

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

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

Subject:	Action Required:	Approved By:
<p>Gas Easement abandonment, located within Lot 28, Wilton Heights Addition at 126 White Oak Lane, Little Rock, Arkansas (G-24-062).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>Sylwester Pupkowski, the owner of Lot 28, Wilton Heights Addition, requests to abandon a ten (10)-foot wide Gas Easement located within the north one-half of Lot 28, Wilton Heights Addition, running approximately 156 feet from the west property line of Lot 28, Wilton Heights Addition to a ten (10)-foot wide Sanitary Sewer Easement, along the east property line of Lot 28, Wilton Heights Addition.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Approval of the ordinance.</p>	
BACKGROUND	<p>Lot 28, Wilton Heights Addition is a vacant, platted single-family lot located at 126 White Oak Lane. The lot is undeveloped partially tree covered, and there is a ten (10)-foot wide Gas Easement located within the north one-half of the lot. The easement runs in a west/east direction approximately 156 feet, from the west property line to an existing sanitary sewer easement along the east property line of Lot 28, Wilton Heights Addition. The easement was established when this single-family subdivision was platted on June 14, 1963. The easement was platted exclusively for ARKLA Gas Company, which is now Summit Utilities.</p>	

**BACKGROUND
CONTINUED**

Sylwester Pupkowski, owner of Lot 28, Wilton Heights Addition, is requesting to abandon the ten (10)-foot wide Gas Easement in order to construct a new-single family residence on the property.

Summit Utilities has reviewed and approved the requested Gas Easement abandonment. According to an abstract company, there are no reversionary rights of record for the easement.

**BACKGROUND
CONTINUED**

The south portion of the site is undeveloped and slopes slightly south towards Mabelvale West Road. The property contains an open area Tract "A" along the east border of the property located within the 100-Year Flood Plain. The adjacent properties in the immediate area contain mostly residential zoned properties to the east and west with C-3, General Commercial District, and O-3, General Office District, developments to the southeast and southwest.

The applicant is proposing to subdivide the site into nine (9) lots and one (1) open tract adjacent to Angel Court along the eastern border of the site. The site will be developed in a single phase with lot sizes averaging between 7,606 square-feet and 10,741 square-feet for residential uses and over 25,751 +/- square-feet for commercial uses with twenty-five (25)-foot front and rear building setback lines.

The applicant proposes to subdivide the 5.90 acres as follows:

- Lot 1R – 1.8 acres
- Lot 2R – 0.59 acres
- Lot 3R – 0.26 acres
- Lot 4R – 0.25 acres
- Lot 5R – 0.48 acres
- Lot 6R – 0.41 acres
- Lot 7R – 0.41 acres
- Lot 8R – 0.52 acres
- Lot 9R – 0.17 acres

The applicant proposes to develop lots 1R and 2R as (C-3) Commercial uses and lots 3R through 9R with (R-2) Residential uses.

All the lots within the proposed development will be developed as per the Zoning Standards as found in Chapter 36 of the City's Zoning Ordinance. These standards include minimum building setbacks from property lines, building heights (unless otherwise noted in this analysis), minimum buffers, minimum number of parking spaces, and signage. Additionally, all of the lot developments will comply with the minimum landscape requirements as found in Chapter 15, where applicable.

All new dumpsters must be screened as per Section 36-523(d) of the City's Zoning Ordinance.

**BACKGROUND
CONTINUED**

All site lighting on lots 1R and 2R must be low level and directed away from adjacent properties.

No signage is currently proposed for the development. All proposed signage for the development must conform to Section 36-555 of the City's Zoning Ordinance. (Signs allowed in commercial zones).

The following items will be required to be submitted, reviewed, and approved at the time of building permit application for development of lots 1R and 2R:

1. Access easement locations where Lots 1R & 2R are proposing access to the public streets.
2. For Lots 1R and 2R, an accessible route from the public right of way to the proposed building entrances.
3. For Lots 1R and 2R, drainage study will be required to be submitted for review and approval for the future building permits.
4. For Lots 1R and 2R, a traffic impact study.
5. Storm drainage preliminary analysis showing drainage data for all watercourses entering and leaving the plat boundaries.
6. An analysis of all stormwater conveyance for the 100-year storm event onto, within and leaving the property.

The applicant provided responses and additional information to all issues raised during the staff's review of the application. To the staff's knowledge, there are no additional outstanding issues.

The Planning Commission reviewed this request at their December 8, 2022, 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.