

FILE NO.: A-346

NAME: Potlatch Deltic – Morgan Cemetery Annexation

LOCATION: Between Morgan Cemetery Road and Highway 10, west of
Joe T Robinson schools

OWNER/AUTHORIZED AGENT:

Stephen Giles, Esq
200 West Capitol Avue, Suite 2300
Little Rock, AR 72201

AREA: 7.2 acres

WARD: NA

PLANNING DISTRICT: 29

CENSUS TRACT: 42.01

CURRENT ZONING: R-2, Single Family District

BACKGROUND:

- This request is a voluntary '100-percent owner' annexation.
- The site is contiguous on its south boundary.
- The Arkansas GIS Office confirmed the request meets all the requirements of Section 14-40-101 in a letter dated February 8, 2023.
- The County Judge's Order was filed on April 17, 2023.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The request is to annex 7.2 plus or minus acres into the City of Little Rock. The applicant wishes to obtain city services to allow for the development of the land with a fire station and mini-storage facility.

B. EXISTING CONDITIONS:

The property is undeveloped and wooded and located south of Morgan Cemetery Road, north of Highway 10. The southern boundary is the current city limits (Highway 10 right-of-way). Most of the land surrounding the application area is zoned R-2, Single Family District. There are lot tracts with single family houses to

the northeast. To the south, across Cantrell Road, is vacant R-2 land. Beyond the vacant tract is a developed single-family subdivision within the city of Little Rock.

To the east is a 'R-2' tract which formally had a non-conforming auto repair business on the land. Beyond this are a Planned Development Office and two Planned Office Developments. There is an existing office and a proposed new office under construction in this office zoned area. To the southeast across Highway 10 is the Joe T Robinson High and Middle Schools campus, zoned as a Planned Office Development (POD). To the east of the POD, north of Highway 10, is Joe T Robinson Elementary with a R-2 zoning.

To the west of the application area is a Planned Development Industrial (PDI) which includes a commercial business on the northside of Highway 10 and a landscape business on the south side of Highway 10. Several larger tracts with houses on them and R-2 zoning surround this PDI land.

C. NEIGHBORHOOD NOTIFICATIONS:

Neighborhood Association contacts are notified of all items on the Planning Commission agenda via a single notice prior to the Commission's hearing.

D. ENGINEERING COMMENTS:

Engineering Division, Planning & Development Department: No comment received.

Public Works Department: No comment received.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comment received.

Entergy: No comment received.

CenterPoint Summit Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water: No comment received.

Fire Department: No comment received.

Police Department: No comment received.

Parks and Recreation: No comment received.

County Planning: No comment received.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comment received.

Planning Division:

The Land Use Plan shows Residential Low Density (RL) for the requested area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. An application to rezone (Z-9765) from R-2 (Single Family District) to PCD (Planned Commercial Development) was heard by the Little Rock Board of Directors at their May 16 hearing and approved. The request is for a fire station and mini-warehouse development on the site.

Surrounding the application area to the north, south, and west is Residential Low Density (RL) designated land. There are both vacant and improved tracts in the vicinity. Across Morgan Cemetery Road to the north is a small cemetery. To the west of Morgan Cemetery Road is a Planned Development-Industrial for firework sales and a landscape business. Across Highway 10 to the south is vacant wooded land. To the east of subject site is an area of Transition (T) with an office. Beyond that is a large area of Public Institutional (PI) area with three public schools. Transition (T) is a land use plan designation that provides for an orderly transition between residential uses and other more intense uses. The Public Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

There has been no Land Use Plan Map amendments in the vicinity over the last decade. This site is within the Highway 10 Design Overlay District.

Master Street Plan:

To the south is Cantrell Road, it is a Principal Arterial. Principal Arterials are roads designed to serve through traffic and to connect major traffic generators or activity centers within urbanized areas. Right of way of 110 feet is required. Sidewalks are required on both sides. To the north and west is Morgan Cemetery Road is a Local Street. A Local Street which abuts non-residential or residential use which is more intense than duplex or two-unit residential is a Commercial Street. These streets have the same design standard as a Collector. Right-of-way is 60'. Sidewalks are required on both sides. Neither of these roads are built to standard. These streets may require dedication of additional right-of-way and may require street improvements.

