

**BACKGROUND
CONTINUED**

The request is in the Port South Planning District, District 26. The development principles of the district include two goals: to allow for future expansion of industrial uses lying to the north and the protection of existing agricultural land. The subject area is designated as Industrial (I) by the Land Use Plan. The Industrial (I) category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities.

The area is not currently zoned. The applicant requests zoning of I-3, Heavy Industrial District, to be applied concurrently with annexation (Z-10265). The I-3 zoning district is designed to accommodate industrial uses which involve potentially objectionable uses and hazards, and which, therefore, cannot be reasonably expected to conform to a high level of performance standards, but which are essential to the economic viability of the city. The incorporated land north, northeast, and west are zoned I-3, Heavy Industrial, is designated for Industrial (I) use, and is characterized by three large scale industrial developments that have completed construction within the past four years. The lands to the south and east are unincorporated and not currently zoned. The proposed zoning designation request aligns with the development principles of the Port South Planning District (District 26), which emphasize industrial expansion and the protection of agricultural land.

The Arkansas Geographic Information Systems Office (AGIO), in a letter dated October 2, 2025, confirmed that the annexation request meets all requirements outlined in Arkansas Code § 14-40-101. The petition qualifies as a 100% annexation under Arkansas Code § 14-40-609, with all property owners having signed the petition. The Pulaski County Judge's Order verifying the annexation was filed on January 20, 2026. The Order sets the exact boundaries of the annexation.

Staff find that the proposed annexation of the requested land is consistent with the City's long-range planning goals and represents a logical extension of the municipal boundary. The requested land use amendment and zoning designations are compatible with surrounding development and align with the Port South Planning District goals. The annexation will allow for the orderly provision of municipal services and infrastructure, and the development of the sites will contribute to the City's industrial needs in the Port area of Little Rock.

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their February 12, 2026, meeting, and there were no objectors present. All owners of property located within 300 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis