

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

**BOARD OF DIRECTORS COMMUNICATION  
OCTOBER 2, 2024 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>Alley Right-of-Way Abandonment, located within Block 8, Woodruff's Addition (block bounded by E. 7<sup>th</sup>, E. 8<sup>th</sup>, College, and McLean Streets). (G-23-490).</p> <p><b>Submitted by:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Emily Cox Acting City Manager</p>

<p><b>SYNOPSIS</b></p>	<p>The applicant requests to abandon the twenty (20) foot wide (east/west) platted alley Right-of-Way (twenty (20) feet by 164 feet), located within Block 8, Woodruff's Addition (block bounded by E. 7<sup>th</sup>, E. 8<sup>th</sup>, College and McLean Streets), in the City of Little Rock.</p>
<p><b>FISCAL IMPACT</b></p>	<p>None.</p>
<p><b>RECOMMENDATION</b></p>	<p>Staff recommends approval of the abandonment request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays, 0 absent, and 1 open position.</p>
<p><b>BACKGROUND</b></p>	<p>The owner of all abutting properties requests to abandon the Twenty (20) foot wide (east/west) platted alley right-of-way (Twenty (20) feet by 164 feet) located within Block 8, Woodruff's Addition (block bounded by E. 7<sup>th</sup>, E. 8<sup>th</sup>, College and McLean Streets). The abandonment is requested to incorporate the area into the Artspace PCD development.</p> <p>The abandonment was approved as part of the Artspace PCD project by the Planning Commission on January 12, 2023, and by the Board of Directors on February 21, 2023, by Ordinance No. 22,223.</p>

**BACKGROUND  
CONTINUED**

The alley right-of-way is twenty (20) feet wide and 164 feet in length (3,280 sq. ft.). The alley right-of-way is currently undeveloped and grass-covered. All of the abutting properties along the north and south sides of the alley right-of-way are also undeveloped.

The Planning Commission approved the alley right-of-way abandonment as part of the Artspace – PCD development. The approved Artspace PCD will allow for the construction of a 4-story, mixed-use building which will contain 72 living spaces for residents, commercial tenant spaces, multi-use studio space, an art gallery, a community room, outdoor public areas including a rooftop terrace garden and a public porch for gathering. The Artspace PCD development will encompass the entire Block 8, Woodruff’s Addition.

The alley right-of-way was dedicated with the original subdivision of Woodruff’s Addition to the City of Little Rock. Information from an abstract company notes that there are no reversionary clauses for rights-of-way within this subdivision. Therefore, the abutting property owner will obtain ownership of the alley area after abandonment.

There are no Master Street Plan issues, as the right-of-way is not classified as a collector street or higher.

Abandoning this small alley right-of-way will have no adverse impact on public welfare and safety. The Little Rock Fire Department has expressed no objection to the abandonment request.