

1 **WHEREAS**, surrounding the application area, to the east, north, and west of the site is RL
2 developed with single family residences. South of the site is a faith-based institution and school
3 in PI; and

4 **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

6 **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

9 **WHEREAS**, the area of proposed abandonment will be incorporated into the adjacent
10 properties to the east and west for the development of a new parking lot for the Church
11 facilities and the development of the parking lot will eliminate the majority of off-street parking
12 and provide on-site parking for the Church; and

13 **WHEREAS**, all owners of property abutting the site and all neighborhood associations
14 registered with the City of Little Rock were notified of the public hearing; and,

15 **WHEREAS**, the Planning Commission held a public hearing on December 12, 2024 where
16 applicants were present and no persons registered in opposition; and,

17 **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

20 **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.

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

24 **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.

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

1 **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,
10 dead-end fire apparatus access roads in excess of One Hundred Fifty (150) feet shall be
11 provided with width and turnaround provisions.

12 **Section 6.** Pursuant to the 2021 Arkansas Fire Prevention Code Volume 1, Section D103.5,
13 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:

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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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