

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 2, 2020 AGENDA**

Subject:	Action Required:	Approved By:
<p>Alley Right-of-Way – partial right-of-way abandonment, located within Block 16, Hillcrest Addition and adjacent to 1117 Rose Street. (G-23-475)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The owner of the property located at 1117 Rose Street, along with the other abutting property owners, requests to abandon portions of the fifteen (15)-foot wide alley right-of-way located within Block 16, Hillcrest Addition, adjacent to 1117 Rose Street.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Approval of the ordinance.</p>	
BACKGROUND	<p>The abandonment is requested so that an addition can be made to the existing house at 1117 Rose Street, with the addition meeting minimum building setback requirements. The two (2) sections requested for abandonment are as follows:</p> <ol style="list-style-type: none"> 1. Fifteen (15)-foot wide by 150.3 foot alley right-of-way located on the south side of Lot 15, Block 16, Hillcrest Addition (1117 Rose Street). 2. Fifteen (15)-foot wide by 42.7 foot alley right-of-way located on the north side of Lot 15, Block 16, Hillcrest Addition (1117 Rose Street). 	

**BACKGROUND
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The remainder of the alley right-of-way (fifteen (15) feet by 57.9 feet) located along the north side of Lot 15, Block 16, Hillcrest Addition was previously abandoned by Ordinance No. 9,364 on October 12, 1953.

The areas of the alley right-of-way proposed for abandonment are currently undeveloped. The area of the alley right-of-way immediately east of the proposed abandonment is also undeveloped. The alley is developed further to the east, with access from Read Street.

All of the public utility companies have reviewed and approved the abandonment request. The areas of abandonment will be retained as utility and drainage easements. The specific utility comments are as follows:

Portion South of 1117 Rose Street:

- AT&T: No facilities are located within the right-of-way of this 15' X 100' Alley Way and or any Easement Per: Engineer John Gurley and has no plans to utilize it in the future.
- CenterPoint Energy: There were objections for overlaying the alley with asphalt or concrete.
- Central Arkansas Water: There is an existing public water main located in the alley, and if the alley was closed, a fifteen (15)-foot wide Utility Easement would have to be created overlaying the closure. A building or other structure could not be built within the easement that would obstruct Central Arkansas Water (CAW) from maintaining the water line. A typical driveway would not be considered to obstruct the access to the water line. In addition, CAW requested that they be advised if any activity was performed over the water line causing it to leak or break. CAW will make the repairs; however, the owner will be billed for that expense.
- Entergy: Approved the use of the alley on the east side of the property.
- Little Rock Water Reclamation Authority: Had no objection to paving the alley as described.

Portion North of 1117 Rose Street:

- AT&T: The consent was to the City of Little Rock's vacation of the 15.0 feet X 42.6 feet that was left of the alley way, not to any right-of-way or easement that Southwestern Bell Telephone Company d/b/a AT&T Arkansas may have.

**BACKGROUND
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- CenterPoint Energy: There were objections for overlaying the alley with asphalt or concrete.
- Central Arkansas Water: There are no utility lines in this section of the alley and Central Arkansas Water did not oppose the closure of this alley portion.
- Entergy: Had no objections to the abandonment of the City alley on the property at 1117 Rose Street.
- Little Rock Water Reclamation Authority: Had no objection to the abandonment of the 15 feet X 42.7 feet alleyway area as related to the property.

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.