MARCH 14, 2019)

The item was placed on the consent agenda for approval. By a vote of 9 for, 0 against and 2 absent the consent agenda was approved.