OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION NOVEMBER 16, 2021 AGENDA

NOVEMBER 10, 2021 AGENDA		
Subject:	Action Required:	Approved By:
An ordinance approving a Land Use Plan Amendment/ Planning Boundary Amendment (PB2021).	√ Ordinance Resolution	
Submitted By:		
Planning & Development Department		Bruce T. Moore City Manager
SYNOPSIS	To extend the Planning Boundary, south 3/4 of a mile, within sections 34 & 35 T-1-N, R-11-W, both sides of Frazier Pike, north of Harper Road.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the extension. The Planning Commission recommended approval by a vote of 10 ayes, 0 nays, 0 absent, and 1 open position.	
BACKGROUND	The City is allowed a Planning Boundary of up to three (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 Little Rock Port Authority owns the land south of the Planning Boundary for ¾ of a mile on the west side of Frazier Pike, and they 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 United States Army Corp of Engineers; this is the lock-and-dam south of the Little Rock Port on the Arkansas River and a small park. The proposed change would make the Planning Boundary in this location approximately a mile and a quarter, which is well	

industrial development.

within the allowable distance of three (3) miles. The Little Rock Port has acquired the land east of Frazier Pike for future

BACKGROUND CONTINUED

The Little Rock Port does intend to market this area to future industrial prospects for the Port Industrial Park. The land currently owned by either the Little Rock Port or Federal Government makes up approximately 2/3 area proposed for addition. The Little Rock Port has an option on 1/3 of the remaining 1/3 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 Little Rock Port and the City would like to see this area become a productive economic engine for the area with industrial uses.