

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

**BOARD OF DIRECTORS COMMUNICATION  
JANUARY 17, 2017 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>Alley – Right-of-Way Abandonment located along the west side of Block 4, Deaf Mute Addition (block bounded by West 2<sup>nd</sup>, West 3<sup>rd</sup> and Bishop Streets) (G-23-464)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The adjacent property owners request to abandon the thirty (30)-foot alley right-of-way (thirty (30) feet by 190 feet), located along the west side of Block 4, Deaf Mute Addition (block bounded by West 2<sup>nd</sup>, West 3<sup>rd</sup> and Bishop Streets).</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the abandonment. The Planning Commission voted to recommend approval of the abandonment at their January 5, 2017, meeting by a vote of 9 ayes, 0 nays, 1 absent and 1 open position.</p>	
<b>BACKGROUND</b>	<p>After abandonment, the area will be incorporated into the adjacent properties to the east and west for development of a new office building, drives and parking. The alley right-of-way is currently undeveloped. The right-of-way generally slopes downward from south to north. Some site work has taken place in preparation of new development. The alley right-of way is being abandoned in order to redevelop the right-of-way area, along with properties to the east and west, for an access drive and parking to serve new and existing uses along the east side of the right-of-way area.</p>	

**BACKGROUND  
CONTINUED**

As noted in Paragraph G of the attached staff report, none of the utility companies object to the abandonment request. All the area of abandonment will be retained as a utility and drainage easement. Public Works has reviewed the abandonment request and has the following comment:

1. Easements are required to be provided for all storm water drainage.

There are no Master Street Plan issues associated with this abandonment request, as the right-of-way is not classified as collector as collector street or higher. Information submitted by a licensed abstract company notes that no reversionary rights were found of record. Abandoning this right-of way will have no adverse impact on the public welfare and safety. The Little Rock Fire Department has reviewed and approved the abandonment request.

The Planning Commission reviewed this issue at its January 5, 2017 meeting. There were no objectors present. All abutting property owners have signed-off on the abandonment request. The Capitol View – Stiff Station and Downtown Neighborhood Associations were notified of the abandonment request.