

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 7, 2023 AGENDA**

Subject:	Action Required:	Approved By:
<p>Alley Right-of-Way Abandonment located within Block 16, Gibraltar Heights Addition, block bounded by Atkins Road to the east (700 Block) and three (3) undeveloped rights-of-way to the north, south and west (G-23-486).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The adjacent property owners request to abandon the ten (10)-foot wide alley right-of-way located within Block 16, Gibraltar Heights Addition, block bounded by Atkins Road to the east (700 Block) and three (3) undeveloped rights-of-way to the north, south and west.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the ROW abandonment. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 open position.</p>	
BACKGROUND	<p>The applicant requests to abandon the ten (10)-foot wide alley right-of-way located within Block 16, Gibraltar Heights Addition. The block is bounded by Atkins Road to the east and three (3) undeveloped rights-of-way to the north, south and west. The alley right-of-way is approximately 400 feet in length and ten (10) feet wide (0.092 acre). The alley right-of-way is currently undeveloped and mostly tree covered.</p>	

**BACKGROUND
CONTINUED**

All of the abutting properties are zoned R-2, Single-Family District, and are comprised of sixteen (16) single-family lots. The alley right-of-way abandonment is requested in order to incorporate the area of abandonment into the adjacent lots for single family residential development.

Information from an abstract company notes that there are no reversionary rights of record.

None of the public utility companies object to the abandonment request. Additionally, none of the public utility companies request any portion of the right-of-way to be retained as an easement.

There are no Master Street Plan issues, as the area of abandonment is not classified as a collector street or higher.

Abandoning this right-of-way will have no adverse impact on the public welfare and safety. The Little Rock Fire Department submitted no negative comments to the proposed abandonment request. The Planning Staff supports the requested alley right-of-way abandonment.

The Planning Commission reviewed this request at their January 12, 2023, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.