## OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

## BOARD OF DIRECTORS COMMUNICATION JULY 12, 2022 AGENDA

Subject:	Action Required:	Approved By:
Reichardt Street, Fletcher Street and Alley Right-of- Way Abandonment, located generally between East 7 <sup>th</sup> Street and East 9 <sup>th</sup> Street (G-23-485).	√ <b>Ordinance</b> Resolution	
Submitted By:		
Planning & Development Department		Bruce T. Moore City Manager
SYNOPSIS	The adjacent property owners are requesting to abandon a portion of Reichardt Street, between East 8 <sup>th</sup> Street and East 9 <sup>th</sup> Street, a portion of Fletcher Street, between East 7 <sup>th</sup> Street and East 8 <sup>th</sup> Street, and a portion of the alley located in Block 5, McLean's Addition.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the abandonment. The Planning Commission recommended approval by a vote of 10 ayes, 0 nays and 1 open position.	
BACKGROUND	The applicant requests to abandon the following rights-of-way:	
	<ol> <li>Reichardt Street: 57.24 feet in width and 393.34 feet in length located between East 8<sup>th</sup> Street and East 9<sup>th</sup> Street.</li> <li>Fletcher Street: 50.67 feet in width and 330.00 feet in length located between East 7<sup>th</sup> Street and East 8<sup>th</sup> Street.</li> <li>The alley located within Block 5, McLean's Addition: 20.20 feet in width and 32.89 feet in length.</li> </ol>	

## BACKGROUND CONTINUED

The abandonments are requested in order to incorporate the areas into the adjacent properties to allow for expansion of Brickbat, Inc. (Antique Brick), and Haybar Properties, LLC, facilities for new construction of commercial and industrial uses.

Reversionary rights do apply to this subdivision. According to the original plat/Bill of Assurance, the reversionary rights are to the original subdivider and were established in 1912. It will be up to the abutting property owners to determine the appropriate action to address the reversionary rights.

Abandoning Reichardt Street, Fletcher Street and the small portion of the alley 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 April 14, 2022, meeting and there were no objectors present. Notices were sent to all Neighborhood Associations registered within the City of Little Rock. Please see the attached Planning Commission minute record for the complete staff analysis.