

November 13, 2025

ITEM NO.: 8

FILE NO.: G-23-497

NAME: E. 26th Street – Right-of-Way Abandonment

LOCATION: A portion of E. 26th Street, immediately east of McAlmont Street

DEVELOPER:

Moon Realty Co., Inc.
27800 Vance Street
Little Rock, AR 72206

OWNER/AUTHORIZED AGENT:

Moon Realty Co., Inc. (adjacent owner)
Gar Nat Engineering, LLC (agent)

SURVEYOR/ENGINEER

Gar Nat Engineering, LLC
P.O. Box 116
Benton, AR 72018

AREA: .39 acre

NUMBER OF LOTS: N/A

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 7

CENSUS TRACT: 5

CURRENT ZONING: I-2 (Adjacent Zoning)

VARIANCE/WAIVERS:

None Requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requests to abandon a portion of the E. 26th Street right-of-way, located immediately east of McAlmont Street. The area of abandonment is approximately 60 feet wide by 285 feet in length (approximately 0.39 acre).

B. EXISTING CONDITIONS:

The area of right-of-way is currently undeveloped. The area contains a few trees and undergrowth.

C. NEIGHBORHOOD COMMENTS:

All owners of property abutting the East 26th Street right-of-way proposed for abandonment, and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING):

1. Provide documentation of 26th street ROW.
2. A Special Flood Hazard Development Permit is required to be obtained prior to beginning construction. The Special Flood Hazard Development Permit application can be found at <https://www.littlerock.gov/city-administration/city-departments/public-works/> Special Flood Hazard Development Permits are issued by the Public Works Department at 701 West Markham Street and no fee collected for issuance. Contact Planning and Development Dept. Civil Engineering Private Development at 501-371-4817 or 501-918-5348 or CEPermits@littlerock.gov to schedule an appointment for issuance or to answer any questions.
3. A grading permit must be obtained prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 or Permits@littlerock.gov to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.
4. All comments for Accessibility, Parking and Drainage will be made at the time of the Grading Permit when plans are provided.
5. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
6. Hauling of cut and/or fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.
7. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the party responsible prior to the issuance of a certificate of occupancy.

ENGINEERING COMMENTS (PUBLIC WORKS): No comments.

E. Utilities/Fire Department/Parks/County Planning:

Little Rock Water Reclamation Authority:

LRWRA has no concerns with the abandonment of the street. However we want to retain an easement where a 21" main crosses the roadway perpendicular to the road. This is from manhole 14J001 to 14K002 and is approximately 10-12 feet deep. We would like to have a 20 foot easement centered on the main.

Entergy: No objection to abandonment.

Summit Utilities: No objection to abandonment.

AT & T: No objection to abandonment.

Central Arkansas Water: No objection to abandonment.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

All projects submitted for zoning approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements provided by the Little Rock Fire Marshal's Office, prior to acceptance.

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 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 2021 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 2021 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.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No comments.

G. Transportation/Planning:

Rock Region Metro: No comments received.

Planning Division:

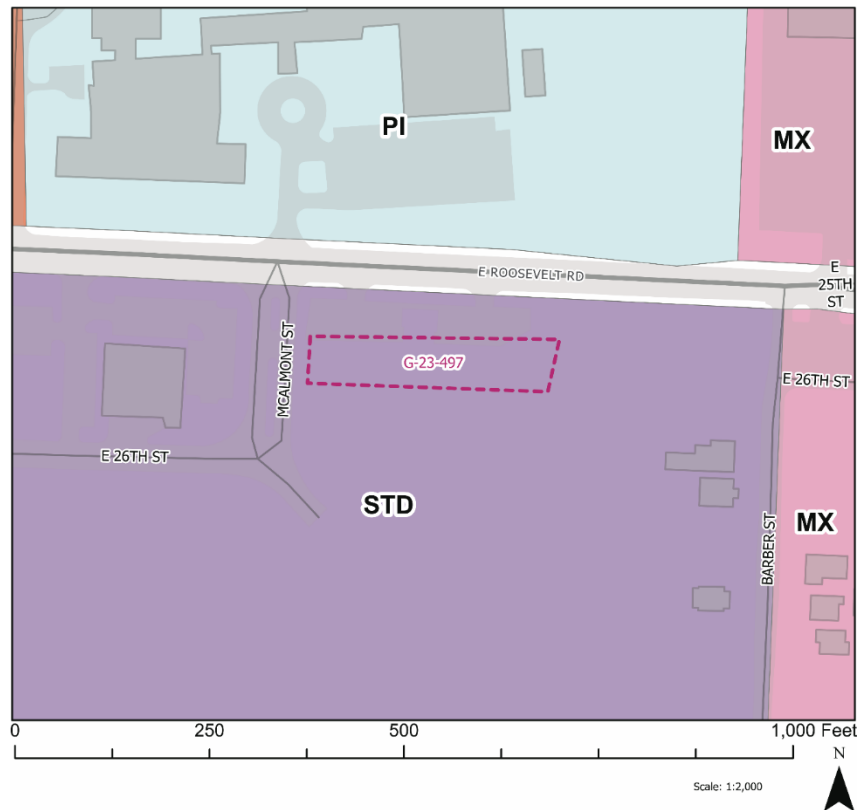
Land Use Plan:

