

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 2, 2016 AGENDA**

<p>Subject:</p> <p>Rose Street – Right-of-Way Abandonment, located between North Lookout Road and Kenyon Street (between 4301 and 4225 North Lookout Road). (G-23-438-A)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">CITIZEN PARTICIPATION</p>	<p>The adjacent property owners propose to abandon the undeveloped portion of the forty-four (44)-foot wide Rose Street right-of-way located between North Lookout Road and Kenyon Street (between 4301 and 4225 North Lookout Road) (approximately 179.5 linear-feet).</p> <p>None</p> <p>Approval of the ordinance.</p> <p>The Planning Commission reviewed this issue at its December 17, 2015, meeting, and there were no objectors present. All three (3) adjacent property owners have signed the petition to abandon. No other property owners are required to be notified of the abandonment request. Staff notified the Hillcrest Residents Association of the abandonment request. The owners of the property at 4221 North Lookout Road submitted a letter supporting the abandonment request. The Commission voted, as part of the Consent Agenda, to recommend approval of the requested right-of-way abandonment. The vote was 10 ayes, 0 nays and 1 absent.</p>	

BACKGROUND

The adjacent property owners proposed to abandon the undeveloped portion of the forty-four (44)-foot wide Rose Street right-of-way located between North Lookout Road and Kenyon Street (between 4301 and 4225 North Lookout Road) (approximately 179.5 linear-feet). The abandonment is proposed to incorporate the area of abandonment into the three (3) adjacent lots for yard space.

The area of abandonment is undeveloped and covered with trees and undergrowth. The south portion of the area of abandonment contains some landscape improvements made by an adjacent property owner. The area of abandonment has a severe slope downward from south to north, and serves as a drainage way for the immediate area. There is a driveway within the upper, south portion of the right-of-way which extends behind 4225 North Lookout Road and provides access to the residence at 4221 North Lookout Road.

Single-family residences are located on the adjacent properties to the east and west. Single-family properties are also located to the south. Allsopp Park property is located across North Lookout Road to the north.

As noted in Paragraph G., of the attached staff report, none of the public utility companies object to the abandonment request. Several of the utilities request to retain all or part of the area of abandonment as utility easement. The Public Works Comment is as follows:

- Drainage easements should be maintained in the right-to-way to convey storm water from adjacent property. An access easement should be maintained in the right-of-way for access to the new constructed driveway on the east.

**BACKGROUND
CONTINUED**

There are no Master Street Plan issues associated with this abandonment request, as the right-of-way is not classified as collector street or higher.

According to an abstract company, there are no reversionary rights and ownership of the right-of-way will be split between the three (3) adjacent property owners.

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.