

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

**BOARD OF DIRECTORS COMMUNICATION  
FEBRUARY 2, 2021 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>Sanitary Sewer Easement Abandonment, located within northeast portion of the property located at 3424 West 25<sup>th</sup> Street (G-24-057).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: right;"><b>SYNOPSIS</b></p> <p><b>FISCAL IMPACT</b></p> <p><b>RECOMMENDATION</b></p> <p><b>BACKGROUND</b></p>	<p>Friendship Aspire Academy – Garland Campus requests to abandon a ten (10)-foot wide Sanitary Sewer Easement, located within the northeast portion of the property located at 3424 West 25<sup>th</sup> Street, as part of a new school development which was recently approved (Conditional Use Permit) by the Planning Commission. The new school building will be an expansion of the Friendship Aspire Academy – Garland Campus, which is located immediately to the west at 3615 West 25<sup>th</sup> Street.</p> <p>None.</p> <p>Staff recommend approval of the abandonment.</p> <p>The requested Sanitary Sewer Easement abandonment is a follow-up application to the Friendship Aspire Academy, Garland Campus – Conditional Use Permit (Z-9543), which was approved by the Planning Commission (consent agenda) on December 3, 2020. A brief description of the approved school use is as follows: The approved Conditional Use Permit is to allow for the development of a middle school campus for grades 4 and 5.</p>	

**BACKGROUND  
CONTINUED**

The construction will consist of eight (8) classrooms and will serve 200 students. The development will also have one (1) administrative office and building service space.

The proposed school building will be brick veneer with aluminum storefront windows measuring six (6) feet by six (6) feet, four (4) inches tall, and the building height will not exceed twenty (20) feet. The proposed building will be located at the southeast corner of the site within the required setbacks.

Access to the site will be from West 24<sup>th</sup> Street, and the traffic will remain east bound only. Access drives and parking will extend along the north and west sides of the proposed school building. The site will contain eighteen (18) paved parking spaces. An interior drive will be extended from the existing west parking lot and connect back to West 24<sup>th</sup> Street. The drive will serve as drop-off and pick-up of students for both parents and buses.

The ten (10)-foot wide Sanitary Sewer Easement located within the northeast portion of the property was established by Instrument No. 2000023468.

The applicant provided the following information with respect to the existing sewer easement located at the northeast corner of the site:

“After further review of the site survey, it was found that there is an existing Sanitary Sewer Easement on the site that would interfere with the proposed building footprint. Onsite investigation, as well as a conversation with Vince Hotho at Little Rock Water Reclamation, revealed there is no sewer piping present in this current easement. Further site investigations and research from OneCall revealed there are no other utilities present in this easement either.”

The applicant submitted a letter from the Little Rock Water Reclamation Authority approving the proposed easement abandonment.

To staff’s knowledge, there are no outstanding issues associated with the requested sanitary sewer easement abandonment. Staff supports the abandonment request.