

BACKGROUND

The adjacent property owner proposes to abandon the north ninety (99) feet of the twenty (20)-foot wide (north/south) alley right-of-way located within block bounded by West 26th, West 27th, Allis and Brown Streets (unplatted block).

The alley right-of-way is currently grass-covered with some areas of gravel. The alley is overgrown in a few spots. After abandonment, the applicant plans to fence off the north ninety (99) feet of the alley right-of-way to control access. The south portion of the alley will remain in its current condition.

There are five (5) single-family residences within the west half of the block. Two (2) of the residences are vacant and boarded, and there are four (4) single-family residences within the east half of the block. Commercial zoning and uses are located to the south along West Roosevelt Road. R-3 zoning and residences are located within the blocks to the north, east and west.

As noted in paragraph G., of the attached staff report, none of the utility companies object to the abandonment request. Several of the utilities request to retain the entire area of abandonment as a utility easement. The Public Works Comment is as follows:

1. Drainage easement should be maintained in the alley to convey storm water from adjacent property.

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.

An abstract company was able to find no reversionary rights of record.

Abandoning this right-of-way will have no adverse impact on the public welfare and safety. The Little Rock Fire Department has reviewed and approved the abandonment request.