Bicycle Plan:

The *Master Bike Plan Map* shows a proposed Class I Bike Path along Highway 10. These routes are designated for the sole use of bicycles that is physically separated from vehicular lanes. There is no existing bicycle facility on this portion of Highway 10.

Historic Preservation Plan:

There are no existing historic sites on, or in proximity to, this land.

H. ANALYSIS:

The site is wooded and undeveloped. The land is zoned R-2, Single Family District. The Land Use Plan Map indicates the land as Residential Low Density (RL). There is an application (Z-9765) to re-classify this land to Planned Commercial Development (PCD). The proposed use is a mini-storage facility with multiple buildings on the eastern 5 pulse acres and a fire station on the western acre plus. The fire station would be a new City of Little Rock fire station.

The site is contiguous to the city limits along its southern boundary. The land to the south was annexed to the city in 1997 (Ordinance 17,515). That annexation wrapped around the Joe T Robinson High and Middle School campuses. The land in Ordinance 17515 has been mostly developed with single-family subdivisions. The area to the east of the application site is developed with a non-conforming business and single-family house (outside the city limits). There is an elementary school beyond that to the east. To the north is Morgan Cemetery and a large undeveloped tract. To the west is a business and several large tract single-family parcels.

The land in this annexation area has a hill about midpoint along the northern boundary. The highpoint is along Morgan Cemetery Road (northern boundary) at 326 feet, then falls to 304 feet where Morgan Cemetery Road turns south toward Highway 10. This hill rises 18 feet over a distance of some 150 feet.

The applicant has provided the city with a letter from the Arkansas GIS Office (AGIO) confirming the request meets all the requirements of Section 14-40-101 (dated February 8, 2023). This confirms that the area requesting annexation is contiguous to the City of Little Rock and all requirements of Arkansas Law have been fulfilled to apply for annexation. The area also meets section 14-40-205 for a valid annexation. It is more than a quarter mile from the closest State Park in a county over 350,000.

This request is following the '100% Owner' annexation process. The Pulaski County Judge's Order was signed and filed on April 17, 2023. The Judge's Order sets the exact boundaries of the annexation which by custom includes all adjacent

rights-of-way. The annexation does include a portion of Morgan Cemetery Road and a portion of Highway 10.

There is a 12-inch water main along Highway 10 to the south and a 3-inch water line to the north in Morgan Cemetery Road. At the time of development, the owner will have to extend water service from the existing system (working with Central Arkansas Water). No comments were received from Central Arkansas Water on this annexation request. There is an 8-inch sewer line in the subdivisions to the south of Highway 10. At the time of development, the owner will have to extend sewer service from the existing system (working with Water Reclamation). No comments were received from Water Reclamation on this annexation request.

Approximately 75 linear feet of Highway 10 would be annexed to Little Rock as a result of this annexation. The survey and site plan for the related Z-8765 zoning case indicate a 80-foot right-of-way for this portion of Highway 10. The city will not take over maintenance since this is a state highway. ArDOT has responsibility for maintenance whether outside or within the city. However, the annexation also includes around 1000 linear feet of Morgan Cemetery Road. This is an open drainage roadway. It is a chip sealed road approximately a lane and a half wide. Approximately 500 plus feet of Morgan Cemetery Road is proposed to be fully improved as a condition of development of the land. This portion of Morgan Cemetery Road will have a 50-foot right-of-way with a 31-foot wide roadway. There will be curb and gutter installed on both sides of the this portion of Morgan Cemetery Road but no sidewalks. No comments were received from Public Works on this annexation request.

The closest fire station is Station #21, 17000 Chenal Valley Drive which is approximately 4.75 miles from the annexation area via the current street system. The next closest is Station #23, 4500 Rahling Road which is approximately 5 miles from the annexation area via the current street system. The fire department did not respond to a request for comment on this annexation. The Little Rock Police Department did not respond to the request for comment on this annexation. With no current development there should be minimal demand for public safety services at the time of annexation.

I. STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION ACTION:

(JUNE 8, 2023)

The item was placed on the consent agenda for approval. By a vote of 8 for, 0 against, 1 absent and 2 vacancies, the consent agenda was approved.