

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

---

**BOARD OF DIRECTORS COMMUNICATION  
SEPTEMBER 1, 2020 AGENDA**

<b>Subject:</b>  Polk Street – Partial Right-of-Way Abandonment, located adjacent to 5423 Hawthorne Road (G-23-473).  <b>Submitted By:</b>  Planning & Development Department	<b>Action Required:</b>  √ Ordinance Resolution	<b>Approved By:</b>           Bruce T. Moore City Manager
---	---	---

---

<b>SYNOPSIS</b>	The owner of the property located at 5423 Hawthorne Road requests to abandon the east fifteen (15) feet of the eighty (80)-foot wide Polk Street right-of-way adjacent to 5423 Hawthorne Road.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Approval of the ordinance.
<b>BACKGROUND</b>	<p>The owner of the property located at 5423 Hawthorne Road (southeast corner of Hawthorne Road and Polk Street) is requesting to abandon the east 15 feet of the Polk Street right-of-way adjacent to 5423 Hawthorne Road (Lot 7, Block 9, Newton’s Addition to the City of Little Rock). This section of Polk Street was dedicated in 1908 as an eighty (80)-foot wide right-of-way to accommodate street car service. The typical residential street right-of-way width is fifty (50) feet; therefore, there is thirty (30) feet of excess right-of-way, fifteen (15) feet on either side of the roadway.</p> <p>The current roadway is approximately twenty-one (21) feet wide which complies with the Fire Code and allows two-way traffic. The fifteen (15)-foot excess right-of-way adjacent to 5423 Hawthorne Road is currently being utilized as yard space, including landscaping, a circular driveway and a parking pad.</p>

**BACKGROUND  
CONTINUED**

After abandonment, the fifteen (15)-foot wide area will be incorporated into Lot 7, Block 9, Newton's Addition. The applicant plans to construct a new residence on the property and the extra lot width will allow the residence with no setback variances.

All of the public utility companies have reviewed and approved the abandonment request. None of the utilities request the area be retained as an easement. Entergy agrees to the abandonment, but will require that the applicant bury an existing power line at the applicant's expense. The applicant has agreed to this condition. The Planning & Development Engineering Division has reviewed the abandonment request and has no issues.

Information submitted by an abstract company shows that there are no reversionary rights found of record. There are no Master Street Plan issues associated with this abandonment request, as the right-of-way is not classified as a Collector Street or higher. Abandoning this portion of the Polk Street right-of-way will have no adverse impact on the public welfare and safety.