

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 3, 2019 AGENDA**

Subject:	Action Required:	Approved By:
<p>Annexation 335 – AluChem Annexation & Z-9432 AluChem PID</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The annexation of approximately eighteen (18) acres, plus or minus, west of Arch Street Pike, near Dixon Road (10500 Arch Street Pike) to the City of Little Rock, Arkansas, and zoned to PID, Planned Industrial Development. The site of AluChem Industrial Plant, recognizing the existing uses and allowing for an expansion with I-3, Heavy Industrial Uses permitted.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the annexation. The Planning Commission voted 8 ayes, 0 nays, 2 absent and 1 open position to recommend the annexation and Planned Industrial Development.</p>	
BACKGROUND	<p>This site is a developed industrial plant and several buildings make up the plant ‘campus’. The site is not on a street; however, it has access through the industrial property to its east to Arch Street Pike. The cluster of small buildings is located west and behind the Porocel Plant on Arch Street Pike at the Dixon Road intersection. One (1) office building with a second small office, five (5) warehouse buildings and a processing plant make up the campus. There are both paved and gravel roads within the plant campus, as well as both pathed and gravel parking areas.</p>	

**BACKGROUND
CONTINUED**

The company processes inert, non-hazardous aluminum oxide powder and raw materials are delivered via closed rail popper cars. Approximately 85% of the finished product is shipped out in closed popper cars and 15% by truck. The company plans an expansion with this annexation and the receipt of sewer, police and fire services. The expansion will exceed the company's internal ability to process the waste water produced; therefore, there is a need to connect to the City Waste Water System.

The applicant has filed the PID, Planned Industrial District, as the initial zoning of their property. In addition to recognizing the existing use and buildings on the site, this is to allow for an expansion of a second production line, new washing building and expansion of a storage building. The type and nature of the business does not result in many visits to the site and access to the site is controlled via a gate. This use is a 24/7 365-day a year use. No other changes are proposed at this time to the existing facilities. The Planned Industrial District zoning will allow all I-3, Heavy Industrial Uses.