

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 7, 2017 AGENDA**

<p>Subject:</p> <p>Annexation 329 – 3M Company 3-Tract Annexation & classification of Tract 2 to M, Mining</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>
--	---	---

<p style="text-align: center;">SYNOPSIS</p>	<p>The annexation of some 114.4 acres in three areas: 1 Tract 1 generally in the 3000-3200 blocks of Frazier Pike; Tract 2 generally the 5600-5900 blocks of State Highway 365; Tract 3 in the western edge of College Station, generally northwest of the intersection of East 38th and West Line Streets. The initial classification of Tract 2 on State Highway 365 to M, Mining District (Z-9188).</p>
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None.</p>
<p style="text-align: center;">RECOMMENDATION</p>	<p>Staff recommends approval. By a vote of 9 aye, 0 nays, 1 absent and 1 vacant position the Planning Commission voted to recommend the annexation at their January 5, 2017, hearing.</p>
<p style="text-align: center;">BACKGROUND</p>	<p>Three (3) tracts are included with the request. 3-M Company intends to use this land for either mining operations and/or as a buffer for their existing faculties. The Tracts are located between the Granite Mountain section of Little Rock and the community of College Station. They are all undeveloped and wooded or are areas returning to a natural cover.</p> <p>Tract 1 is south of Fourche Creek and west of Frazier Pike. It is wooded and zoned R-3, Single-Family District. There is an interstate highway (Interstate 440) and rail spur that traverse this tract.</p>

**BACKGROUND
CONTINUED**

Tract 2 is east of Highway 365 at King Road (Dulin Road). This land is returning to a natural state. The land is surrounded by rail spurs on the south and east, State Highway 365 on the west and the City Limits on the north. The applicant has requested the City classify this land to M, Mining District, as part of the annexation. Tract 3 is primarily within the City. The portion outside the City Limits (1.59 acres of the 16.61 acres in Tract 2) is zoned R-3, Single-Family District, and wooded.

3-M Company would like annexation to receive Police and Fire protection. In addition, they would like code enforcement, sanitation service and the right to extend to water and wastewater services. They are using State Statute (14-40-609) that allows a property owner to annex just their property. The County has verified there is only one (1) owner and approved the request as called out in that Statute.

The County Judge's Annexation Order includes all public streets and right-of-way abutting or traversing the Tracts. The City's annexation ordinance will be in conformance with the County Judge's Order.

Since 3M is a commercial use, solid waste removal is done by private contract. The City would add approximately 800 to 900 linear-feet of substandard local streets with Tract 3 (portions of 38th and West Line Streets). The other Tracts would add no maintenance costs. However, the annexation of State Highway 365 would add 0.202 miles of additional transit service route mileage to Little Rock's annual funding formula obligates to Rock Region Metro.

As a part of the annexation, Tract 2, along State Highway 365 will be classified (Case file Z-9188) to M, Mining District. The land to the north of this tract is already zoned M and 3M Company intends to use the property as either mining or as a buffer to their mining operations. In this general area there is mining and related uses to the north and west of the annexation Tract. It is bounded by the City to the north and rail spurs to the east and south, with State Highway 365 to the west. The City Land Use Plan for this area shows both Mining and Light Industrial uses in the vicinity.