

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

**BOARD OF DIRECTORS COMMUNICATION  
NOVEMBER 21, 2017 AGENDA**

<b>Subject</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>Deferral of right-of-way dedication on south side of West Markham Street Markham Center Square Subdivision Site Plan Review (S-1312-A), located at 9101 West Markham Street</p> <p><b>Submitted By:</b></p> <p>Public Works Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	Authorizes a deferral of right-of-way dedication on the south side of West Markham Street for the length of the property as required under the Master Street Plan for the Markham Center Square Subdivision Site Plan Review, located at 9101 West Markham Street.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the deferral.
<b>BACKGROUND</b>	<p>The applicant, Randall Harris &amp; Associates Architects, is requesting a deferral of right-of-way dedication on the south side of West Markham Street for approximately 715 linear-feet as required by the Master Street Plan for the Markham Center Square Subdivision Site Plan Review, located at 9101 West Markham Street.</p> <p>The request for deferral is for five (5) years, until a future phase of development, until adjacent property is developed, or until a street project is proposed to widen West Markham Street adjacent to the property, whichever occurs first.</p>

**BACKGROUND  
CONTINUED**

The width of the right-of-way dedication along the frontage of the subject property as required by the Master Street Plan varies between five (5) and seven (7) feet.

On the Master Street Plan, West Markham Street is designated as a Minor Arterial Street, and the total right-of-way width for a Minor Arterial Street is ninety (90) feet. Per the Master Street Plan, the applicant is required to dedicate half of the total right-of-way width, or forty-five (45) feet from centerline of the right-of-way.

Staff recommends approval of the five (5)-year deferral of the required right-of-way dedication of forty-five (45) feet from centerline. At this location, West Markham Street is a four (4)-lane street section without a center turn-lane. A future center turn-lane may be warranted with the increase in the number of left-turn movements generated by the proposed development.