

FILE NO.: G-23-496

NAME: E. 16th Street - Right-of-Way Abandonment

LOCATION: Approximately 181 feet of ROW, immediately west of Boyce Street

DEVELOPER:

Brush Mountain Farm & Orchard, LLC

OWNER/AUTHORIZED AGENT:

Brush Mountain Farm – Owner
White-Daters and Associates – Agent

SURVEYOR/ENGINEER:

White-Daters and Associates
24 Rahling Circle
Little Rock, AR 72223

AREA: 0.245 acre NUMBER OF LOTS: N/A FT. NEW STREET: N/A

WARD: 1 PLANNING DISTRICT: 7 CENSUS TRACT: 2

CURRENT ZONING: I-3 (north) and R-3 (south)

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to abandon a portion of the E. 16th Street right-of-way, located immediately west of Boyce Street. The area of abandonment is approximately 55 feet wide by 181 feet in length (approximately 0.245 acre).

B. EXISTING CONDITIONS:

There is currently a very narrow paved roadway within the right-of-way area. There is no curb, gutter or sidewalk. There are open ditches on both sides of the roadway.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property abutting the East 16th Street right-of-way between Boyce Street and Security Avenue, and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS: (PLANNING)

1. Fire needs to look at access and Fire Apparatus.

ENGINEERING COMMENTS: (PUBLIC WORKS)

1. A recommendation should be provided by the Fire Marshal on whether a turnaround on 16th St. is required as a condition of the approval of the abandonment.

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

Little Rock Water Reclamation Authority: LRWRA has no objection to the proposed exhibit as we have no assets within the area of interest.

Entergy: Entergy approves as long as the utility easement remains.

Summit Utilities: Summit Utilities has no objections to the proposed right of way abandonment with the stipulation that a utility easement be left behind within the abandoned right of way to ensure that active utilities can remain in service.

AT&T: No objection to abandonment.

Central Arkansas Water: ROW Abandonment 181 ft of ROW, immediately west of Boyce St. - NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met.

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.

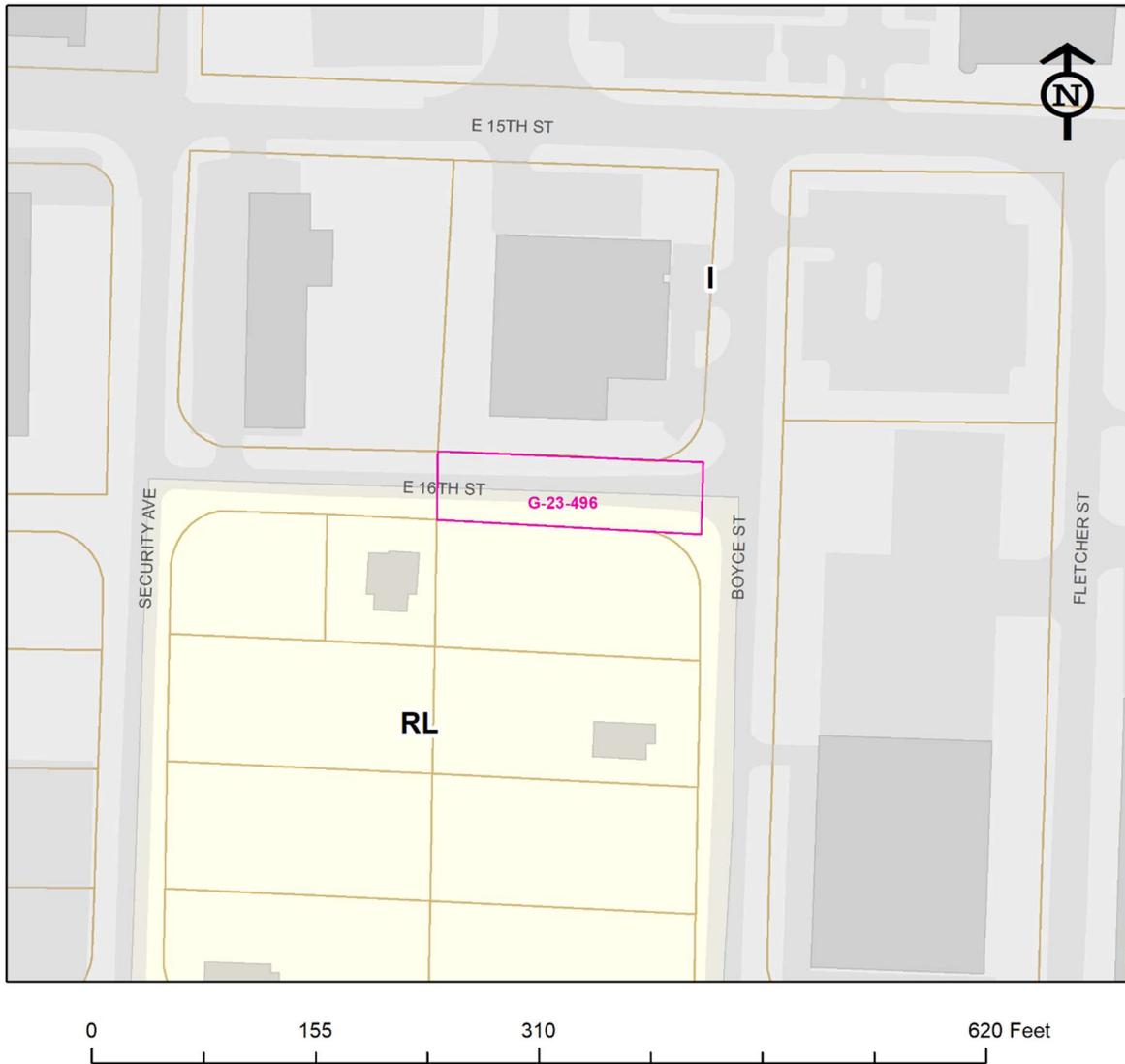
G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in the I-30 Planning District. The Land Use Plan shows Industrial (I) for the requested area. The Industrial (I) category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan. The application is for a Street Right of Way Abandonment.

