

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 16, 2022 AGENDA**

<p>Subject:</p> <p>West 19th Street Right-of-Way Abandonment, located between Lot 12, Block 8 and Lot 7, Block 5, Blankenship Addition, immediately north of 1901 Leander Street (G-23-484).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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SYNOPSIS	The adjacent property owner requests to abandon a portion of West 19 th Street right-of-way, located between Lot 12, Block 8 and Lot 7, Block 5, Blankenship Addition.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the ROW abandonment. The Planning Commission voted to recommend approval by a vote of 9 ayes, 1 nay and 1 open position.
BACKGROUND	<p>The applicant requests to abandon a portion of the twenty-seven (27)-foot wide West 19th Street right-of-way, located between Lot 12, Block 8 and Lot 7, Block 5, Blankenship Addition, immediately north of 1901 Leander Street. The applicant is requesting abandonment of approximately 140 linear-feet of the right-of-way, running east from Leander Street.</p> <p>The right-of-way area proposed for abandonment is currently undeveloped. A garage, driveway and fence for the property at 1901 Leander Street is located in the right-of-way area. The improvements in the right-of-way were placed there by a previous owner(s), and have been there for over eighteen (18) years.</p>

**BACKGROUND
CONTINUED**

A letter from an abstract company makes the following comment with respect to reversionary clause(s) for the right-of-way to be abandoned: *“The plat does not contain a reversionary rights clause and a search of the records did not disclose any reversionary rights after the filing of the plat.”*

None of the public utility companies object to the abandonment request. In addition, none of the public utility companies request any portion of the right-of-way to be retained as an easement.

There are no Master Street Plan issues, as the area of abandonment is not classified as a Collector Street or higher.

Abandoning this right-of-way will have no adverse impact on the public welfare and safety. The Little Rock Fire Department submitted no negative comments to the proposed abandonment request.

The applicant submitted a letter to staff on April 12, 2022, revising the proposed right-of-way abandonment application by providing an easement for a turnaround for the remaining (east) portion of the West 19th Street right-of-way.

The proposed easement for the future hammerhead turnaround will be located on the north side of the remaining (east) portion of the West 19th Street right-of-way on property also owned by the applicants, Nicolas Berjot and Aline Andres. The easement for the future turnaround will be twenty (20) feet in width and fifty (50) feet in length and will be located within Lot 5, Block 5, Blankenship Addition.

The Planning Commission reviewed this request at their June 9, 2022, meeting and there were two (2) objectors present. All owners of property located within 200 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff’s Analysis and the Commission’s action.