

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 15, 2023 AGENDA**

<p>Subject:</p> <p>Annexation 347 – Blue Stem Annexation/Z-9806 Zoning to I-3, Heavy Industrial District.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>To accept the annexation of some 32.7 acres along Zeuber Road (in the 5800 to 7000 blocks of Zeuber Road) to the City of Little Rock, Arkansas, and zone the area to I-3, Heavy Industrial District.</p> <p>None.</p> <p>Staff recommends approval of the annexation. The Planning Commission voted to recommend approval at their July 13, 2023, Hearing by a vote of 9 ayes, 0 nays, 1 absent and 1 open position.</p> <p>The area requesting annexation is contiguous with the City limits along the western boundary. The City of Little Rock annexed the area to the west of the site in 2021, via Ordinance No. 22,034. The annexation area has been farmland since at least the 1960s. An industrial warehouse is under construction in the annexation area. The entire region in which the annexation is located (both areas currently within the City and outside) is protected by a levee system.</p> <p>The property is currently not zoned, and there is no zoning outside the City in the area. The land within the City to the west is zoned I-3, Heavy Industrial District, and is developed with a distribution warehouse.</p>	

**BACKGROUND
CONTINUED**

All lands to the north, east, and south are not zoned and outside the City Limits. East of the annexation area are warehouse distribution types of uses. Much of the land further to the south and east is either agricultural or wooded.

The Land Use Plan Map shows the annexation area as Industrial (I). The Industrial category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan. The Land Use Plan Map shows Industrial (I) in all directions from the annexation area.

The applicant has requested the land be zoned I-3, Heavy Industrial District (Z-9806) as part of their annexation request. The land to the north, east and south of the annexation area is currently not zoned and outside of the City. The land to the west is zoned I-3, and is developed with manufacturing and warehouse uses as part of the Port Industrial Park. The Little Rock Port has acquired land beyond this annexation to the east, southeast and southwest and is marketing it for industrial development. The Pulaski County Judge held the Annexation hearing on May 15, 2023, and approximately 1,766 linear-feet of Zeuber Road is included in this annexation. Zeuber is two-lane roads with shoulders, and here are open ditches on both sides of the roads. The road is currently constructed to the City's industrial design approved for roads in the Port District. As part of the development of the land, the Developer will have to extend water and wastewater services from the existing service lines to any new development.

The closest fire station (Station 4) is located at 7500 Lindsey Road, which via existing streets is just over a mile to the annexation area. The Little Rock Police Department has no issues or concerns with this annexation.