1	ORDINANCE NO
2	
3	AN ORDINANCE AUTHORIZING THE RIGHT-OF-WAY
4	ABANDONMENT OF KANIS ROAD LOCATED BETWEEN ATKINS
5	STREET AND THE TRUMPLER STREET RIGHT-OF-WAY (G-23-495);
6	AND FOR OTHER PURPOSES.
7	
8	WHEREAS, Broadway Fairfield, Inc. requests the abandonment of an area approximately 27 feet by
9	290 feet (7,830 square feet) of the Kanis Road right-of-way located between Atkins Street and the
10	Trumpler Street right-of-way, G-23-495; and,
11	WHEREAS, the proposed area of abandonment is currently undeveloped and partially tree
12	covered; the property to the north is also undeveloped; and,
13	WHEREAS, none of the public utility companies object to the abandonment request; however, the
14	abandoned street right-of-way will need to be retained as an easement; and
15	WHEREAS, Central Arkansas Water will require dedication of a 15 (fifteen) foot sewer easement
16	prior to abandonment; and
17	WHEREAS, as per the American Abstract and Title Company, there are no reversionary rights for
18	the area of Kanis Road to be abandoned; and
19	WHEREAS, the area of abandonment will be incorporated into the adjacent property to the north for
20	a future single family residential development; and
21	WHEREAS, all owners of property abutting the site and all neighborhood associations registered
22	with the City of Little Rock were notified of the public hearing; and,
23	WHEREAS, the Planning Commission held a public hearing on May 8, 2025, where the applicant
24	was present and no persons registered in opposition; and,
25	WHEREAS, the Planning Commission voted 9 ayes, 0 nays, and 2 absent to approve the requested
26	right-of-way abandonment; and
27	WHEREAS, all proper statutory procedures for such an abandonment have been met and the issue is
28	ripe for consideration by the Board of Directors.
29	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY
30	OF LITTLE ROCK, ARKANSAS:
31	Section 1. The Board of Directors hereby approves the abandonment and closing of the property
32	located between Atkins Street and the Trumpler Street right-of-way.

- Section 2. The Little Rock Fire Department shall maintain a fire hydrant and an apparatus access road; therefore, pursuant to the 2021 Arkansas Fire Prevention Code Volume 1, Section D103.1, the apparatus access road must be a minimum width of twenty-six (26) feet.
  - **Section 3.** Pursuant to the 2021 Arkansas Fire Prevention Code Volume 1, Section D103.2, the apparatus access road shall not exceed ten percent (10%) in grade except as approved by the fire chief.
  - **Section 4.** Pursuant to the 2021 Arkansas Fire Prevention Code Volume 1, Section D102.1, facilities, buildings and portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus road with an asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least Seventy-Five Thousand (75,000) pounds.
    - **Section 5.** Pursuant to the 2021 Arkansas Fire Prevention Code Volume 1, Section D103.4, dead-end fire apparatus access roads in excess of One Hundred Fifty (150) feet shall be provided with width and turnaround provisions.
  - **Section 6.** Pursuant to the 2021 Arkansas Fire Prevention Code Volume 1, Section D103.5, gates securing the fire apparatus access road(s) shall comply with all of the following criteria:
    - (1) Minimum gate width shall be Twenty (20) feet;
    - (2) Gates shall be of swinging or sliding type;

- (3) Construction of gates shall be of material that allow manual operation by one person;
- (4) Gate components shall be maintained in an operable condition at all times and replace or repaired when defective;
- (5) Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official;
- (6) Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location;
  - (7) Locking device specifications shall be submitted for approval by the fire code official;
- (8) Electric gate operators, where provided, shall be listed in accordance with UL 325; and
- (9) Gates, intended for automatic operation, shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.
- **Section 7.** Central Arkansas Water shall be provided with a 15 (fifteen) foot sewer easement.
- Section 8. The Fire Department shall be provided an approved apparatus access road(s), grades and gates as set out in the 2021 Arkansas Fire Prevention Code, Volume 1, Sections D103.1, D103.2, D102.1, D103.4, and D103.5.

1 Section 9. The property will be closed except for the aforementioned water easements and Fire 2 Department approved apparatus access road(s), grades, and grates. Section 10. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or 3 word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or 4 adjudication shall not affect the remaining portions of the resolution which shall remain in full force and 5 effect if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the 6 ordinance. 7 Section 11. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with 8 9 the provisions of this resolution are hereby repealed to the extent of such inconsistency. ADOPTED: December 2, 2025 10 11 **ATTEST: APPROVED:** 12 13 Allison Segars, City Clerk Frank Scott, Jr., Mayor 14 APPROVED AS TO LEGAL FORM: 15 16 17 18 19 Thomas M. Carpenter, City Attorney 20 // // 21 22 23 //// 24 25 // // 26 27 // // 28 // 29 30 // 31 // 32 // // 33 // 34