

1 **ORDINANCE NO. _____**

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3 **AN ORDINANCE TO ABANDON A PORTION OF THE COTTONDALE**
4 **LANE RIGHT-OF-WAY LOCATED WEST OF RIVERFRONT DRIVE,**
5 **MORE SPECIFICALLY WEST OF THE EXISTING TRAIL CROSSING,**
6 **IN THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER**
7 **PURPOSES.**

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9 **WHEREAS**, the property owner applicant proposes to abandon the current Cottondale Lane right-of-
10 way (cul-de-sac), located west of Riverfront Drive which is located entirely within Tract H-3 of the
11 Riverdale Addition; and,

12 **WHEREAS**, the Board has determined that abandoning the Cottondale Lane right-of-way (cul-de-
13 sac) will not have an adverse impact as applicant Fitzroy Riverdale, LLC, is the only abutting property
14 owner; and,

15 **WHEREAS**, the right-of-way abandonment is requested based on the fact that the applicant wishes
16 to develop Tract H-3 as a single development, and not further subdivide the tract into smaller lots which
17 would take access from the cul-de-sac street; and,

18 **WHEREAS**, all of the public utility companies have reviewed and approved the requested right-of-
19 way abandonment; and,

20 **WHEREAS**, the applicant submitted a letter from an abstract company stating that there are no
21 reversionary clauses attached to the right-of-way requested for abandonment; and,

22 **WHEREAS**, there are no Master Street Plan issues associated with this abandonment request, as the
23 right-of-way is not classified as a Collector Street, or higher.

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

26 **Section 1.** The City of Little Rock, hereby releases, vacates, and abandons the current Cottondale
27 Lane right-of-way, located west of Riverfront Drive. The right-of-way is a cul-de-sac with a right-of-way
28 width of fifty (50) feet, with a ninety-five (95)-foot width for the cul-de-sac bulb. The entire right-of-way
29 is approximately 145 feet long, and is located entirely within Tract H-3, Riverdale Addition which
30 contains a paved street with a width of approximately twenty-eight (28) feet and a length of
31 approximately fifty-five (55) feet, leading to a cul-de-sac which has a diameter of approximately seventy-
32 five (75) feet. The entire length of the paved street is approximately 135 feet.

33 **Section 2.** A copy of this ordinance duly certified by the City Clerk, shall be filed in the Real Estate

1 Records of the Recorder of the Circuit Clerk in Ex-Officio Recorder of Pulaski County, Arkansas.

2 **Section 3. Severability.** In the event any section, subsection, subdivision, paragraph, subparagraph,
3 item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or
4 unconstitutional, such declaration or adjudication shall not affect the remaining provisions of this
5 ordinance, as if such invalid or unconstitutional provision was not originally a part of this ordinance.

6 **Section 4. Repealer.** All ordinances, resolutions, bylaws, and other matters inconsistent with this
7 ordinance are hereby repealed to the extent of such inconsistency.

8 **PASSED: July 6, 2021**

9 **ATTEST:**

APPROVED:

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12 **Susan Langley, City Clerk**

_____ **Frank Scott, Jr., Mayor**

13 **APPROVED AS TO LEGAL FORM:**

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

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