

FILE NO.: G-23-491

NAME: Partial Alley Right-of-Way Abandonment

LOCATION: Block 10, Woodruff's Addition

DEVELOPER:

Woodruff OZ Investments, LLC
Gabriel Holmstrom
2102 Louisiana Street
Little Rock, AR 72206

OWNER/AUTHORIZED AGENT:

Woodruff OZ Investments, LLC, Haybar Properties, LLC, and
Rainwater Properties, LLC – Applicants

SURVEYOR/ENGINEER:

Brooks Surveying, Inc.
20820 Arch Street Pike
Hensley, AR 72065

AREA: N/A NUMBER OF LOTS: N/A FT. NEW STREET: 150 LF

WARD: 1 PLANNING DISTRICT: 7 CENSUS TRACT: 46

CURRENT ZONING: R-4 and R-5

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to abandon approximately 150 linear feet of the alley right-of-way located within Block 10, Woodruff's Addition.

B. EXISTING CONDITIONS:

The portion of the alley right-of-way proposed for abandonment is currently undeveloped.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property abutting the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS: No comments.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: A 10-foot easement (5 feet on each side of the existing main) will be required.

Entergy: Entergy would need a minimum 10' easement to maintain the existing facilities on the south side of the property. Entergy is not opposed to the closing of the alley, but requests an easement be provided.

Summit Utilities: No objection to abandonment.

AT & T: No comments received.

Central Arkansas Water: Central Arkansas Water does not have and does not plan to have any public water facilities in the east-west 20 foot alley adjacent to and south of Lots 1, 2, and 3, Block 10, of Woodruff's Addition to the City of Little Rock, Pulaski County, Arkansas, also known as 1017 East 8th Street.

Central Arkansas Water does not oppose the closing of this alley and does not require any future consideration for the closure.

Fire Department: No objection to abandonment.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: No comments.

H. ANALYSIS:

The applicant requests to abandon approximately 150 linear feet of the alley right-of-way located within Block 10, Woodruff's Addition. Block 10, Woodruff's Addition is bounded by E. 8th Street, E. 9th Street, Byrd Street and College Street. The portion of the alley to be abandoned is located mid-block and adjacent to Lots 1, 2 and 3, and Lots 10, 11 and the west 39.5 feet of Lot 12, Block 10, Woodruff's Addition.

The portion of the alley proposed for abandonment is currently undeveloped. The abandonment is proposed to allow additional yard space, so a fence can be constructed behind 1017 E. 8th Street (the old Woodruff House).

None of the public utility companies object to the abandonment request. The alley right-of-way will be retained as an easement, as requested by the utility companies.

According to Pulaski County Title Company there are no reversionary rights for the alley right-of-way. Therefore, the area of the alley will be split equally between the property owners to the north and south after abandonment.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested partial alley right-of-way abandonment, subject to the alley being retained as a utility easement, as requested by the utility companies noted in paragraph E. of the agenda staff report.

PLANNING COMMISSION ACTION:

(NOVEMBER 14, 2024)

The applicant was present. There were no persons registered in opposition. Staff presented the item, and a recommendation of approval as outlined in the "staff analysis" above. The item remained on the Consent Agenda for Approval. The vote was 9 ayes, 0 nays, 1 absent and 1 open position. The application was approved.