

1 **WHEREAS**, the Planning Commission voted 8 ayes, 0 nays, and 1 absent to approve the requested
2 right-of-way abandonment subject to the utility easements required by the utility companies; and

3 **WHEREAS**, all proper statutory procedures for such an abandonment have been met and the issue
4 is ripe for consideration by the Board of Directors.

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

7 **Section 1.** The Board of Directors hereby approves the abandonment and closing of the property
8 described as that portion of Lots 3-6, Block 4 and Lots 7-10 Block 5, Union Depot Addition -
9 Heights/Hillcrest Planning District (between West Markham Street and West 2nd Street) for the
10 applicant to incorporate the adjacent lots into other adjacent lots and future mixed-use development.

11 **Section 2.** The Little Rock Fire Department maintains a fire hydrant and an apparatus access road;
12 therefore, pursuant to the 2021 Arkansas Fire Prevention Code Volume 1, Section D103.1, the apparatus
13 access road must be a minimum width of twenty-six (26) feet.

14 **Section 3.** Pursuant to the 2021 Arkansas Fire Prevention Code Volume 1, Section D103.2, the
15 apparatus access road shall not exceed ten percent (10%) in grade except as approved by the fire chief.

16 **Section 4.** Pursuant to the 2021 Arkansas Fire Prevention Code Volume 1, Section D102.1,
17 facilities, buildings and portions of buildings hereafter constructed shall be accessible to fire department
18 apparatus by way of an approved fire apparatus road with an asphalt, concrete, or other approved
19 driving surface capable of supporting the imposed load of fire apparatus weighing at least Seventy-Five
20 Thousand (75,000) pounds.

21 **Section 5.** Pursuant to the 2021 Arkansas Fire Prevention Code Volume 1, Section D103.4, dead-
22 end fire apparatus access roads in excess of One Hundred Fifty (150) feet shall be provided with width
23 and turnaround provisions.

24 **Section 6.** Pursuant to the 2021 Arkansas Fire Prevention Code Volume 1, Section D103.5, gates
25 securing the fire apparatus access road(s) shall comply with all of the following criteria:

26 (1) Minimum gate width shall be Twenty (20) feet;

27 (2) Gates shall be of swinging or sliding type;

28 (3) Construction of gates shall be of material that allow manual operation by one person;

29 (4) Gate components shall be maintained in an operable condition at all times and replace or
30 repaired when defective;

31 (5) Electric gates shall be equipped with a means of opening the gate by fire department personnel
32 for emergency access. Emergency opening devices shall be approved by the fire code official;

1 (6) Manual opening gates shall not be locked with a padlock or chain and padlock unless they are
2 capable of being opened by means of forcible entry tools or when a key box containing the keys to the
3 lock is installed at the gate location;

4 (7) Locking device specifications shall be submitted for approval by the fire code official;

5 (8) Electric gate operators, where provided, shall be listed in accordance with UL 325; and

6 (9) Gates, intended for automatic operation, shall be designed, constructed and installed to comply
7 with the requirements of ASTM F 2200.

8 **Section 7.** The utility companies shall be provided with a ten (10) foot easement to maintain the
9 existing facilities.

10 **Section 8.** The Fire Department shall be provided an approved apparatus access road(s), grades and
11 gates as set out in the 2021 Arkansas Fire Prevention Code, Volume 1, Sections D103.1, D103.2,
12 D102.1, D103.4, and D103.5.

13 **Section 9.** The property will be closed except for the aforementioned utility easements and Fire
14 Department approved apparatus access road(s), grades, and grates.

15 **Section 10. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or
16 word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or
17 adjudication shall not affect the remaining portions of the resolution which shall remain in full force and
18 effect if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the
19 ordinance.

20 **Section 11. Repealer.** All laws, ordinances, resolutions, or parts of the same that are inconsistent
21 with the provisions of this resolution are hereby repealed to the extent of such inconsistency.

22 **ADOPTED: February 18, 2025**

23 **ATTEST:**

APPROVED:

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26 **Allison Segars, City Clerk**

Frank Scott, Jr., Mayor

27 **APPROVED AS TO LEGAL FORM:**

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31 **Thomas M. Carpenter, City Attorney**

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