

ORDINANCE NO. _____

AN ORDINANCE TO ACCEPT THE 14118 KANIS BUSINESS PARK ANNEXATION (A-355), TO ADD CERTAIN LANDS TO THE CITY OF LITTLE ROCK, ARKANSAS; TO ZONE SAID LAND TO PCD, PLUNKETT MIXED-USE (Z-9878-B); AND FOR OTHER PURPOSES.

WHEREAS, on April 14, 2026, 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 April 30, 2026, 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 March 12, 2026, 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.

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 (see Exhibit A):

14118 KANIS BUSINESS PARK ANNEXATION (A-355)

3.1476 3.1476 ACRES BEING A PORTION OF THE EAST HALF OF TRACT 14, SACHS' SUBURBAN TRACTS, IN THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 29, KANIS RIDGE ESTATES (AS RECORDED IN INSTRUMENT NO. 2018037386, RECORDS OF

1 PULASKI COUNTY CIRCUIT CLERK); thence S87°40'48"E-44.71'; thence
2 S00°29'07"W-512.50' TO THE POINT OF BEGINNING; thence S87°50'09"E-286.55' TO
3 A POINT ON THE EAST LINE OF SAID TRACT 14; thence S00°18'53"W ALONG
4 SAID EAST LINE, A DISTANCE OF 571.41' TO A POINT ON THE NORTHERN
5 RIGHT OF WAY OF KANIS ROAD; thence N55°33'02"W ALONG SAID RIGHT OF
6 WAY, A DISTANCE OF 347.40'; thence LEAVING SAID RIGHT OF WAY,
7 N00°29'07"E384.72'; BACK TO THE POINT OF BEGINNING. LEGAL DESCRIPTION
8 (MEASURED) 3.3608 ACRES BEING A PORTION OF THE EAST HALF OF TRACT
9 14, SACHS' SUBURBAN TRACTS, IN THE CITY OF LITTLE ROCK, PULASKI
10 COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
11 COMMENCING AT A POINT LOCATED S87°40'48"E-44.71' FROM THE
12 SOUTHEAST CORNER OF LOT 29, KANIS RIDGE ESTATES (AS RECORDED IN
13 INSTRUMENT NO. 2018037386, RECORDS OF PULASKI COUNTY CIRCUIT
14 CLERK); SAID POINT ALSO BEING THE POINT OF BEGINNING; thence
15 S87°49'35"E-285.03' TO THE NORTHEAST CORNER OF SAID TRACT 14; thence
16 S00°18'53"W ALONG THE EAST LINE OF SAID TRACT 14, A DISTANCE OF
17 512.50'; thence LEAVING SAID EAST LINE, N87°50'09"W-286.55'; thence N00
18 29'07"E-512.50'; BACK TO THE POINT OF BEGINNING. THIS ALSO INCLUDES
19 ALL ADJOINING RIGHTS-OF-WAY.

20 **Section 2.** The City of Little Rock shall provide services, pursuant to Arkansas Code § 14-40-2201,
21 including police and fire protection, municipal code enforcement services, street and road maintenance
22 where public rights of way exist, permission to connection to service lines owned and operated by the Little
23 Rock Water Reclamation Authority from the effective date of the annexation, pursuant to Arkansas Code
24 § 14-40-609.

25 **Section 3.** Upon annexation, the zoning classification of the above-described real property shall be
26 designated as "PCD" Planned Commercial District, titled Plunkett Mixed-Use – PCD (Z-9878-B). See
27 Exhibit B.

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

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

Section 6. Repealer. 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: July 28, 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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