

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 18, 2025 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance authorizing the partial alley Right-of-Way abandonment located within Block 9, Hollenberg Addition (block bounded by N. Tyler, N. Harrison, and “J” Streets). (G-23-493).</p> <p>Submitted By: Little Rock Planning Department</p>	<p style="text-align: center;">√ Ordinance Resolution</p>	<p style="text-align: center;">Susan Altrui Acting City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The adjacent property owner requests to abandon approximately 100 linear feet of the alley Right-of-Way located adjacent to Lots 1, 2, 9, and 10, Hollenberg Addition.</p> <p>None</p> <p>Approval of the ordinance. The Little Rock Planning Commission voted to recommend approval at their December 12, 2024, hearing by a vote of 8 ayes, 0 nays and 1 absent, and 2 open positions.</p> <p>The applicant requests to abandon approximately 100 linear feet of the alley right-of-way adjacent to Lots, 1, 2, 9, and 10, Block 9, Hollenberg Addition. The block is bounded by N. Tyler, N. Harrison, and “J” Streets. The proposed abandonment lies within the Hillcrest Design Overlay District.</p> <p>The portion of the alley right-of-way proposed for abandonment abuts lots containing two (2) single-family residences at the northern portion, along the east side of the alley, immediately south of “J” Street. The remaining property to the west of the alley is undeveloped. The remaining properties to the south and southwest of the</p>	

**BACKGROUND
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proposed alley right-of-way abandonment, extending south to “H” Street, are owned by Our Lady of the Holy Souls Catholic Church.

None of the public utility companies object to the abandonment request. However, the Little Rock Water Reclamation Authority (LRWRA) notes that the proposed abandonment will require a sewer easement of at least 10’ that will need to be dedicated with the abandonment.

According to the Pulaski County Title Company there are no reversionary rights for the proposed abandonment. The Church owns the adjacent properties on both sides of the proposed abandonment.

The area of proposed abandonment will be incorporated into the adjacent properties to the east and west for the development of a new parking lot for the church facilities. The development of the parking lot will eliminate the majority of off-street parking and provide on-site parking for the Church.

The Planning Commission reviewed this request at their December 12, 2024, meeting and there were no objectors present. All owners of property located adjacent to the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing. Please see the attached Planning Commission minute record for the complete staff analysis.