

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

**BOARD OF DIRECTORS COMMUNICATION  
SEPTEMBER 7, 2021 AGENDA**

<p><b>Subject:</b></p> <p>Annexation 340 – Amazon Zeuber Annexation and to zone the area to I-3, Heavy Industrial District (Z-9601).</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;">Bruce T. Moore City Manager</p>
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<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>Accept the annexation of some 162 acres, along the 5800 – 7000 blocks of Zeuber 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 the annexation by a vote of 10 ayes, 0 nays and 1 open position.</p> <p>The area requesting the annexation is contiguous with the City Limits in the northern part of the parcel along its northern boundary. The annexation area has been farm land or wooded since at least the 1960s, and the portion east of Zeuber Road from the City Limits south to Zeuber Road is currently mostly wooded with an AT&amp;T facility on the northwest most 2.38 acres. The portion of area being annexed south of Zeuber Road is wooded on the western approximately third. A newly constructed Amazon warehouse structure is on the eastern right (80)-plus acre.</p> <p>The entire region in which the annexation is located is protected by a levee system. The area has a general slope from north to south, and the land falls off only eight (8) feet in the approximately 3,900 feet from northwest to southeast.</p>
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**BACKGROUND  
CONTINUED**

There is an additional four (4)-foot fall along a drainage way which is located close to the southwestern boundary of the annexation.

The property currently is not zoned, and 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 Commercial District. This land is part of the Port Industrial Park and is partially developed with manufacturing and industrial structures. While the land to the northwest is zoned AF, Agriculture and Forestry District, this land is partially developed with a single-family subdivision. This is the eastern edge of the College Station Community. All the lands to the east, west and south are not zoned and are outside the current City Limits. Most of this land is either agricultural in use or wooded.

The Land Use Plan shows the annexation area as Industrial (I), which 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 shows I in all directions from the annexation area. Most of this land is either agricultural in use or wooded.

The applicant has requested the land be zoned I-3 (Z-9601) as part of their annexation. The land to the south, east and west of the annexation area is currently not zoned and outside of the City. The Little Rock Port has also acquired land beyond this annexation to the east and south with the intention of future industrial development of the surrounding area. The Pulaski County Judge signed the Annexation Order on June 17, 2021, and approximately 4,350 linear-feet of Zeuber Road is included in this annexation. Zeuber Road is a two (2)-lane road with shoulders and open ditches on both sides of the road. 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, and via existing streets is over 2.25 miles to the annexation area. The Little Rock Police Department responded that they have no concerns or issues with this annexation.

