

Name: Lot 204, Sandpiper Addition Access and Utility Easement Abandonment

Location: 2301 Peachtree Drive

Owner/Applicant: Dan Lasater

Request: To abandon a twenty (20) foot wide access and utility easement located in the southern portion of Lot 204, Sandpiper Addition to the City of Little Rock, Arkansas.

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STAFF REVIEW:

1. Public Need for this Utility Easement:

There is no public need for the easement. All utility companies, LR Public Works and AHTD have submitted statements of approval of the abandonment.

2. Master Street Plan:

There are no Master Street Plan issues.

3. Need for Utility Easement on Adjacent Streets:

There is no need for additional easements on adjacent streets.

4. Characteristics of Utility Easement Terrain:

The easement is located entirely within a wooded residential lot.

5. Development Potential:

Once the easement is abandoned, the applicant proposes to construct a new single family residence on the lot.

6. Neighborhood Land Use, Effect and Position:

I-430 is adjacent to the east. Single family homes are adjacent to the north, south and extending to the west. Abandoning the easement will have no effect on other properties.

7. Neighborhood Position:

No position has been voiced. The easement is located entirely within this lot. The property is zoned R-2 and the applicant hopes to construct a new home on the lot.

8. Effect on Public Services or Utilities:

There will be no effect on public services or utilities. All utilities, Public Works and AHTD have approved the abandonment.

9. Reversionary Rights:

All rights extend to the owner of Lot 204.

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STAFF RECOMMENDATION:

Staff recommends approval of the request to abandon the twenty (20) foot wide access and utility easement located in the southern portion of Lot 204, Sandpiper Addition to the City of Little Rock, Arkansas.