

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 19, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>Wellington Village Road – Right-of-Way Abandonment, located at the southeast corner of Wellington Village Road and Wellington Hills Road; approximately 1.29 acres of excess right-of-way. (G-23-467)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>Winrock Development Company, abutting property owner, requests to abandon approximately 1.29 acres of excess Wellington Village Road right-of-way, located at the southeast corner of Wellington Village Road and Wellington Hills Road.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the requested abandonment. The Planning Commission voted, as part of the Consent Agenda, to recommend approval of the abandonment request by a vote of 9 ayes, 0 nays and 2 absent.</p>	
BACKGROUND	<p>After abandonment, the area of abandonment will be incorporated into the Parcel B, The Villages of Wellington for development of administrative offices for a church facility. The area of abandonment is currently undeveloped and tree-covered. The property slopes generally downward from north to south and west to east. The adjacent property to the east (unrecorded Parcel B, The Villages of Wellington) is also undeveloped and tree-covered.</p>	

**BACKGROUND
CONTINUED**

Undeveloped O-1, Quiet Office District, zoned property is located immediately east of the area proposed for abandonment. A church facility is located to the north. Undeveloped O-3, General Office District, zoned property is located to the south, with undeveloped C-1, Neighborhood Commercial District, zoned property to the west, across Wellington Hills Road. There is a mixture of commercial, multifamily and single-family uses in this general area.

As noted in Paragraph G, of the attached staff report, several of the utility companies request portions of the proposed area of abandonment be retained as utility easements. Public Works has reviewed the abandonment request and has no comments. All abutting property owners have signed-off on the abandonment request. The Villages of Wellington Neighborhood Association was notified of the abandonment request. Staff knows of no objectors to the abandonment request.

The requested abandonment is for excess right-of-way at this intersection of Wellington Village Road and Wellington Hills Road. After abandonment, adequate right-of-way will exist to satisfy the City's Master Street Plan.

According to an abstract company, the right-of-way was dedicated via an easement deed (89-19948) recorded on April 18, 1989 and a right-of-way deed (94-06676) recorded on October 1, 1993. Neither deed contains reversionary clauses.

Abandoning this excess 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 August 3, 2017, meeting, and there were no objectors present. The Villages of Wellington Neighborhood Association was notified of the public hearing.