

ORDINANCE NO.

AN ORDINANCE TO ACCEPT THE VOLUNTARY VALERIE PLACE ANNEXATION (A-352), TO ADD CERTAIN LANDS TO THE CITY OF LITTLE ROCK, ARKANSAS; TO AMEND THE LAND USE PLAN MAP IN THE ELLIS MOUNTAIN PLANNING DISTRICT (LU2025-18-03) FROM C TO RM; TO ZONE SAID LAND TO MF-12, MULTIFAMILY ZONING DISTRICT AND C-1, NEIGHBORHOOD COMMERCIAL ZONING DISTRICT (Z-10240); AND FOR OTHER PURPOSES.

WHEREAS, on October 28, 2025, a petition for voluntary annexation pursuant to Arkansas Code

§ 14-40-609 (the “Petition”) was filed with the County Court of Pulaski County, Arkansas, by petitioners identified therein who represented 100% of the owners of the real property requesting the real property be incorporated into the boundaries of the City of Little Rock, Arkansas; and,

WHEREAS, on December 2, 2025, the Pulaski County Judge executed an Order verifying the findings of the Petition, setting the exact boundaries of the real property and including all adjacent, abutting and traversing rights-of-way; and,

WHEREAS, on October 10, 2025, the Arkansas Geographic Information System Office confirmed the Petition meets requirements pursuant to Arkansas Code § 14-40-101; and,

WHEREAS; an accurate description of the real property requesting annexation 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 for the consideration to grant the Petition and accept the real property for annexation to be incorporated into the City of Little Rock; and

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

Section 1. The Petition for annexation is granted and the following described territory contiguous and adjoining the City of Little Rock, Arkansas is accepted for incorporation into the City of Little Rock, Arkansas, to wit:

A-352 - VALERIE PLACE ANNEXATION (A-352) SURVEY LEGAL DESCRIPTION

KANIS ROAD SURVEY TRACT 1: Part of Tract 9 and Tracts 16 & 17 of the Sach's Suburban Tracts, Pulaski County, Arkansas, lands lying in the

1 **SE1/4 and the E1/2 of the SW1/4 of Section 6, Township 1 North, Range 13**
2 **West, Pulaski County, Arkansas more particularly described as follows:**
3 **Commencing at a found 1" pipe which is also the Northeast corner of Tract**
4 **15 of Sach's Suburban Tracts addition to the City of Little Rock, filed of**
5 **record in Plat Book 2, page 87, records of Pulaski County, Arkansas; thence**
6 **South 00 degrees 00 minutes 00 seconds West 332.37 feet; thence North 90**
7 **degrees 00 minutes 00 seconds West 628.55 feet to a point which is also on**
8 **the West right of way of Kanis Road and is the Point of Beginning; thence**
9 **leaving said right of way South 35 degrees 25 minutes 28 seconds West**
10 **339.03 feet; thence North 88 degrees 27 minutes 09 seconds West 927.66 feet;**
11 **thence North 01 degrees 49 minutes 02 seconds East 611.02 feet; thence**
12 **North 89 degrees 40 minutes 21 seconds West 655.42 feet; thence North 01**
13 **degrees 48 minutes 37 seconds East 204.63 feet; thence North 89 degrees 33**
14 **minutes 05 seconds East 1249.13 feet to a point on the West right of way of**
15 **Kanis Road; thence along said right of way South 33 degrees 45 minutes 04**
16 **seconds East 267.36 feet; thence along a curve to the left having a radius of**
17 **1284.06 feet having a chord bearing and distance of South 45 degrees 02**
18 **minutes 28 seconds East 502.77 feet to the Point of Beginning, containing**
19 **20.164 acres, more or less.**

20 **KANIS ROAD SURVEY TRACT 2: .018 acres being a portion of Tract 15,**
21 **Sach's Suburban Tracts; More particularly described as follows:**
22 **Commencing at a point located at the Northwest Corner of said Tract 15;**
23 **said point also being the point of beginning thence S88°33'04"E along the**
24 **north line of said Tract 15, a distance of 172.75'; thence leaving said North**
25 **line, S°5001'56"W a distance of 139.13' to a point on the Northern Right of**
26 **Way Line of Kanis Road; thence along said Right of Way N35°10"39"W a**
27 **distance of 114.68"; back to the point of beginning.**

28 **Section 2.** The City of Little Rock shall provide services, pursuant to Arkansas Code § 14-40-
29 2201, including police and fire protection, municipal code enforcement services, street and road
30 maintenance, permission to connection to service lines owned and operated by the Little Rock Water
31 Reclamation Authority from the effective date of the annexation, pursuant to Arkansas Code § 14-40-
32 609.