The request is in Planning District 7, the I-30 Planning District. The development principles of the district include supporting the industrial uses of the area while mitigating impacts to and supporting the stabilization of existing residential areas. The Land Use Plan shows Service Trade District (STD) use for the requested area. The Service Trades District (STD) category provides for a selection of office, warehousing, and industrial park activities that primarily serve other office service or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office. The application is for a right-of-way abandonment.

Surrounding the application area, to the east is designated for Mixed Use (MX) uses and is characterized primarily by single-family residential homes and several commercial structures. North of the application is dedicated for Public Institution (PI) use and is the site of the Mann Magnet Middle School. West is an area dedicated for Commercial (C) use and is characterized by various commercial businesses, a gas station, and several single-family dwellings to the north of Roosevelt Road and a vacant commercial lot to the south. To the south is designated for STD uses and is characterized by general commercial and storage buildings, including a Family Dollar store.

This site is not located in an Overlay District.

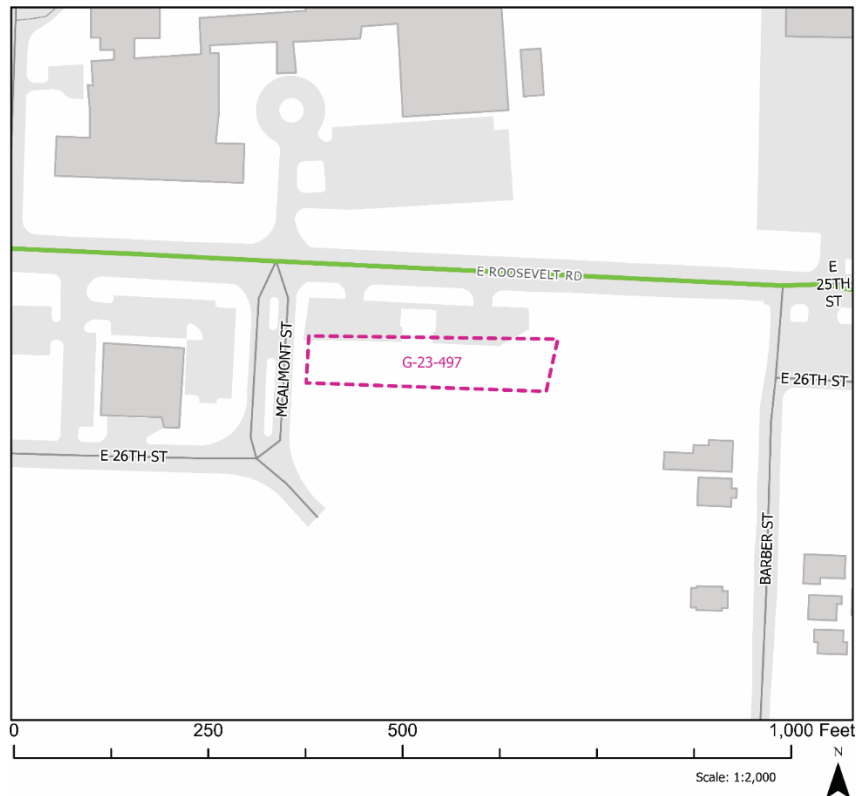
Future Land Use Plan for G-23-497



Master Street Plan:

The right-of-way encompassing E. 26th Street in this location is undeveloped. The portion of McAlmont Street adjacent to the property is privatized.

Master Street Plan for G-23-497



Bicycle Plan:

E. Roosevelt St. and McAlmont St. are not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

G. ANALYSIS:

The applicant requests to abandon a portion of the E. 26th street right-of-way, located immediately east of McAlmont Street. The area of abandonment is approximately 60 feet wide by 285 feet in length (approximately 0.39 acre).

The area of right-of-way is currently undeveloped. The area contains a few trees and undergrowth.

None of the public utility companies object to the abandonment request. However, Little Rock Water Reclamation Authority notes that a portion of the abandoned street right-of-way will need to be retained as an easement.

According to Lenders Title Company there are no reversionary rights for the area of E. 26th Street to be abandoned. The area of abandonment will be incorporated into the adjacent property for future 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.