

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

**BOARD OF DIRECTORS COMMUNICATION  
JANUARY 19, 2016 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance abandoning an access easement and a utility easement located in the Magnolia Terrace Addition to the City of Little Rock, Pulaski County, Arkansas; located at 15104 – 15122 Cantrell Road. (G-24-049)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	The applicant is requesting to abandon an access easement and a utility easement for property located at 15104 – 15122 Cantrell Road.	
<b>FISCAL IMPACT</b>	None.	
<b>RECOMMENDATION</b>	Approval of the ordinance.	
<b>CITIZEN PARTICIPATION</b>	The Planning Commission reviewed the proposed easement abandonment request at its November 19, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Tulley Cove Neighborhood Association, the Westchester Neighborhood Association and the Pinnacle Valley Neighborhood Association were notified of the Public Hearing. Staff recommends approval of the requested POD zoning. The Planning Commission voted to recommend approval of the POD zoning by a vote of 10 ayes, 0 nays and 1 absent.	

**BACKGROUND**

The request is to abandon an access easement and a utility easement platted with the Magnolia Terrace Subdivision. The lots are proposed to be recombined into a single lot and the access easement is no longer needed.

The utility easement was platted along the common lot lines of the two (2) lots and will be relocated to the eastern perimeter of the replatted lot. All utility companies and public works have been contacted and all are in agreement to the abandonment request.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.