1	ORDINANCE NO		
2			
3	AN ORDINANCE TO ACCEPT THE BLUE STEM ANNEXATION (A-347),		
4	TO ADD CERTAIN LANDS TO THE CITY OF LITTLE ROCK,		
5	ARKANSAS; TO ZONE SAID LAND TO I-3, HEAVY INDUSTRIAL		
6	DISTRICT (Z-9806); AND FOR OTHER PURPOSES.		
7			
8	WHEREAS, a petition for voluntary annexation (the "Petition") was filed with the County Clerk o		
9	Pulaski County, Arkansas, for 100% owner praying that said lands be annexed to and made part of the City		
10	of Little Rock, Arkansas; and,		
11	WHEREAS, the County Court of Pulaski County, Arkansas, found that the Petition was correct as to		
12	form as required of Arkansas Code 14-40-101; and,		
13	WHEREAS, on May 15, 2023, the Pulaski County Judge has signed an Annexation Order for the sit		
14	requesting annexation; and,		
15	WHEREAS, an accurate map of said lands has been filed with and made a part of said Petition; and,		
16	WHEREAS, all things pertaining thereto have been done in the manner prescribed by law and that said		
17	lands should be annexed to and made part of the City of Little Rock.		
18	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CIT		
19	OF LITTLE ROCK, ARKANSAS:		
20	Section 1. The following described territory contiguous and adjoining the City of Little Rock, Arkansas		
21	is accepted as annexed to and made a part of the City of Little Rock, Pulaski County, Arkansas, to wit:		
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23	BLUE STEM ANNEXATION (A-347)		
24			
25	A PART OF THE SW 1/4, SECTION 21, T-1-N, R-11-W, IN PULASKI COUNTY,		
26	ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:		
27	COMMENCING AT A FOUND ONE (1)-INCH ROD FOR THE SOUTHWEST		
28	CORNER OF SAID SW 1/4 SW1/4 THENCE ALONG THE SOUTH LINE OF SAID		
29	SW $1/4$ SW $1/4$ S $88^{\circ}39^{\circ}10^{\circ}$ E, 35.00 FEET TO A FOUND IRON PIN, THENCE N		
30	01°57'23" E, 110.01 FEET TO A FOUND IRON PIN, THENCE N 01°57'51" E,		
31	873.19 FEET; THENCE S 88°02'37" E 349.94 FEET; THENCE N 01°57'54" E 962.57		
32	FEET TO A POINT ON THE SOUTH ON THE SOUTH RIGHT-OF-WAY LINE		
33	OF ZUEBER ROAD, THENCE ALONG SAID RIGHT-OF-WAY N 88°48'49" W		

349.98 FEET; THENCE N 01°57′51″ E 100.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ZUEBER ROAD, THENCE ALONG SAID RIGHT-OF-WAY THROUGH THE FOLLOWING COURSES: S 88°48′49″ E 1,220.67 FEET, THENCE WITH A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,004.93 FEET AND A CHORD BEARING AND DISTANCE OF S 86°49′42″ E 79.53 FEET, AND S 84°17′34″ E 491.79 FEET, THENCE LEAVING SAID RIGHT-OF-WAY LINE S 16°47′12″ W 101.90 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ZUEBER ROAD, THENCE LEAVING SAID RIGHT-OF-WAY LINE S 16°47′12″ W 974.38 FEET, THENCE N 88°02′37″ W 1165.54 FEET TO THE POINT OF BEGINNING, CONTAINING 32.732 ACRES, MORE OR LESS; INCLUDING ALL ADJACENT, ABUTTING AND TRAVERSING ROADS AND RIGHTS-OF-WAY OF RECORD.

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

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

Z-9806: A PART OF THE SW 1/4, SECTION 21, T-1-N, R-11-W, IN PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND ONE (1)-INCH ROD FOR THE SOUTHWEST CORNER OF SAID SW 1/4 SW1/4 THENCE ALONG THE SOUTH LINE OF SAID SW 1/4 SW1/4 S 88°39'10" E, 35.00 FEET TO A FOUND IRON PIN, THENCE N 01°57'23" E, 110.01 FEET TO A FOUND IRON PIN, THENCE N 01°57'51" E, 873.19 FEET; THENCE S 88°02'37" E 349.94 FEET; THENCE N 01°57'54" E 962.57 FEET TO A POINT ON THE SOUTH ON THE SOUTH RIGHT-OF-WAY LINE OF ZUEBER ROAD, THENCE ALONG SAID RIGHT-OF-WAY N 88°48'49" W 349.98 FEET; THENCE N 01°57'51" E 100.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ZUEBER ROAD, THENCE ALONG SAID RIGHT-OF-WAY THROUGH THE FOLLOWING COURSES: S 88°48'49" E 1,220.67 FEET, THENCE WITH A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,004.93 FEET AND A CHORD BEARING AND DISTANCE OF S 86°49'42" E 79.53 FEET, AND S 84°17'34" E 491.79 FEET, THENCE LEAVING SAID RIGHT-OF-WAY LINE S 16°47'12" W 101.90 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ZUEBER ROAD,

l	THENCE LEAVING SAID RIGHT-OF-WAY LINE S 16°47'12" W 974.38 FEET,		
2	THENCE N 88°02'37" W 1165.54 FEET TO THE POINT OF BEGINNING,		
3	CONTAINING 32.732 ACRES, MORE OR LESS; INCLUDING ALL ADJACENT,		
4	ABUTTING AND TRAVERSING ROADS AND RIGHTS-OF-WAY OF RECORD.		
5	Section 4. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock		
6	Arkansas, and the Designated District Map be and is hereby amended to the extent and in the resec		
7	necessary to affect and designate the change provided for in Section 3 hereof.		
8	Section 5. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase,		
9	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration of		
10	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force an		
11	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the		
12	ordinance.		
13	Section 6. Repealer. All ordinances or resolutions of the City in conflict herewith are hereby repealed		
14	to the extent of such conflict.		
15	PASSED: August 15, 2023		
16	ATTEST:	APPROVED:	
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19	Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
20	APPROVED AS TO LEGAL FORM:		
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22 23	Thomas M. Carpenter, City Attorney	_	
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