

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 17, 2018 AGENDA**

<p>Subject:</p> <p>An ordinance abandoning a number of easements and covenants located within the Little Rock Land Company Medical and Commercial Park bounded by South University Avenue, Midtown Avenue, McKinley Street and Interstate 630. (G-24-054)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p>	<p>Little Rock Midtown Limited Partnership, owner of the Little Rock Land Company Medical and Office Park, located within the boundaries of South University Avenue, Midtown Avenue, South McKinley Street and Interstate 630, is requesting abandonment of various easements and covenants within the property.</p> <p>Abandoning the easements and covenants will facilitate redevelopment of the property.</p> <p>Approval of the abandonment of the easements and covenants subject to the existing easement rights remaining in place until new utilities are installed and new easements are dedicated where necessary. The easements and covenants proposed for abandonment are described in attachment. At its May 17, 2018, the Little Rock Planning Commission voted 8 ayes, 0 nays and 3 absent to recommend approval of the redevelopment, The District at Midtown Long-Form PCD.</p>	

BACKGROUND

The Little Rock Land Company Medical and Office Park Addition is located on the 30± acre site bounded by South University Avenue, South McKinley Street, Midtown Avenue and Interstate 630. The property contains the Doctor's Building and parking deck, two (2) multi-story medical office buildings (one occupied and one vacant), the vacant Sears building and the vacant Sears automotive building. Little Rock Midtown Partnership is proposing to redevelop the site into a multi-lot, mixed use development. The Doctor's Building, parking deck and the occupied medical office building will remain. The remainder of the site will be redeveloped with a mixture of uses including restaurants, hotels, general retail and office.

The property is encumbered with various easements and covenants dating to the platting and development of the addition in the early 1970's. In order to accommodate the proposed redevelopment of the property, the applicant is requesting abandonment of various easements and the covenants. Abandonment of the easements is proposed subject to the existing easement rights remaining in place until new utilities are installed and new easements are dedicated where necessary.