

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

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

Subject:	Action Required:	Approved By:
<p>Vernon Place Addition, Wallace Baseline Acres Addition and Brimson’s Replat – Easement Abandonments, located generally north of Vernon Estates Drive and east of Chicot Road. (G-24-056)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	<p>Friendship Charter School, along with the abutting property owners, request to abandon several easements within the Vernon Place Addition, Wallace Baseline Acres Addition and Brimson’s Replat, as part of a new school development which was recently approved (Conditional Use Permit) by the Planning Commission. The proposed school site is located north of Vernon Estates Drive and east of Chicot Road.</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Approval of the ordinance.</p>
BACKGROUND	<p>The requested easement abandonments 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:</p> <p>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.</p>

**BACKGROUND
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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 several easements located within the Vernon Place Addition, Wallace Baseline Acres Addition and Brimson's Replat was a component of the overall School Development Plan as approved by the Planning Commission.

The easements requested to be abandoned as part of the overall School Development Plan are as follows:

- Sixteen (16)-foot Electric Easement; Deed Book 959, Page 641 (506 square-feet); Part of Lot 6, Wallace Baseline Acres, Plat Book 4, Page 20.
- Eight (8)-foot Utility & Drainage Easement; Plat Book 16, Page 26 (720 square-feet); Lot 46 Vernon Place Addition.
- Twelve (12)-foot Water Line Easement Plat Book 910, Page 391 (1,212 square-feet); Lot 39 Vernon Place Addition.
- Ten (10)-foot Utility & Drainage Easement; Plat Book 16, Page 26 (1,200 square-feet); Lot 37, 38 and 39 Vernon Place Addition.
- Five (5)-foot Utility & Drainage Easement; Plat Book 16, Page 26 (615 square-feet); Lot 30 and 32 Vernon Place Addition.
- Eight (8)-foot Utility & Drainage Easement; Plat Book 16, Page 26 (994 square-feet); Lot 33 Vernon Place Addition.
- Ten (10)-foot Utility & Drainage Easement; Plat Book 16, Page 26 (1,300 square-feet); Lot 30, 31 and 32 Vernon Place Addition.
- Ten (10)-foot Utility & Drainage Easement; Plat Book 16, Page 26 (1,470 square-feet); Lot 26 and 27 Vernon Place Addition.
- Ten (10)-foot Utility & Drainage Easement; Plat Book 16, Page 26 (916 square-feet), Lot 20 and 21 Vernon Place Addition.
- Five (5)-foot Utility & Drainage Easement; Plat Book 26, Page 58 (1,100 square-feet); Lot 2, Brimson's Replat.
- Ten (10)-foot Utility & Drainage Easement; Plat Book 16, Page 26 (1,300 square-feet); Lot 10 and 11 Vernon Place Addition.

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- Ten (10)-foot Utility & Drainage Easement; Plat Book 16, Page 26 (1,300 square-feet); Lot 8 and 9 Vernon Place Addition.
- Fifty (50)-foot Utility & Greenway Easement; Plat Book 16, Page 26 (22,740 square-feet); Lot 8, 9, 10, 11, 12, 13, 14 and 15 Vernon Place Addition.
- Forty-five (45)-foot Utility & Greenway Easement; Plat Book 16, Page 26 (13,300 square-feet); Lot 1,2,3,5 and 6 Vernon Place Addition.

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.