

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 21, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>Alley - - Right-of-Way Abandonment, located within Block 30, Original City of Little Rock. (G-23-455)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The adjacent property owners propose to abandon the south 150 feet of the alley right-of-way located within Block 30, Original City of Little Rock. The block is bounded by East 4 th Street, East Capitol Avenue, Scott Street and Cumberland Street.
FISCAL IMPACT	None.
RECOMMENDATION	Approval of the ordinance. The Commission voted, as part of the Consent Agenda, to recommend approval of the requested right-of-way abandonment. The vote was 8 ayes, 0 nays, 1 absent and 2 open positions.
CITIZEN PARTICIPATION	The Planning Commission reviewed this issue at its February 26, 2015, meeting, and there were no objectors present. All the adjacent property owners have signed off on the abandonment request. No other property owners are required to be notified of the abandonment request. The Downtown and MacArthur Park Neighborhood Associations were notified of the abandonment request.
BACKGROUND	The adjacent property owners propose to abandon the south 150 feet of the alley right-of-way located within Block 30, Original City of Little Rock. The block is bounded by East 4 th Street, East Capitol Avenue, Scott Street and Cumberland Street.

**BACKGROUND
CONTINUED**

The alley right-of-way area is currently part of a paved parking lot within the south half of this block. After abandonment, the area of right-of-way will continue to be used as paved parking, with the possibility of future redevelopment.

The Junior League of Little Rock building is located within the northwest quarter of the block, with the remaining portion of the block being paved parking area. The River City Travel Center is located within the block to the east. All other surrounding blocks are located by office/multi-use buildings and paved parking areas.

As noted in Paragraph G, of the attached staff report, none of the public utility companies object to the abandonment request. Two (2) of the utilities request to retain the area of abandonment as a utility easement. The Public Works Comment is as follows:

1. A drainage and utility easement should be maintained following abandonment.

There are no Master Street Plan issues associated with this abandonment request, as the right-of-way is not classified as a collector street or higher.

The alley right-of-way is located within the Original City of Little Rock. Information submitted by an abstract company notes that there were no reversionary clauses/rights found of record. Based on the fact that the alley right-of-way is within the Original City of Little Rock, the City will retain ownership of the area after abandonment. The applicant must follow the established procedure to purchase the property from the City after abandonment. The applicant has been provided a copy of the procedure.

Abandoning these rights-of-way will have no adverse impact on the public welfare and safety. The Little Rock Fire Department has reviewed and approved the abandonment request.