

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

**BOARD OF DIRECTORS COMMUNICATION  
APRIL 6, 2021 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>Sanitary Sewer Easement Abandonment, located within the property at 4216 South Bowman Road (G-24-058).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	Burkhalter F.B.W., LLC, is requesting to abandon a Sanitary Sewer Easement located within the property at 4216 South Bowman Road.	
<b>FISCAL IMPACT</b>	None.	
<b>RECOMMENDATION</b>	Approval of the ordinance.	
<b>BACKGROUND</b>	<p>The property located at 4216 South Bowman Road contains the Fountaine Blean West Multifamily Development which was recently completed. The property is zoned PD-R, Planned Development – Residential, and contains 245 residential units on fifteen (15) acres. As part of the new development, new sewer mains were installed on the property to reroute the old sewer main to facilitate developing the property. The developer has dedicated and recorded new sewer easement to cover all public sewer mains located on the property.</p> <p>Burkhalter F.B.W., LLC, is therefore requesting that the sewer easement dedicated by Instrument No. 93-42504, and filed for record on June 30, 1993, be abandoned. The property has developed with new sewer lines being installed and new easements being dedicated for the new sewer line alignment. The old sewer easement is no longer needed and is requested to be abandoned.</p>	

**BACKGROUND  
CONTINUED**

On February 17, 2021, the Little Rock Water Reclamation Commission passed Resolution No. 2021-01 requesting the City of Little Rock to approve the petition by Burkhalter F.B.W., LLC, for the Abandonment of Easement Rights.