

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 7, 2015 AGENDA**

<p>Subject:</p> <p>Annexation 325 - Port Harbor Annexation and zoning to I-3, Heavy Industrial (Z-9009)</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>SYNOPSIS</p> <p>FISCAL IMPACT</p> <p>RECOMMENDATION</p> <p>CITIZEN PARTICIPATION</p> <p>BACKGROUND</p>	<p>The annexation of approximately twenty-seven (27) acres along the Arkansas River, east of Industrial Harbor Drive and zoning said land to I-3, Heavy Industrial, as part of the Little Rock Port Authority ownership.</p> <p>None.</p> <p>Staff recommends approval.</p> <p>The Planning Commission voted to recommend the Annexation and I-3, Heavy Industrial zoning at their February 26, 2015, hearing, by a vote of 8 ayes, 0 nays, 1 absent and 2 open positions. A legal advertisement was published. A Public Hearing before the Little Rock Planning Commission on February 26, 2015, was conducted. In addition, the Pulaski County Judge held a hearing on Wednesday, February 25, 2015, on the request and signed the order approving the annexation.</p> <p>The site is mostly undeveloped and open fields between Industrial Harbor Drive and the Arkansas River with a rail spur bisecting it. The offices of the Little Rock Port Authority are located at the end of Industrial Harbor Drive and are within the annexation area. The annexation area and surrounding areas are part of the Little Rock Port and have been for several decades.</p>	

**BACKGROUND
CONTINUED**

The adjacent areas were annexed to the City of Little Rock in July 1979. The Slack Water Harbor, which crosses the annexation area was constructed in 1987. The land to be annexed, due in part to its configuration, would likely be developed along with lands currently in the City for any future industrial development. The tracts of land the Port authority is marketing would front along Industrial Harbor Drive (which is inside the City) and continue in to the area under consideration for annexation.

Pulaski County Planning has indicated that they have no issues with the annexation of this land to the City of Little Rock.

There is an existing force main (two (2)-inch) along Industrial Harbor Drive that would service any use that might be located on the land to be annexed. In addition, there is an existing water line (twelve (12)-inch) along Industrial Harbor Drive. These utilities were installed to service the annexation area, as well as the areas currently in the City.

The closest mass transit route is Route 20-Airport College Station. It goes along Fourche Dam Pike, crossing Lindsey Road. Via public street, Route 20 is approximately 1-3/4 of a mile from the annexation area.

Fire Station 4 is located on Lindsey Road just east of Fourche Dam Pike and services the Little Rock Port area. That station is just under two (2) miles via existing streets from the annexation area.

The surrounding areas are zoned I-3, Heavy Industrial, and are part of the Port Industrial District. The tracts that will be developed in the future will likely include land from the annexation with lands that are already within the City Limits. The applicant has requested that the land be classified the same as the rest of their ownership. Since the area is part of an industrial park where the land is zoned I-3, it would appear reasonable to also zone this land I-3.