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ORDINANCE NO. _____

AN ORDINANCE TO ACCEPT THE AMAZON ZEUBER ANNEXATION (A-340), TO ADD CERTAIN LANDS TO THE CITY OF LITTLE ROCK, ARKANSAS, AND TO ZONE SAID LAND AS I-3, HEAVY INDUSTRIAL DISTRICT (Z-9601); AND FOR OTHER PURPOSES.

WHEREAS, a petition for voluntary annexation (the “Petition”) was filed with the County Clerk of Pulaski County, Arkansas, for 100% percent owner praying that said lands be annexed to and made part of the City of Little Rock, Arkansas; and,

WHEREAS, the County Court of Pulaski County, Arkansas, found that the Petition was correct as to form as required of Arkansas Code 14-40-609; and,

WHEREAS, the Pulaski County Judge has signed an Annexation Order for the site requesting annexation (June 17, 2021); and,

WHEREAS, an accurate map of said lands has been filed with and made a part of said Petition; and,

WHEREAS, all things pertaining thereto have been done in the manner prescribed by law and that said lands should be annexed to and made part of the City of Little Rock.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS:

Section 1. The following described territory contiguous and adjoining the City of Little Rock, Arkansas is accepted as annexed to and made a part of the City of Little Rock, Pulaski County, Arkansas, to wit:

AMAZON ZEUBER ANNEXATION (A-340)

BEING A PORTION OF THE SW ¼ OF THE NE ¼ & SE ¼ OF SECTION 20, T-1-N. R-11-W; A PORTION OF THE W ½ OF THE SW ¼ OF SECTION 21, T-1-N. R-11-W; PULASKI COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SW ¼ NE ¼, OF SAID SECTION 20; THENCE S88°47'33"E ALONG THE NORTH LINE OF SAID SW ¼ NE ¼, A DISTANCE OF 48.19' TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE S88°47'39"E-624.97'; THENCE LEAVING SAID NORTH LINE S00°21'42"E-491.37'; THENCE S00°00'06"W-1371.85' TO A POINT ON THE NORTHERN RIGHT-OF-WAY OF ZEUBER ROAD; THENCE S00°39'42"E-70.47' TO A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF ZEUBER ROAD; THENCE

1 ALONG SAID SOUTH RIGHT-OF-WAY THE FOLLOWING: (1) S83°
2 16'59"E-415.62' (2) ALONG THE ARC OF A 2,919.43' RADIUS CURVE TO
3 THE LEFT, HAVING AN ARC LENGTH OF 168.71' AND CHORD OF
4 S84°56'30"E-168.69'; (3) S86°35'58"E-936.35'; (4) ALONG THE ARC OF A
5 4921.28' RADIUS CURVE TO THE LEFT, HAVING AN ARC LENGTH OF
6 190.25' AND CHORD OF S87°42'25"E-190.24'; (5) S88°48'52"E-101.62'; (6)
7 S88°48'52"E-65.00'; (7) S88°49'48"E-35.00'; (8) S88°49'48"E-350.00';
8 THENCE LEAVING SAID RIGHT-OF-WAY S 01°57'54" W-1941.62' TO A
9 POINT ON THE SOUTHERN LINE OF THE SW ¼ SW ¼, SECTION 21;
10 THENCE ALONG SAID SOUTHERN LINE N88°40'04"W-384.84' TO THE
11 SOUTH WEST CORNER OF SECTION 21; THENCE N01°53'25"E-37.94'
12 ALONG THE WESTERN LINE OF SAID SECTION 21; THENCE
13 N88°37'09"W-2633.32' TO A POINT LOCATED ON THE WEST LINE OF
14 THE SE ¼ OF SECTION 20; THENCE ALONG SAID WEST LINE
15 N02°30'41"E-660.00'; THENCE LEAVING SAID WEST LINE OF SECTION
16 20 N90°00'00"E-50.03'; THENCE N02°06'19"E-151.47' TO A POINT
17 LOCATED ON THE SOUTHERN RIGHT-OF-WAY LINE OF ZEUBER
18 ROAD; THENCE N32°48'16"E-75.79' TO A POINT LOCATED ON THE
19 NORTHERN/EASTERN RIGHT-OF-WAY LINE OF ZEUBER ROAD;
20 THENCE CONTINUING ALONG SAID RIGHT-OF-WAY THE
21 FOLLOWING: (1) N11°27'44" W-84.68', (2) N 01°15'47"W-150.82'. (3) N
22 01°30'22"E-952.99', (4) N 01°53'35"E- 491.23' BACK TO THE POINT OF
23 BEGINNING; CONTAINING 162 ACRES, MORE OR LESS. LESS AND
24 EXCEPT RIGHT-OF-WAY FOR ZEUBER ROAD; INCLUDING ALL
25 ADJACENT, ABUTTING AND TRAVERSING ROADS AND RIGHTS-
26 OF-WAY.

