

1 **WHEREAS**, Cantrell Road is on the Master Bike Plan as a proposed Class I Bike Path. Class I
2 Bike Paths are routes designated for the sole use of bicycles that is physically separate from vehicular
3 lanes; and

4 **WHEREAS**, the area of proposed abandonment will be used to develop restaurants; and

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

7 **WHEREAS**, the Planning Commission approved such abandonment at a public hearing on
8 December 12, 2024, where applicants were present and no person registered in opposition; and,

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

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

13 **Section 1.** The Board of Directors hereby approves the abandonment and closing of the property
14 described as that portion of Block 8, Josephine Pankey 3rd Addition and an unnamed street, within the
15 Highway 10 Design Overlay District and part of the River Mountain Planning District G-23-494 for the
16 applicant to develop restaurants.

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

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

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

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

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

32 (1) Minimum gate width shall be twenty (20) feet;

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

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

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

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

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

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

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

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

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

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

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

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

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

26 **ADOPTED: February 18, 2025**

27 **ATTEST:**

APPROVED:

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30 **Allison Segars, City Clerk**

Frank Scott, Jr., Mayor

31 **APPROVED AS TO LEGAL FORM:**

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