Section 3. Upon annexation, the zoning classification of the above-described real property shall be designated as MF-12, Multifamily Zoning District for Tract 1 and C-1, Neighborhood Commercial Tract 2.

Section 4. The official zoning maps referenced in Chapter 36 of the Code of Ordinances of the City of Little Rock, Arkansas, and the designated district boundaries are hereby amended as necessary to reflect and implement the zoning change set forth in Section 3 hereof.

Section 5. Severability. In the event any title, section, paragraph, item, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portion of the ordinance which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the ordinance.

Section 6. Repeater. All laws, ordinances, resolutions, including but not limited to Little Rock, Ark., Ordinance No. 18,228 (March 7, 2000), or parts of the same that are inconsistent with the provisions of this ordinance area hereby repealed to the extent of such inconsistency.

PASSED: February 3, 2026

ATTEST:

APPROVED:

Allison Segars, City Clerk

Frank Scott, Jr., Mayor

APPROVED AS TO LEGAL FORM:

Thomas M. Carpenter, City Attorney

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EXHIBIT A

LOT 41		LOT 40	LOT 39
<p>POINT OF BEGINNING FIND NAIL NORTHWEST CORNER OF TRACT 15, SACH'S SUBURBAN TRACTS</p> <p>TRACT "B" KANIS RIDGE ESTATES (INSTR. NO. 20180808396)</p> <p>0.1825 ACRES</p> <p>NOTES:</p> <ol style="list-style-type: none"> 1. ADDRESS OF PROPERTY: 14600 KANIS ROAD LITTLE ROCK, AR 72223 2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD 83 3. AREA OF PROPERTY: 7,949.75 S.F. / 0.1825 ACRES 4. UTILITIES ARE SHOWN PER OBSERVED SURFACE EVIDENCE FROM PLANS ISOLATED FROM UTILITIES CABLES, HOMERUN AND OTHER SURFACE FEATURES. THE EXACT LOCATIONS OF UNDERGROUND FEATURES ARE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. <p>LEGAL DESCRIPTION</p> <p>0.1825 ACRES BEING A PORTION OF TRACT 15, SACH'S SUBURBAN TRACTS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT LOCATED AT THE NORTHWEST CORNER OF SAID TRACT 15, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S88°33'04"E ALONG THE NORTH LINE, S80°01'56"W-114°13' TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF KANIS ROAD; THENCE ALONG SAID RIGHT OF WAY, N35°10'39"W-114°68' BACK TO THE POINT OF BEGINNING.</p> <p>FLOOD INFORMATION: NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD LOCATED AS THE PELMA FLOOD 0519043514. DATE OF RECORD: JULY 6, 2015. FOR PULASKI COUNTY, ARKANSAS.</p>			
<p>JOE WHITE & ASSOCIATES, INC. CIVIL ENGINEERING CONSULTING SERVICES - LAND SURVEYING 22 BARKING CIRCLE, SUITE A2, LITTLE ROCK, AR 72223 PHONE: (501) 244-9411</p>		<p>DATE: OCTOBER 23, 2025</p> <p>SCALE: 1" - 20'</p> <p>PRODUCT NUMBER: 25-489L</p>	<p>BOUNDRY SURVEY</p> <p>14600 KANIS ROAD LITTLE ROCK, ARKANSAS 72223</p> <p>Little Rock, Pulaski County, Arkansas</p>
<p>I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN AND DESCRIBED HEREON. PROPERTY LINES ARE LOCATED IN ACCORDANCE WITH ESTABLISHED PROPERTY LINES. THERE ARE NO APPARENT ENCROACHMENTS EXCEPT AS SHOWN.</p> <p></p> <p>BENSON JOHN LEOBEUF PLS # 1500 (AR)</p>			