

FILE NO.: PB2021-01

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Name: Planning Boundary Amendment

Location: Sections 34 & 35 Township 1 North, Range 11 West, both sides of Frazier Pike, just north of Harper Road

Request: Extend Planning Boundary south by three-quarters of a mile

Source: Planning & Development Staff

PROPOSAL / REQUEST:

To extend the Little Rock Planning Boundary along Frazier Pike to the south by 0.75 miles, so it extends approximately 1.25 miles south of the City Limits along Frazier Pike, just north of Harper Road.

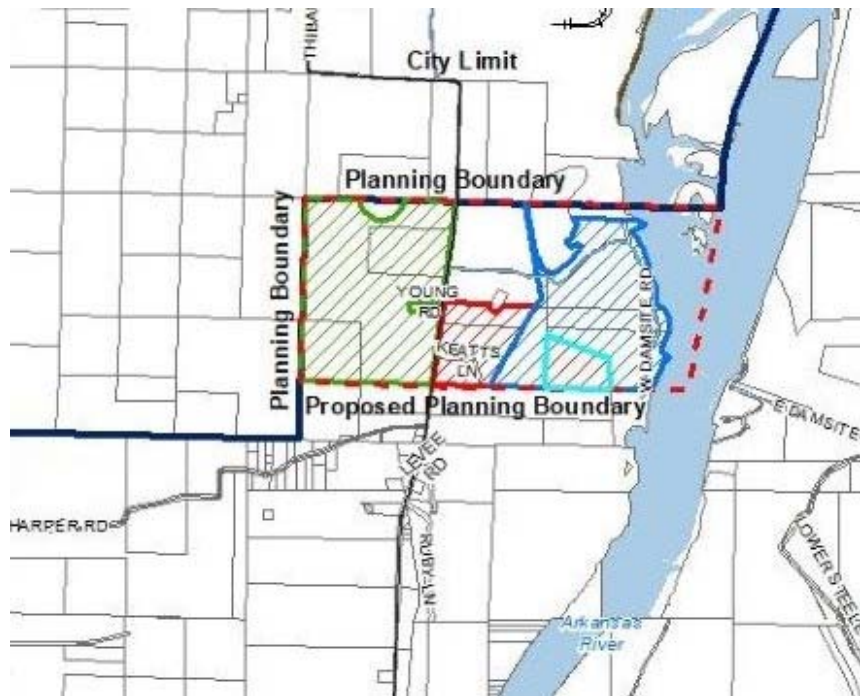
ANALYSIS:

The Planning and Development Staff began reviewing the extra-territorial land Use Plan during 2021. As part of this effort Staff engaged with representatives of the Little Rock Port for discussions about land use and zoning for the areas south of the Port. It was noted that the Port is in ownership of lands beyond the City's Planning Boundary. In addition, the Port has options to acquire additional land beyond the Planning Boundary. Port representatives informed the City, Harper Road is currently the Port's southern boundary for planning purposes. The suggestion was made to include this land (Port owns land) in any efforts to change the Land Use Plan or zone the area.

In 2008, the City of Little Rock annexed over 800 acres along Frazier Pike and the Arkansas River. This area has mostly been developed as the Welspun Industries plant and complex. This set the current City Limits on Frazier Pike. In 2012, the City was approached by a group wanting to develop a water system to rural standards along Harper Road. They requested the City move its Planning Boundary to the north approximately a mile and a quarter to a mile and half. The reason for the request was to allow rural standards rather than urban standards for the pipes used for the new piping system. The City agreed to this with Ordinance 20638 (October 1, 2012). Most of the served by this rural water pipe system would remain outside of the Planning Jurisdiction even after this amendment.

The City is allowed a Planning Boundary of up to 3 miles by Act 1053 of 2013. Currently the City has a Planning Area of approximately 0.25 miles at the Arkansas River and 0.5 miles at Frazier Pike, south of Welspun. The Port owns the land south of the Planning

Boundary for three-quarters of a mile on the west side of Frazier Pike. They also have an option for the north most tract on the east side of Frazier Pike. The land along the Arkansas River south of the Planning Boundary is owned by the Corp of Engineers. This is the lock-and-damn south of the Port on the Arkansas River and a small park. Keats Irrevocable Trust owns the southernmost parcels in Sections 34 and 35 T-1-N, R-11-W east of Frazier Pike. There is a house and mobile home



on this land, but the majority of the land appears to be used for agricultural uses. Between the Keats ownership and the tract the Port has an option on, is a sand and gravel extraction business. In addition, there are three single-family houses on tracts of 2 acres or less on either side of Frazier Pike within the area of consideration.

The proposed change would make the Planning Boundary in this location approximately a mile and a quarter. This is well within the allowable distance of three miles. The Little Rock Port has acquired the land east of Frazier Pike for future industrial development. The Port does intend to market this area to future industrial prospects for the Port Industrial Park. The land currently owned by either the Port or federal government makes up approximately two-thirds area proposed for addition. The Little Rock Port has an option on one-third of the remaining one-third of the area.

The purpose of having a Planning Boundary is to allow the City to develop plans for the area. These plans should protect and encourage a development pattern that will produce an efficient productive area as it becomes part of the City. The Port and the City would like to see this area become a productive economic engine for the area with industrial uses.

STAFF RECOMMENDATIONS:

Staff believes the expansion is reasonable and recommends approval.

PLANNING COMMISSION ACTION:

(OCTOBER 14, 2021)

The item was placed on the consent agenda for approval. By a vote of 10 For, 0 Against, 0 Absent and 1 Vacancy, the consent agenda was approved.