

FILE NO.: G-23-495

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NAME: Kanis Road – Excess Right-of-Way Abandonment

LOCATION: North side of Kanis Road, between Atkins Street and Trumpler Street ROW

DEVELOPER:

Broadway Fairfield, Inc.

OWNER/AUTHORIZED AGENT:

Broadway Fairfield, Inc. – Adjacent Owner  
Joe White and Associates – Agent

SURVEYOR/ENGINEER:

Joe White and Associates  
25 Rahling Circle, Suite A-2  
Little Rock, AR 72223

<u>AREA:</u> 0.182 Acre	<u>NUMBER OF LOTS:</u> N/A	<u>FT. NEW STREET:</u> N/A
<u>WARD:</u> 5	<u>PLANNING DISTRICT:</u> 18	<u>CENSUS TRACT:</u> 42.18
<u>CURRENT ZONING:</u>	R-2 (Adjacent property)	
<u>VARIANCE/WAIVERS:</u>	None requested.	

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to abandon excess Kanis Road right-of-way, located along the north side of Kanis Road, between Atkins Street and Trumpler Street (ROW). The area of abandonment is approximately 27 feet by 290 feet (7,830 sq. ft.).

B. EXISTING CONDITIONS:

The proposed area of abandonment is currently undeveloped and partially tree covered. The property to the north is also undeveloped.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property abutting the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS: (PLANNING)

No comments.

ENGINEERING COMMENTS: (PUBLIC WORKS)

1. Easements should be dedicated for existing utilities located in the area proposed for abandonment.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: LRWRA appears to have an active sewer main within the area of interest.

Entergy: Entergy is okay with abandonment; however, we will require easements for new infrastructure to serve the development.

Summit Utilities: Summit Utilities does not object to the proposed ROW abandonment near Kanis and Atkins Street as received on 11/17/2022. Summit Utilities does not have any facilities in the proposed right of way to be abandoned. Summit Utilities recommends calling Arkansas One Call at 811 or by visiting [arkonecall.com](http://arkonecall.com) to have all utilities located and marked prior to any excavation activities. If any exposure to Summit Utilities facilities occurs, please contact Dylan Byrd at (501)366-2028 immediately.

AT&T: AT&T agrees to the request for right of way abandonment for Trumpler St and Kanis Rd with the exception that along Kanis Rd be retained as a utility easement because there was copper and fiber facilities relocated to this area on the Kanis Rd improvement project.

Central Arkansas Water: Excess ROW Abandonment, North Side of Kanis, between Atkins St. and Trumpler St. ROW – A 15' utility easement centered on the existing 8" ductile iron main parallel to Kanis must be provided.

Fire Department:

**Maintain Access:**

**Fire Hydrants.**

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access

road, the minimum road width shall be 26 feet, exclusive of shoulders.

**Grade**

Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

**Loading**

Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments.

Landscape: No comments.

