

**BACKGROUND
CONTINUED**

The right-of-way areas are currently undeveloped, with the exception of the portion of Longcoy Street. The portion of Longcoy Street contains a narrow paved drive with no curb, gutter or sidewalk. None of the adjacent properties take access from this portion of Longcoy Street.

None of the public utility companies object to the proposed abandonments. The individual utility comments are as follows:

AT&T:

AT&T maintains buried fiber and copper facilities running west to east along the south side of 40th Street. These facilities also turn south on the west side of Longcoy Street, continuing through to 42nd Street. Accordingly, AT&T requires retention of a 10-foot utility easement running north to south along the west side of Longcoy Street.

AT&T has no conflict with, nor concerns regarding, the abandonment of the other requested areas.

However, a 10-foot utility easement must be retained for AT&T facilities that run west to east along the south side of 40th Street, as well as the area running north to south along the west side of Longcoy Street.

Should AT&T facility relocation become necessary, AT&T is willing to relocate its facilities, where all associated relocation costs are the sole responsibility of the developer.

Entergy:

No objection to abandonments.

LRWRA:

The sewer main on Longcoy Street would require a 10' sanitary sewer easement. Please keep in mind that no structures with a permanent foundation can be built upon this easement and we will require access to the sewer main.

CAW:

Central Arkansas Water has a water line on Longcoy Street in the requested right-of-way abandonment area. To allow the ROW abandonment, provide a 10-foot easement centered on the existing water line.

**BACKGROUND
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Summit Utilities:

Summit Utilities has no objections to the ROW abandonments. There are gas facilities along Longcoy that we are not requesting easement for. It will be abandoned to accommodate the ROW abandonment.

According to Beach Abstract & Guarantee Company, Inc., there are no revisionary rights for the rights-of-way requested to be abandoned. The area of abandonment will be incorporated into the adjacent properties for future development.

The Planning Commission reviewed this request at their January 8, 2026, meeting, and there were three (3) objectors present. All owners of property located within 300 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the Planning Commission minute record for Z-7154-A (ACTS Senior Village – PCD) for the complete staff analysis.