

Name: Kirk Road – Right-of-Way Abandonment

Location: Across from 1401 Kirk Road

Owner/Applicant: Axiom Corporation, 1700 Kirk LLC and Deltic Timber Corporation/Robert Brown

Request: To abandon approximately 413 linear feet of the undeveloped 31.74 foot wide Kirk Road right-of-way. The area of abandonment is located west of the current dedicated Kirk Road (across Kirk Road from the Fellowship Bible Church development).

Purpose: To incorporate into adjacent property for future development.

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STAFF REVIEW:

A. Public Need for this Right-of-Way:

As noted in paragraph G., none of the utility companies object to the abandonment request. None of the utilities request an easement. Public Works has reviewed the abandonment request and has no comments.

B. Master Street Plan:

There are no Master Street Plan issues associated with this abandonment request, as the area right-of-way is left-over/excess right-of-way from the past construction of Kirk Road.

C. Characteristics of Right-of-Way Terrain:

The area of proposed abandonment is currently undeveloped and partially grass and tree covered.

D. Development Potential:

After abandonment, the area will be incorporated into the adjacent property for future office development.

E. Neighborhood and Land Use Effect:

Undeveloped O-2, O-3 and POD zoned property is located on the north, east and west sides of the area of abandonment. An office development is located to the south, with a multifamily development further north. The Fellowship Bible Church development is located across Kirk Road to the east.

F. Neighborhood Position:

All of the abutting property owners have signed-off on the abandonment request. There was no neighborhood association of record to notify of the abandonment request.

G. Effect on Public Services or Utilities:

Little Rock Wastewater: No objection to abandonment.

Entergy: No objection to abandonment.

Centerpoint Energy: No objection to abandonment.

AT&T: No objection to abandonment.

Central Arkansas Water: No objection to abandonment.

H. Reversionary Rights:

Information submitted by a licensed abstract company states that there are no reversionary rights found of record.

I. Public Welfare and Safety Issues:

Abandoning this right-of-way will have no adverse impact on the public welfare and safety. The Little Rock Fire Department has reviewed and approved the abandonment request.

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SUBDIVISION COMMITTEE COMMENT: (DECEMBER 23, 2014)

The applicant was not present. Staff presented the proposed right-of-way abandonment, noting that there were no outstanding issues. Staff noted that none of the utility companies objected to the request. There being no further issues to discuss, the Committee forwarded the application to the full Commission for resolution.

STAFF RECOMMENDATION:

Staff recommends approval of the request to exclusively abandon approximately 413 linear feet of the undeveloped 31.74 foot wide Kirk Road right-of-way west of the current dedicated Kirk Road. No portion of the area of abandonment will be retained as a utility or drainage easement.

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PLANNING COMMISSION ACTION:

(JANUARY 15, 2015)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 8 ayes, 0 noes and 3 absent.