

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 6, 2022 AGENDA**

<p>Subject:</p> <p>Annexation 341 – Thibault Zeuber Annexation/Z-9699 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>
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<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 twenty-three (23) acres, at the northwest corner of Thibault Road and Zeuber Road, in the 5200 block of Thibault Road, to the City of Little Rock, Arkansas, and to 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 by a vote of 10 ayes, 0 nays and 1 open position.</p> <p>The area requesting annexation is contiguous with the City limits along its northern boundary. The City of Little Rock annexed the area to the north of the site in 1979 - via Ordinance No. 13,370. The annexation area has been farmland since at least the 1960s, and there are no structures in the annexation area. The site has a gentle slope from north to south, and falls approximately four (4) feet in the approximately 770 feet from north to south. The entire region in which the annexation is located (both areas currently with in the City and outside) is protected by a levee system. The southern half of the annexation area is within the 100-Year Floodplain.</p> <p>The property currently is not zoned as there is no zoning outside the City in this area. The land within the City to the north and northeast is zoned I-3, Heavy Industrial District.</p>
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**BACKGROUND
CONTINUED**

This land is partially developed with manufacturing and industrial structures. All the lands to the east, west and south are not zoned and are outside the current City Limits. To the immediate west and south, across Zeuber Road, from the annexation area there are warehouse distribution types of uses. The land to the east, across Thibault Road, is vacant and mostly former farmland. 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-9699) as part of their annexation request. The land to the south, east and west of the annexation area is currently not zoned and outside of the City. The land to the north is zoned I-3 and is partially 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 July 12, 2022. Approximately 1315 linear-feet of Zeuber Road and 770 linear-feet of Thibault Road are included in this annexation. Zeuber and Thibault Roads are two-lane roads with shoulders. There are open ditches on both sides of the roads. The roads are 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 just over a mile to the annexation area. The Little Rock Police Department did not respond to a request for comments on this annexation.