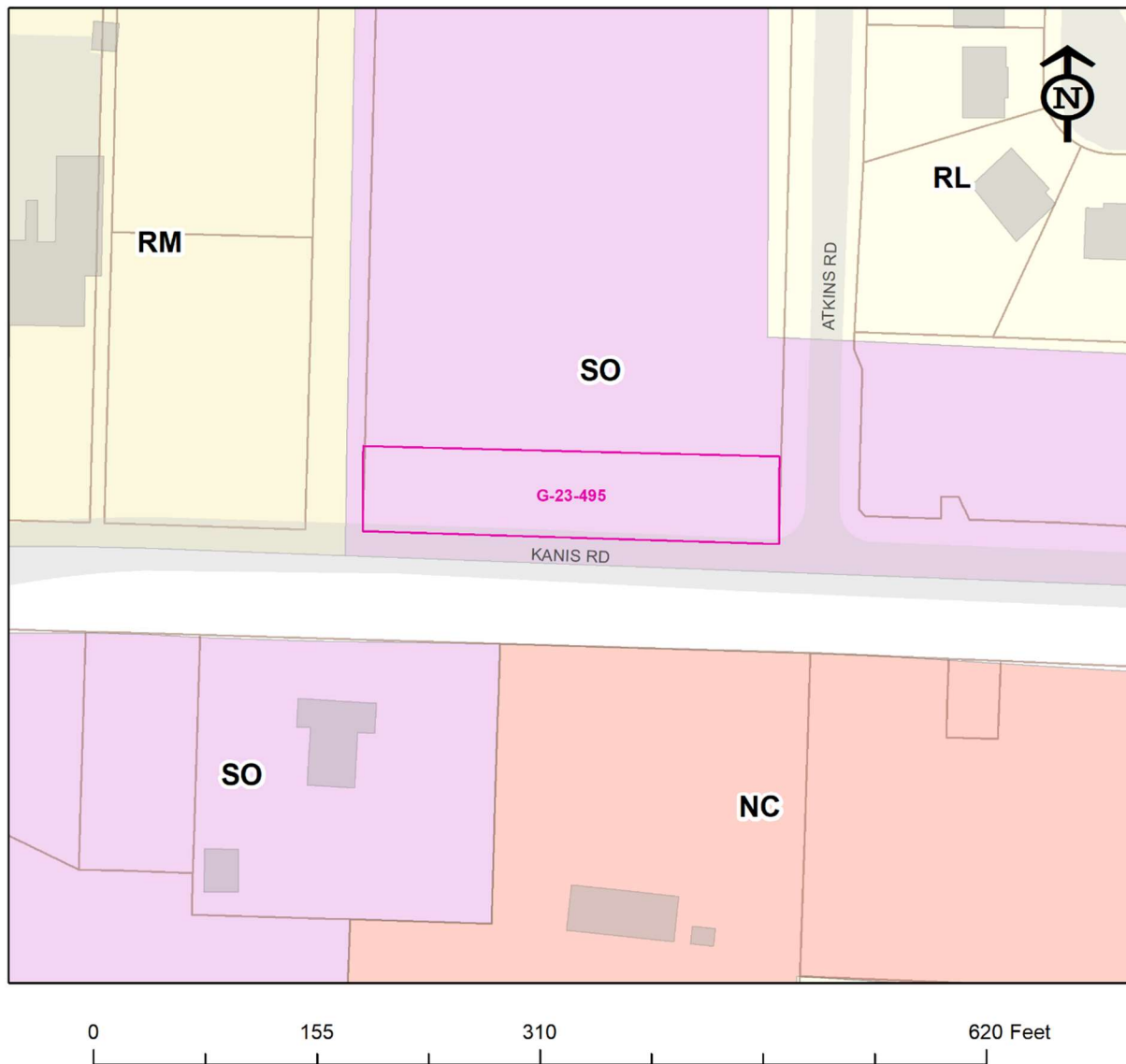
G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in the Ellis Mountain Planning District. The Land Use Plan shows Suburban Office (SO) for the requested area. The Suburban Office (SO) category provides for low intensity development of office or office parks in close proximity to lower density residential areas. To assure compatibility, a Planned Zoning District is required. The application is for a Street Right of Way Abandonment.

## Land Use Plan G-23-495



The area north and northeast of the application site is designated for Residential Low (RL) use and is characterized by completed subdivisions. To the east, along the Kanis Road corridor, the land is designated for Suburban Office (SO) use but remains largely undeveloped. South of Kanis Road, the Future Land Use Map identifies both Neighborhood Commercial (NC) and Suburban Office (SO) designations, which are also currently undeveloped. To the west, the area is designated for Residential Medium (RM) use and includes a Veterans of Foreign Wars (VFW) Post.

This site is not located in an Overlay District.

Master Street Plan:

Kanis Road is a Minor Arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide the connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Deceleration Lanes are required. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

## Master Street Plan G-23-495



Bicycle Plan:

Kanis Road is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

The applicant requests to abandon excess Kanis Road right-of-way, located along the north side of Kanis Road, between Atkins Street and Trumpler Street (ROW). The area of abandonment is approximately 27 feet by 290 feet (7,830 sq. ft.).

The proposed area of abandonment is currently undeveloped and partially tree covered. The property to the north is also undeveloped.

None of the public utility companies object to the abandonment request. However, several utility companies note that the abandoned street right-of-way will need to be retained as an easement.

According to American Abstract and Title Company there are no reversionary rights for the area of Kanis Road to be abandoned. The area of abandonment will be incorporated into the adjacent property to the north for a future single family residential development.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested street right-of-way abandonment, subject to a utility easement being retained, as requested by the utility companies noted in paragraph E. of the agenda staff report.

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PLANNING COMMISSION ACTION:

(MAY 8, 2025)

The applicant was present. There were no persons registered in opposition. Staff presented the item, and a recommendation of approval as outlined in the “staff analysis” above. The item remained on the Consent Agenda for Approval. The vote was 9 ayes, 0 nays and 2 absent. The application was approved.