27 **Section 2.** The City of Little Rock shall provide Police and Fire protection; and upon approval by the
28 respective utility allow the property owners within the annexation to extend service lines to the Little Rock
29 Water Reclamation System and Central Arkansas Water System from the effective date of the annexation.

30 **Section 3.** That the zoning classification of the following described property be zoned to I-3, Heavy
31 Commercial District:

32 **Z-9601:** BEING A PORTION OF THE SW ¼ OF THE NE ¼ & SE ¼ OF SECTION
33 20. T-1-N. R-11-W; A PORTION OF THE W ½ OF THE SW ¼ OF SECTION 21, T-
34 1-N. R-11-W; PULASKI COUNTY, ARKANSAS; MORE PARTICULARLY
35 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER

1 OF THE SW ¼ NE ¼, OF SAID SECTION 20; THENCE S88°47'33"E ALONG THE
2 NORTH LINE OF SAID SW ¼ NE ¼, A DISTANCE OF 48.19' TO THE POINT OF
3 BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE
4 S88°47'39"E-624.97'; THENCE LEAVING SAID NORTH LINE S00°21'42"E-
5 491.37'; THENCE S00°00'06"W-1371.85' TO A POINT ON THE NORTHERN
6 RIGHT-OF-WAY OF ZEUBER ROAD; THENCE S00°39'42"E-70.47' TO A POINT
7 ON THE SOUTHERN RIGHT-OF-WAY LINE OF ZEUBER ROAD; THENCE
8 ALONG SAID SOUTH RIGHT-OF-WAY THE FOLLOWING: (1) S83° 16'59"E-
9 415.62' (2) ALONG THE ARC OF A 2919.43' RADIUS CURVE TO THE LEFT,
10 HAVING AN ARC LENGTH OF 168.71' AND CHORD OF S84°56'30"E-168.69';
11 (3) S86°35'58"E-936.35'; (4) ALONG THE ARC OF A 4,921.28' RADIUS CURVE
12 TO THE LEFT, HAVING AN ARC LENGTH OF 190.25' AND CHORD OF
13 S87°42'25"E-190.24'; (5) S88°48'52"E-101.62'; (6) S88°48'52"E-65.00'; (7)
14 S88°49'48"E-35.00'; (8) S88°49'48"E-350.00'; THENCE LEAVING SAID RIGHT-
15 OF-WAY S 01°57'54" W-1941.62' TO A POINT ON THE SOUTHERN LINE OF
16 THE SW ¼ SW ¼, SECTION 21; THENCE ALONG SAID SOUTHERN LINE
17 N88°40'04"W-384.84' TO THE SOUTH WEST CORNER OF SECTION 21;
18 THENCE N01°53'25"E-37.94' ALONG THE WESTERN LINE OF SAID SECTION
19 21; THENCE N88°37'09"W-2633.32' TO A POINT LOCATED ON THE WEST
20 LINE OF THE SE ¼ OF SECTION 20; THENCE ALONG SAID WEST LINE
21 N02°30'41"E-660.00'; THENCE LEAVING SAID WEST LINE OF SECTION 20
22 N90°00'00"E-50.03'; THENCE N02°06'19"E-151.47' TO A POINT LOCATED ON
23 THE SOUTHERN RIGHT-OF-WAY LINE OF ZEUBER ROAD; THENCE
24 N32°48'16"E-75.79' TO A POINT LOCATED ON THE NORTHERN/EASTERN
25 RIGHT-OF-WAY LINE OF ZEUBER ROAD; THENCE CONTINUING ALONG
26 SAID RIGHT-OF-WAY THE FOLLOWING: 1) N11°27'44" W-84.68'; 2) N
27 01°15'47"W-150.82'; 3) N 01°30'22"E-952.99'; AND 4) N 01°53'35"E- 491.23' BACK
28 TO THE POINT OF BEGINNING; CONTAINING 162 ACRES, MORE OR LESS.
29 LESS AND EXCEPT RIGHT OF WAY FOR ZEUBER ROAD
30 (5800 - 7000 BLOCKS OF ZEUBER ROAD).

31 **Section 4.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
32 Arkansas, and the Designated District Map be and is hereby amended to the extent and in the respects
33 necessary to affect and designate the change provided for in Section 3 hereof.

34 **Section 5. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or
35 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or

1 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
2 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
3 ordinance.

4 **Section 6. Repealer.** All ordinances or resolutions of the City in conflict herewith are hereby repealed
5 to the extent of such conflict.

6 **PASSED: September 7, 2021**

7 **ATTEST:**

APPROVED:

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Susan Langley, City Clerk

_____ **Frank Scott, Jr., Mayor**

11 **APPROVED AS TO LEGAL FORM:**

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Thomas M. Carpenter, Attorney

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