

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

**BOARD OF DIRECTORS COMMUNICATION
DECEMBER 18, 2018 AGENDA**

<p>Subject:</p> <p>Annexation 333 – CP&T Lawson Annexation</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>
SYNOPSIS	<p>The annexation of some 0.65 acres plus or minus behind 12620 Lawson Road to the City of Little Rock. The area is wooded and undeveloped. It is the back portion of a tract within the City on which the owner wishes to locate his extermination business.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval. The Planning Commission recommend the annexation at their November 15, 2018, hearing by a vote of 6 ayes, 0 nays and 5 absent.</p>	
BACKGROUND	<p>The area has been continuous to the City since September 1982 when the land to the east was annexed as part of a general election annexation to ‘square off’ and add areas which had developed beyond the City Limits. This resulted in the front of this tract being annexed; however, it left the back approximately 0.6 acres outside the City. The owner wishes to develop the property, thus they are requesting the remaining portion of their land be brought into the City of Little Rock.</p> <p>The front portion (within the City) has been cleared and is undeveloped; however, the back portion (outside the City) remains wooded and undeveloped. There is approximately a six (6)-foot slope within the annexation and an eight (8)-foot slope for the entire tract. This slope is from the northwest to the southeast across the tract and toward Lawson Road.</p>	

**BACKGROUND
CONTINUED**

The tract is zoned PDC, Planned District Commercial, to allow for an office warehouse development for a pest control company. To the southwest is a Dollar General store zoned PCD, Planned Commercial District, and to the northeast are several single-family homes zoned R-2, Single-Family District. Beyond that is the office and materials yard for Kinco Contractors (zoned PDC) at the southwest corner of the Colonel Glenn Road - Lawson Road intersection. On the east side of Lawson Road is a convenience store (Joe's Grocery) and two (2) homes all zoned R-2, with the remainder of the area zoned for commercial uses.

The county review found that the annexation area meets all the requirements for annexation. The Pulaski County Judge approved the annexation with Order No. 2018-019.

There are no streets involved with this annexation, and the proposed use is non-residential, thus solid waste will be a private service. At the time of construction, Boundary Street improvements will be required by the Public Works Department. The closest fire station (Station 14) is located at 8121 Colonel Glenn Road to the northeast of the annexation area. From this station via existing streets is just approximately 2.9 miles. Currently both Fire and Police serve property both northeast and southwest of this property, which have structures on them.

There is a sixteen (16)-inch water main in Lawson Road along the frontage of the tract of which this annexation is a part. The closest sewer line is an eight (8)-inch line that services the dollar store adjacent to the tract of which this annexation is a part. Any extension of water or wastewater lines from the existing service mains to serve this property will be at the cost of the developer/property owner.