

FILE NO.: A-333

---

NAME: CP&T Lawson Annexation

REQUEST: Accept 0.65 acres plus or minus to the City

LOCATION: Behind 12620 Lawson Road

SOURCE: Doug Berry, Agent - Central Termite and Pest Control

---

GENERAL INFORMATION:

- The County Judge's Annexation Order was filed on October 1, 2018.
- The property is undeveloped and wooded.
- There is a single property owner of the area requesting annexation.
- The annexation request is contiguous to the City of Little Rock along its eastern boundary.
- The annexation request is to obtain City services.
- The area is generally triangular in shape, with the eastern boundary being some 339 feet, northwestern 228 feet and the southwestern side some 256 feet.
- The site is zoned for PD-C, Planned District Commercial. The proposed use is office warehouse for a termite and pest control business.

AGENCY COMMENTS:

Public Safety:

Fire: No Comment Received.

Police: No Comment Received.

Infrastructure and Community Facilities:

Rock Region METRO Transit: No Comment Received.

Parks and Recreation: No Comment Received.

Public Works: Little Rock Public Works Department has indicated they have no issues or concerns with the proposed annexation. Little Rock Solid Waste has indicated no issues or concerns with the proposed annexation.

Pulaski County Planning: No Comment Received.

Arkansas Geographic Information Office: AGIO expressed no concerns with the annexation and noted the applicant had followed ARK CODE 14-40-101.

Utilities:

Central Arkansas Water (CAW): No Comment Received.

Entergy: No Comment Received.

Reliant-Energy: No Comment Received.

Little Rock Water Reclamation Authority (LRWRA): No Comment Received.

AT&T: No Comment Received.

Schools:

Little Rock: No Comment Received.

The annexation area is not within the Little Rock School District.

Pulaski County Special: No Comment Received.

The annexation area is within the Pulaski County Special School District.

ANALYSIS:

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. The annexation used the boundary between Sections 21 and 20 of Township 1 North, Range 13 West as the boundary. This resulted in the front of this tract being annexed but left the back approximately 0.6 acres outside the City. The owner wishes to develop the property and said the proposed structure would cross the current City Limits. Thus they are requesting the remaining portion of their land be brought into the City of Little Rock.

The front portion (within the City) has been cleared and is undeveloped but the back portion (outside the city) remains wooded and undeveloped. There is approximately a 6-foot slope within the annexation around and 8-foot slope for the entire tract. This slope is from the northwest to the southeast across the tract and toward Lawson Road.

The tract is zoned PDC (Planned District Commercial) to allow an office warehouse development for a pest control company. To the southwest is a new Dollar General store zoned PCD (Planned Commercial District). 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 Planned District

Commercial - PDC) at the southwest corner of the Colonel Glenn Road - Lawson Road intersection. On the east side of Lawson Road there is a convenience store (Joe's Grocery) and two homes all zoned R-2 (Single Family District), with the remainder of the area zoned for commercial uses. A portion of the commercially zoned land is already developed with two auto dealerships and a convenience store.

The county review has found that the annexation area meets all the requirements for annexation – is contiguous, petitioners represent majority of the land to be annexed, the land will be used for an urban purpose and the documents filed are correct and accurate representations of the area. The Pulaski County Judge approved the annexation with Order 2018-019.

There are no streets involved with this annexation (the annexation in 1982 which brought the front portion of the tract into the City also included Lawson Road at this location). The proposed use is non-residential thus solid waste will be a private service not one provided by the City. At the time of construction boundary street improvements will be required by the City Public Works Department. The proposed use is non-residential therefore waste disposal will be by private contract.

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 to the annexation area. Currently both Fire and Police serve property both northeast and southwest of this property, which have structures on them.

There is a 16-in water main in Lawson Road along the frontage of the tract of which this annexation is a part. The closest sewer line is an 8-in 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.

Staff Recommendation:

Approval

---

PLANNING COMMISSION ACTION:

(NOVEMBER 15, 2018)

The item was placed on the consent agenda for approval. By a vote of 6 for, 0 against and 5 absent the consent agenda was approved.