ORDINANCE NO. _________

AN ORDINANCE TO ABANDON A PORTION OF THE COTTONDALE
LANE RIGHT-OF-WAY LOCATED WEST OF RIVERFRONT DRIVE,
MORE SPECIFICALLY WEST OF THE EXISTING TRAIL CROSSING,
IN THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER
PURPOSES.

WHEREAS, the property owner applicant proposes to abandon the current Cottondale Lane right-of-
way (cul-de-sac), located west of Riverfront Drive which is located entirely within Tract H-3 of the
Riverdale Addition; and,

WHEREAS, the Board has determined that abandoning the Cottondale Lane right-of-way (cul-de-
sac) will not have an adverse impact as applicant Fitzroy Riverdale, LLC, is the only abutting property
owner; and,

WHEREAS, the right-of-way abandonment is requested based on the fact that the applicant wishes
to develop Tract H-3 as a single development, and not further subdivide the tract into smaller lots which
would take access from the cul-de-sac street; and,

WHEREAS, all of the public utility companies have reviewed and approved the requested right-of-
way abandonment; and,

WHEREAS, the applicant submitted a letter from an abstract company stating that there are no
reversionary clauses attached to the right-of-way requested for abandonment; and,

WHEREAS, there are no Master Street Plan issues associated with this abandonment request, as the
right-of-way is not classified as a Collector Street, or higher.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY
OF LITTLE ROCK, ARKANSAS:

Section 1. The City of Little Rock, hereby releases, vacates, and abandons the current Cottondale
Lane right-of-way, located west of Riverfront Drive. The right-of-way is a cul-de-sac with a right-of-way
width of fifty (50) feet, with a ninety-five (95)-foot width for the cul-de-sac bulb. The entire right-of-way
is approximately 145 feet long, and is located entirely within Tract H-3, Riverdale Addition which
contains a paved street with a width of approximately twenty-eight (28) feet and a length of
approximately fifty-five (55) feet, leading to a cul-de-sac which has a diameter of approximately seventy-
five (75) feet. The entire length of the paved street is approximately 135 feet.

Section 2. A copy of this ordinance duly certified by the City Clerk, shall be filed in the Real Estate
Section 3. Severability. In the event any section, subsection, subdivision, paragraph, subparagraph, item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining provisions of this ordinance, as if such invalid or unconstitutional provision was not originally a part of this ordinance.

Section 4. Repealer. All ordinances, resolutions, bylaws, and other matters inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

PASSED: July 6, 2021

ATTEST:  

APPROVED:

____________________________________  _____________________________________  
Susan Langley, City Clerk  Frank Scott, Jr., Mayor  

APPROVED AS TO LEGAL FORM:  

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Thomas M. Carpenter, City Attorney