1	ORDINANCE NO
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3	AN ORDINANCE TO DECLARE A PARTIAL ALLEY RIGHT-OF-WAY
4	ABANDONMENT OF BLOCK 10, WOODRUFF'S ADDITION OWNED
5	BY APPLICANTS WOODRUFF OZ INVESTMENTS, LLC, HAYBAR
6	PROPERTIES, LLC AND RAINWATER PROPERTIES, LLC; AND FOR
7	OTHER PURPOSES.
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9	WHEREAS, the applicants, Woodruff OZ Investments, LLC, Haybar Properties, LLC and
10	Rainwater Properties, LLC requests the abandonment of approximately 150 linear feet of the
11	alley right-of-way located within Block 10, Woodruff's Addition; and,
12	WHEREAS, Block 10, Woodruff's Addition is bounded by East 8th Street, East 9th Street,
13	Byrd Street and College Street; and,
14	WHEREAS, the portion of the alley proposed for abandonment is located mid-block and
15	adjacent to Lots 1, 2 and 3 and Lots 10, 11, and the West 39.5 feet of Lot 12, Block 10,
16	Woodruff's addition; and,
17	WHEREAS, the portion of the alley proposed for abandonment is currently undeveloped
18	and abandonment is proposed to allow additional yard space so a fence can be constructed
19	behind 1017 East 8 <sup>th</sup> Street (the old Woodruff House); and,
20	WHEREAS, all owners of property abutting the site and all neighborhood associations
21	registered with the City of Little Rock were notified of the public hearing before the Planning
22	Commission and the City Board of Directors; and,
23	WHEREAS, the Planning Commission held a public hearing on November 14, 2024, where
24	applicants were present and no persons registered in opposition; and,
25	WHEREAS, the Little Rock Water Reclamation Authority ("LRWRA") requires a ten (10)-
26	foot easement, five (5) feet on each side of the existing main; and,
27	WHEREAS, Entergy requires a minimum ten (10)-foot easement to maintain the existing
28	facilities on the south side of the property; and
29	WHEREAS, none of the public utility companies object to the abandonment request; and,
30	WHEREAS, the alley right-of-way will be retained as an easement, as requested by the
31	utility companies; and,

1	WHEREAS, there are no prior reversionary interests for the alley right-of-way, so, the are
2	of the alley will be split equally between the property owners to the north and south of th
3	abandonment; and,
4	WHEREAS, all proper statutory procedures for such an abandonment have been met and th
5	issue is ripe for consideration by the Board of Directors.
6	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF
7	THE CITY OF LITTLE ROCK, ARKANSAS:
8	Section 1. The Board of Directors hereby approves the abandonment and closing of the
9	property described as that portion of Block 10, Woodruff's Addition located mid-block an
10	adjacent to Lots 1, 2 and 3 and Lots 10, 11 and west 39.5 feet of Lot 12, Block 10, Woodruff
11	Addition to facilitate additional yard space so a fence can be constructed behind 1017 East 8
12	Street.
13	Section 2. The LRWRA and Entergy shall both be provided with a ten (10)-foot easement to
14	maintain the existing facilities.
15	Section 3. The property will be closed except for the aforementioned utility easements.
16	Section 4. Severability. In the event any title, section, paragraph, item, sentence,
17	clause, phrase, or word of this resolution is declared or adjudged to be invalid or
18	unconstitutional, such declaration or adjudication shall not affect the remaining portions
19	of the resolution which shall remain in full force and effect if the portion so declared or
20	adjudged invalid or unconstitutional were not originally a part of the ordinance.
21	Section 5. Repealer. All laws, ordinances, resolutions, or parts of the same that are
22	inconsistent with the provisions of this resolution are hereby repealed to the extent of
23	such inconsistency.
24	ADOPTED: February 4, 2025
25	ATTEST: APPROVED:
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28	Allison Segars, City Clerk Frank Scott, Jr., Mayor
29	APPROVED AS TO LEGAL FORM:
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     Thomas M. Carpenter, City Attorney
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