

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 5, 2016 AGENDA**

<p>Subject:</p> <p>A resolution to change the name of Villa Vista Drive to Shady Thicket Lane. (G-25-219)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">Ordinance √ Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p>SYNOPSIS</p> <p>FISCAL IMPACT</p> <p>RECOMMENDATION</p> <p>BACKGROUND</p>	<p>The owner of the tract abutting the end of Villa Vista Drive is requesting that the street name be changed to Shady Thicket Lane.</p> <p>One street name sign will need to be changed at a cost of \$100.00. The applicant will pay the cost.</p> <p>Approval of the resolution.</p> <p>Around 2007, the Villa Vista Subdivision was developed in Little Rock. The primary street for the subdivision is Villa Vista Loop. Over the next few years, the developers built approximately twenty-four (24) homes on Villa Vista Loop. There were additional phases planned; however, they were never developed. The rest of the proposed development failed and the developer deeded many unimproved lots to its creditors. The additional phases were never made part of any final plat or the Villa Vista Subdivision.</p> <p>As part of the proposed additional phases, a street stub was created off of Villa Vista Loop. The street stub is approximately 115 feet long and terminates at the applicant's property which consists of 11.6 acres of undeveloped woods. The street stub is currently named</p>	

**BACKGROUND
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Villa Vista Drive and has been dedicated to the City. This stub was intended to serve future phases. Since there will be no further development of Villa Vista Subdivision, the street stub Villa Vista Drive will only serve as an entrance to the applicant's property. His property is not part of Villa Vista subdivision. He owns the property through an entity that he controls (Madlily LLC) and he intends to transfer ownership into his personal name and his wife's name before they begin construction of their new home.

There are only two (2) other pieces of property that border the street stub (Lot 37 and Lot 38 of Villa Vista Subdivision). They are unimproved lots in the Villa Vista Subdivision. Both lots are owned by Bank of the Ozarks as a result of the Villa Vista developer's failure. The street name change should not affect either of these two (2) unimproved lots because they front Villa Vista Loop and should be assigned an address on Villa Vista Loop if/when they are improved.

At its June 2, 2016, meeting, the Planning Commission voted 10 ayes, 0 nays and 1 absent to recommend approval of the street name change. There were no objectors present.