

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

**BOARD OF DIRECTORS COMMUNICATION  
NOVEMBER 19, 2024 AGENDA**

<p><b>Subject:</b></p> <p>Annexation 349 - Elopak Annexation/ Z-10089 Zoning to I-3, Heavy Industrial District.</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Emily Cox Acting City Manager</p>
<b>SYNOPSIS</b>	To accept the annexation of some 24.8-acres into the City of Little Rock and Zone the area to I-3 Heavy Industrial District.	
<b>FISCAL IMPACT</b>	None.	
<b>RECOMMENDATION</b>	Staff recommends approval of the annexation. The Planning Commission voted to recommend approval at their November 14, 2024, Hearing by a vote of 9 ayes, 0 nays, 1 absent, and 1 open position.	
<b>BACKGROUND</b>	<p>The area requesting annexation is contiguous with the City limits along the eastern boundary. The City of Little Rock annexed the area to the east of the site in 2021 with Ordinance No. 22,034. The annexation area has been farmland since at least the 1960s. 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. There is no zoning outside the City in the area. The land within the City to the east is zoned I-3, Heavy Industrial District. All lands to the west and south are not zoned and are outside the City Limits. Southeast of the annexation area along the south side of Zueber Road are warehouse distribution types of uses. Much of the land further to the south and west is either agricultural or wooded.</p>	

**BACKGROUND  
CONTINUED**

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-10089) as part of their annexation request. The land to the west and south of the annexation area is currently not zoned and is outside of the City. The land to the east is zoned I-3, Heavy Industrial District. The I-3 land is developed with manufacturing and warehouse uses as part of the Port Industrial Park. The Little Rock Port Authority has acquired land beyond this annexation to the east and southeast and is marketing it for industrial development. The Pulaski County Judge held the Annexation hearing on November 12, 2024. Zueber Road, adjacent to the property is two-lane roads with shoulders. There 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. From this station via existing streets is approximately 1.8 miles to the annexation area. The Little Rock Police Department has no issues or concerns with this annexation.