

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

**BOARD OF DIRECTORS COMMUNICATION  
JULY 5, 2023 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>Polk Street Partial Right-of-Way Abandonment, located adjacent to 5423 County Club Boulevard (G-23-488).</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>	<p>The applicant requests to abandon the east eight (15) feet of the Polk Street Right-of-Way (fifteen (15) feet by 140 feet), located adjacent to Lot 7, Block 20, Newton’s Addition at 5423 Country Club Boulevard, in the City of Little Rock.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the abandonment request. The Planning Commission voted to recommend approval by a vote of 6 ayes, 0 nays, 4 absent and 1 open position.</p>	
<b>BACKGROUND</b>	<p>The owner of the residence located at 5423 Country Club Boulevard is requesting to abandon the east fifteen (15) feet of the Polk Street Right-of-Way (fifteen (15) feet by 140 feet) located adjacent to Lot 7, Block 20, Newton’s Addition to the City of Little Rock. The abandonment is requested in order to incorporate the area of abandonment into this single-family residential lot for extra yard space.</p> <p>The Polk Street Right-of-Way at this location is currently eighty (80) feet wide. A fifty (50)-foot wide right-of-way is typically required in single-family residential areas. The fifteen (15)-foot wide portion of right-of-way proposed for abandonment is excess right-of-way.</p>	

**BACKGROUND  
CONTINUED**

The Polk Street Right-of-Way was dedicated with the original Subdivision of Newton's Addition to the City of Little Rock. The reversionary rights will extend to the owner of Lot 7, Block 20, Newton's Addition for this portion of the east half of the right-of-way.

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

Abandoning this small portion of Polk Street Right-of-Way will have no adverse impact on the public welfare and safety. The Little Rock Fire Department has expressed no objection to the abandonment request.

The Planning Commission reviewed this request at their May 11, 2023, 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.