Land Use Plan G-23-496



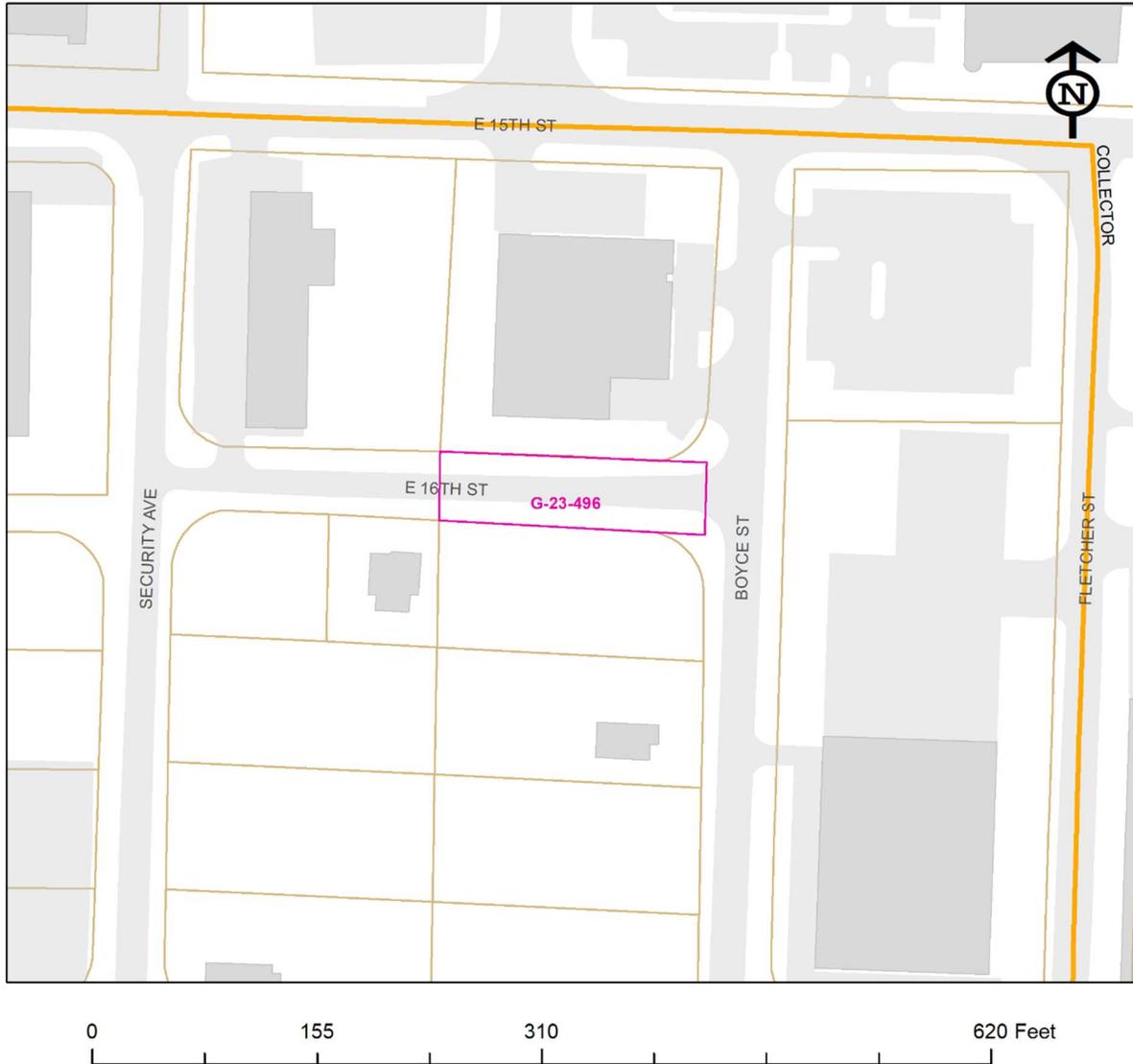
The area south of, and abutting, the application site is designated for Residential Low (RL) use and is characterized by single-family residences and vacant residential lots. This RL area was additionally designated by Ord. 18,837 in 2003 as a special conditions district identifying that the desirable land use would ultimately be Light Industrial but changes to the RL land use should only be made at the block level and lot level responding to developing uses. The area east, north, and west of the application site is designated for all Industrial (I) uses and is characterized by industrial offices and parking lots.

This site is not located in an Overlay District.

Master Street Plan:

E 16th Street is a Local Street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. Typically, it is discouraged to abandon a street right of way of a Local Street in the urban core grid as it provides high connectivity and essential access for residents, businesses, and local services. Keeping the street active helps maintain neighborhood connectivity and supports the overall functionality of the area. Given the industrial land use context of the area, the special conditions district, and the termination of 16th Street at this street segment, the abandonment request is reasonable in this instance regarding the Master Street Plan.

Master Street Plan G-23-496



Bicycle Plan:

E 16th Street 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 a portion of the E. 16th Street right-of-way, located immediately west of Boyce Street. The area of abandonment is approximately 55 feet by 181 feet in length (approximately 0.245 acre).

There is currently a very narrow paved roadway within the right-of-way area. There is no curb, gutter or sidewalk. There are open ditches on both sides of the roadway.

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 E. 16th Street to be abandoned. The area of abandonment will be incorporated into the adjacent property for an office and parking 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.

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.