

**BACKGROUND
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- Cameron Street: Approximately 310 linear-feet of right-of-way west of James M. Henson Drive. (fifty (50)-foot wide right-of-way)
- James M. Henson Drive: Approximately 485 linear-feet of right-of-way in two (2) sections (295 linear-feet and 190 linear-feet) between Vernon Estates Drive and Cameron Street (fifty (50)-foot wide right-of-way)

The requested right-of-way abandonment is a follow-up application to the Friendship Charter School – Conditional Use Permit (Z-9514), which was approved by the Planning Commission on June 25, 2020, by a vote of 11 ayes, 0 nays and 0 absent. A brief description of the approved school use is as follows:

Construction of a single-story 36,430 square-foot middle school for 6th – 8th grades with associated parking. The project will consist of a cafeteria, an administration wing, a gymnasium and two (2) classroom wings. The school is planned to serve 300 students. There will be twelve (12) classrooms in addition to lab, admin and parent services spaces, art and music and special education breakout rooms. In addition, there will be a cafeteria, a gymnasium, building service spaces and associated parking as well as a sand volleyball court, half-court basketball and outdoor classrooms. Construction of an interior drive will serve as drop off and pickup of students for both parents and busses and will allow for car stacking to be on site.

The abandonment of portions of Vernon Estates Drive, James M. Henson Drive and Cameron Street was a component of the overall School Development Plan as approved by the Planning Commission.

The section of Vernon Estates Drive contains approximately twenty-five (25) feet of pavement width. Cameron Street contains approximately seventeen (17) feet to twenty-three (23) feet of pavement width. In addition, James M. Henson Drive contains approximately twenty-five (25) feet of pavement width. Portions of the streets are covered with grass and dirt. The streets are not currently used by the public. Gates at the west end of the section of Vernon Estates Drive and along Aaron Place, east of James M. Henson Drive prohibit access to the rights-of-way proposed for abandonment.

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After abandonment, the portions of Vernon Estates Drive, Cameron Street and James M. Henson Drive will be incorporated into the adjacent properties for the development of a school campus.

All of the public utility companies have reviewed and approved the abandonment request. The specific utility comments are as follows:

- AT&T: Approved the abandonment of the easements and right-of-way.
- CenterPoint Energy: Did not object to the proposed easement & right-of-way abandonments. Field investigation indicated the presence of active below-ground natural gas facility in the proximity of the ten (10)-foot Utility & Drainage Easement as indicated north of the existing Cameron Street lots. CenterPoint advised calling 811 prior to any excavation activities.
- Central Arkansas Water: The requested easement and right-of-way abandonment was approved with condition that the replat of the area included an easement for the water line, the easement and right-of-way abandonment were signed and filed simultaneously with the plat.
- Entergy: Stated that utility easements and right-of-way were released only where they have removed their facilities, and that all existing power lines needed to retain their easements.
- Little Rock Water Reclamation Authority: Had has no further objection to the right-of-way and easement abandonments as proposed; however, they indicated that new sewer would need to be extended to serve the facility.

The Planning & Development Department Engineering Division 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 these portions of right-of-way will have no adverse impact on the public welfare and safety.