

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

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

Subject:	Action Required:	Approved By:
<p>Cottdale Lane Partial Right-of-Way Abandonment, located immediately west of Riverfront Drive, west of the existing trail crossing (G-23-476).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution</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 style="text-align: center;">BACKGROUND</p>	<p>The applicant proposes to abandon the current Cottdale Lane right-of-way (cul-de-sac), located west of Riverfront Drive. The right-of-way is located entirely within Tract H-3 of the Riverdale Addition.</p> <p>None.</p> <p>Staff recommends approval of the right-of-way abandonment. The Planning Commission voted to recommend approval by 10 ayes, 0 nays, 0 absent and 1 open position.</p> <p>The applicant proposes to abandon the current Cottdale Lane right-of-way, located west of Riverfront Drive. The right-of-way is a cul-de-sac with a right-of-way width of fifty (50) feet, with a ninety-five (95)-foot width for the cul-de-sac bulb. The entire right-of-way is approximately 145 feet long, and is located entirely within Tract H-3, Riverdale Addition.</p> <p>The right-of-way currently contains a paved street with a width of approximately twenty-eight (28) feet and a length of approximately fifty-five (55) feet, leading to a cul-de-sac which has a diameter of approximately seventy-five (75) feet. The entire length of the paved street is approximately 135 feet.</p>	

**BACKGROUND
CONTINUED**

The right-of-way abandonment is requested based on the fact that the applicant wishes to develop Tract H-3 as a single development, and not further subdivide the tract into smaller lots which would take access from the cul-de-sac street.

There is a portion of the Arkansas River Trail located along the east property line of Tract H-3 and within the east portion of the Cottdale Lane right-of-way.

The Arkansas River Trail (“the Trail”) recently constructed along Riverfront Drive is a small portion of existing trail constructed over many years. This particular portion of the Trail was constructed in 2020 by the City of Little Rock at a cost of \$356,000 thru the federal Transportation Alternative Program (TAP) managed by the Arkansas Department of Transportations (ArDOT). This program provided funding for 80% of the cost and required construction in conformance with the American Association of Highway and Transportation Officials (AASHTO) Guidelines for Bike and Pedestrian Transportation. ArDOT reviewed the potential relocation of the Trail crossing at Cottdale Lane and stipulated reimbursement of the grant funds would be required if the crossing was relocated closer to Riverfront Drive.

Public Works recommend approval of the Cottdale Lane right-of-way abandonment and any street modifications beginning on the west side of the existing Trail crossing. If the Cottdale Lane right-of-way is converted to future private access; striping, signage, and speed deterrents will be required to be installed prior to the issuance of the certificate of occupancy.

All of the public utility companies have reviewed and approved the requested right-of-way abandonment.

The applicant submitted a letter from an abstract company stating that there are no reversionary clauses attached to the right-of-way requested for 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.

Abandoning this portion of right-of-way will have no adverse impact on the public welfare and safety.

**BACKGROUND
CONTINUED**

On May 13, 2021, The Planning Commission reviewed this request at their May 13, 2021, meeting and there were no objectors present. All Neighborhood Associations registered with The City of Little Rock were notified of the public hearing. The applicant, Fitzroy Riverdale, LLC, is the only abutting property owner; therefore, there are no other abutting property owners to notify. Please see the attached Planning Commission minute record for the complete staff analysis.