

FILE NO.: G-23-485

NAME: Reichardt Street – Fletcher Street and Alley-Right-of-Way Abandonment

LOCATION: Between East 7th Street and East 9th Street

DEVELOPER:

Brickbat, Incorporated (Antique Brick)
1609 E. 9th Street
Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

Stephen R. Giles
425 W. Capitol Street, Suite 3700
Little Rock, AR 72202

SURVEYOR/ENGINEER:

Arkansas Surveying & Consulting
1923 Salem Road
Benton, AR 72019

AREA: N/A NUMBER OF LOTS: N/A FT. NEW STREET: 0 LF

WARD: 1 PLANNING DISTRICT: 6 CENSUS TRACT: 9804

CURRENT ZONING: N/A

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to abandon a 57.24 feet in width and 393.34 feet in length portion of Reichardt Street between E. 8th Street and E. 9th Street, a 50.67 feet in width and 330.00 feet in length portion of Fletcher Street between E. 7th and E. 8th Street, and a 20.20 feet in width and 32.89 feet in length portion of the alley located on Block 5, McLean's Addition.

B. EXISTING CONDITIONS:

Reichardt Street is a paved right-of-way located adjacent to Block 8, McLean's Addition. Fletcher Street is a paved right-of-way located adjacent to Blocks 2-4, McLean's Addition. The west portion of the alley is grass covered the entire length and width of the requested right-of-way abandonment.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of abutting property have signed-off on the abandonment request. All neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. In accordance with 36 CFR Part 1191 Section F206.2.1 "at least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones, **public streets and sidewalks**, and public transportation stops to the accessible building or facility entrance they serve."
2. Show R-O-W widths on streets. Show 30 feet of ROW from E. 8th Street centerline for a commercial street per master street plan.
3. 20 feet Radial dedication at intersection of E. 9th Street and 8th Street.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority:

LRWRA has no objection to the requested closures, provided that a 10' wide sewer easement is retained by LRWRC for each existing sewer line.

Entergy:

Entergy has a power line running along the east side of Reichardt Street. We need to keep a 25' easement along the east side of this right-of-way. We have no facilities on Kimball Street and approve this closure.

Summit Utilities:

Summit Utilities does not object to the proposed ROW abandonment at Fletcher Street from E. 7th Street to E. 8th Street and the Kimball Street alley. Summit Utilities recommends calling Arkansas One Call at 811 or by visiting arkonecall.com to have all utilities located and marked prior to any excavation activities. If any exposure of Summit Utilities occurs, please contact Dylan Byrd at (501) 366-2028 immediately. Summit Utilities does, however, have existing active facilities in the proposed ROW abandonment of Reichardt Street from E. 8th Street

to E. 9th Street. In order to approve the said requested abandonment, Summit Utilities would require utility easement to be retained upon right-of-way abandonment.

AT & T:

AT&T request on Fletcher Street that the entire area be retained as a utility easement for access, repair or replacement as working facilities already existing in the corridor. AT&T approves the request to relinquish interest in the City right-of-way areas along Reichardt Street and Kimball Street.

Central Arkansas Water:

Concerning the request for right-of-way closure, CAW has the following comments:

1. Reichardt Street – CAW has a water line in the ROW. This water line needs to stay in service. Field locate the water line and provide a 15' wide easement centered on the water line. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
2. Fletcher Street – CAW has a water line in the ROW. This water line needs to stay in service. Field locate the water line and provide a 15' wide easement centered on the water line. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
3. Kimball Street alley – CAW does not have facilities in this location. CAW has no objection to the requested ROW closure.

Fire Department:

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant**. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape: No comments received.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: No comments received.

H. ANALYSIS:

The applicant requests to abandon the following streets:

1. Reichardt Street – 57.24 feet in width and 393.34 feet in length located between E. 8th Street and E. 9th Street.
2. Fletcher Street – 50.67 feet in width and 330.00 feet in length located between E. 7th and E. 8th Street.
3. The alley located within Block 5, McLean's Addition – 20.20 feet in width and 32.89 feet in length.

The abandonments are requested in order to incorporate the areas into the adjacent properties to allow for expansion of Brickbat, Incorporated (Antique Brick) and Haybar Properties, LLC facilities for new construction of commercial and industrial uses.

Reversionary rights do apply to this subdivision. According to the original plat/bill of assurance, the reversionary rights are to the original subdivider and were established in 1912. It will be up to the abutting property owners to determine the appropriate action to address the reversionary rights.

Abandoning Reichardt Street, Fletcher Street and the small portion of the alley will have no adverse impact on the public welfare and safety. The Little Rock Fire Department has expressed no objection to the abandonment request. The applicant is requesting no variances at this time.

I. STAFF RECOMMENDATION:

Staff recommends approval of the abandonment of the portions of Reichardt Street, Fletcher Street, and alley within Block 5, McLean's Addition, subject to the comments and conditions outlined in paragraphs D and E of the agenda staff report, and subject to the areas of abandonment being retained as utility easements as requested in paragraph E of the agenda staff report.

PLANNING COMMISSION ACTION:

(APRIL 14, 2022)

The applicant was present. There were no persons present registered in support or opposition. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. There was no further discussion. The item was placed on the Consent Agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 10 ayes, 0 nays, 0 absent and 1 open position.