1	ORDINANCE NO		
2			
3	AN ORDINANCE AUTHORIZING THE PARTIAL ALLEY RIGHT-OF-		
4	WAY ABANDONMENT LOCATED WITHIN BLOCK 9, HOLLENBERG		
5	ADDITION (G-23-493) FOR THE PURPOSES OF DEVELOPMENT OF A		
6	PARKING LOT FOR THE LADY OF SOULS CATHOLIC CHURCH;		
7	AND FOR OTHER PURPOSES.		
8			
9	WHEREAS, Bishop Anthony B. Taylor, requests the abandonment of approximately 100		
10	linear feet of the alley right-of-way adjacent to Lots 1, 2, 9, and 10, Block 9, Hollenberg		
11	Addition G-23-493; and,		
12	WHEREAS, the block is bounded by North Tyler, North Harrison, and "J" Streets and lies		
13	within the Hillcrest Design Overlay District; and,		
14	WHEREAS, the portion of the street right-of-way proposed for abandonment contains two		
15	(2) single-family residences at the northern portion, along the east side of the alley,		
16	immediately south of "J" Street; and,		
17	WHEREAS, the remaining property to the west of the alley is undeveloped along with the		
18	remaining properties to the south and southwest of the proposed alley right-of-way, extending		
19	south to "H" Street and owned by Our Lady of the Souls Catholic Church (the "Church"); and,		
20	WHEREAS, all owners of the property abutting the site and all neighborhood associations		
21	registered with the City of Little Rock were notified of the public hearing; and		
22	WHEREAS, none of the public utility companies object to the abandonment request;		
23	however, the abandonment street right-of-way will need to be retained as an easement; and		
24	WHEREAS, the Little Rock Water Reclamation Authority will require dedication of a 10		
25	(ten) foot sewer easement prior to abandonment; and		
26	WHEREAS, The Land Use Plan shows the Residential Low Density (RL) category		
27	provides for single-family homes at densities not to exceed six (6) dwelling units per acre. Such		
28	residential development is typically characterized by conventional single-family homes but		
29	may also include patio or garden homes and cluster homes, provided that the density remains		
30	less than six (6) units per acre. for the requested area; and		

- WHEREAS, surrounding the application area, to the east, north, and west of the site is RL
- developed with single family residences. South of the site is a faith-based institution and school
- 3 in PI; and
- WHEREAS, sidewalks are required on one side, and may require street improvements; and
- 5 **WHEREAS**, the application should have no effect on identified historic resources; and
- WHEREAS, per the Pulaski County Title Company, there are no reversionary rights for
- 7 the proposed street right-of-way abandonment and the Church owns the adjacent properties on
- 8 both sides of the proposed abandonment; and
- WHEREAS, the area of proposed abandonment will be incorporated into the adjacent
- properties to the east and west for the development of a new parking lot for the Church
- facilities and the development of the parking lot will eliminate the majority of off-street parking
- and provide on-site parking for the Church; and
- WHEREAS, all owners of property abutting the site and all neighborhood associations
- registered with the City of Little Rock were notified of the public hearing; and,
- WHEREAS, the Planning Commission held a public hearing on December 12, 2024 where
- applicants were present and no persons registered in opposition; and,
- WHEREAS, the Planning Commission voted 8 ayes and 0 nays and 1 absent to approve
- 18 the requested right-of-way abandonment subject to the utility easements required by the utility
- 19 companies and the application approved; and
- WHEREAS, all proper statutory procedures for such an abandonment have been met and
- 21 the issue is ripe for consideration by the Board of Directors.
- NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF
- 23 THE CITY OF LITTLE ROCK, ARKANSAS:
- Section 1. The Board of Directors hereby approves the abandonment and closing of the
- 25 property described as that portion of Lots 1, 2, 9, and 10, Block 9, Hollenberg Addition G-23-
- 26 493 for the applicant to develop of a new parking lot for the Church.
- Section 2. The Fire Department maintains a fire hydrant and an apparatus access road;
- therefore, pursuant to the 2021 Arkansas Fire Prevention Code Volume 1, Section D103.1 the
- apparatus access road must be a minimum width of twenty-six (26) feet.

- Section 3. Pursuant to the 2021 Arkansas Fire Prevention Code Volume 1, Section D103.2;
- 2 the apparatus access road shall not exceed ten percent (10%) in grade except as approved by
- 3 the fire chief.
- 4 **Section 4.** Pursuant to the 2021 Arkansas Fire Prevention Code Volume 1, Section D102.1,
- 5 facilities, buildings and portions of buildings hereafter constructed shall be accessible to fire
- 6 department apparatus by way of an approved fire apparatus road with an asphalt, concrete, or
- 7 other approved driving surface capable of supporting the imposed load of fire apparatus
- 8 weighing at least Seventy-Five Thousand (75,000) pounds.
- 9 **Section 5.** Pursuant to the 2021 Arkansas Fire Prevention Code Volume 1, Section D103.4,
- dead-end fire apparatus access roads in excess of One Hundred Fifty (150) feet shall be
- provided with width and turnaround provisions.
- Section 6. Pursuant to the 2021 Arkansas Fire Prevention Code Volume 1, Section D103.5,
- gates securing the fire apparatus access road(s) shall comply with all of the following criteria:
- 14 (1) Minimum gate width shall be twenty (20) feet;
- 15 (2) Gates shall be of swinging or sliding type;
- 16 (3) Construction of gates shall be of material that allow manual operation by one person;
- 17 (4) Gate components shall be maintained in an operable condition at all times and replace
- 18 or repaired when defective;
- 19 (5) Electric gates shall be equipped with a means of opening the gate by fire department
- 20 personnel for emergency access. Emergency opening devices shall be approved by the fire code
- 21 official;
- 22 (6) Manual opening gates shall not be locked with a padlock or chain and padlock unless
- 23 they are capable of being opened by means of forcible entry tools or when a key box containing
- 24 the keys to the lock is installed at the gate location;
- 25 (7) Locking device specifications shall be submitted for approval by the fire code official;
- 26 (8) Electric gate operators, where provided, shall be listed in accordance with UL 325; and
- 27 (9) Gates, intended for automatic operation, shall be designed, constructed and installed to
- 28 comply with the requirements of ASTM F 2200.
- 29 **Section 7.** The utility companies shall be provided with a ten (10) foot easement to
- 30 maintain the existing facilities.

1	Section 8. The Fire Department shall be provided an approved apparatus access road(s).		
2	grades and gates as set out in the 2021 Arkansas Fire Prevention Code, Volume 1, Sections		
3	D103.1, D103.2, D102.1, D103.4 and D103.5.		
4	Section 9. The property will be closed except for the aforementioned utility easements and		
5	Fire Department approved apparatus access road(s), grades and grates.		
6	Section 10. Severability. In the event any title, section, paragraph, item, sentence, clause		
7	phrase, or word of this resolution is declared or adjudged to be invalid or unconstitutional, such		
8	declaration or adjudication shall not affect the remaining portions of the resolution which shall		
9	remain in full force and effect if the portion so declared or adjudged invalid or unconstitutional		
10	were not originally a part of the ordinance.		
11	Section 11. Repealer. All laws, ordinances, resolutions, or parts of the same that are		
12	inconsistent with the provisions of this resolution are hereby repealed to the extent of such		
13	inconsistency.		
14	ADOPTED: February 18, 2025		
15	ATTEST:	APPROVED:	
16			
17			
18	Allison Segars, City Clerk	Frank Scott, Jr., Mayor	
19	APPROVED AS TO LEGAL FORM:		
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22	Thomas M. Carpenter, City Attorney		
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