

Name: Hawthorne Road – Partial Right-of-Way Abandonment

Location: 4916 Hawthorne Road

Owner/Applicant: Curtis and Jackye Finch/Carolyn Lindsey

Request: To abandon the north 15 feet of the 80 foot wide Hawthorne Road right-of-way adjacent to 4916 Hawthorne Road.

Purpose: To incorporate area into the adjacent lot (4916 Hawthorne Road) for construction of a new single family home.

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STAFF REVIEW:

A. Public Need for this Right-of-Way:

As noted in paragraph G., none of the utility companies object to the abandonment request. One (1) of the utilities requests to retain the entire area of abandonment as a utility easement. The Public Works Comment is as follows:

1. Drainage easements should be maintained in the portion of the right-of-way to be abandoned to convey storm water from adjacent property.

B. Master Street Plan:

There are no Master Street Plan issues associated with this abandonment request, as the right-of-way is not classified as collector street or higher.

C. Characteristics of Right-of-Way Terrain:

The area of proposed abandonment is mostly grass covered and contains a driveway for the residence which previously existed on the site. The property slopes upward slightly from south to north.

D. Development Potential:

After abandonment, the area of right-of-way will be incorporated into the adjacent lot (4916 Hawthorne Road) for construction of a new residence.

E. Neighborhood and Land Use Effect:

Single family residences are located to the east, west and south (across Hawthorne Road). Two (2) vacant lots are located north of the proposed area of abandonment. The Little Rock Country Club golf course is located further north and northeast.

F. Neighborhood Position:

The two (2) abutting property owners east and west of the proposed area of abandonment have signed-off on the abandonment request. The Heights Neighborhood Association was notified of the abandonment request.

G. Effect on Public Services or Utilities:

Wastewater: No objection to abandonment.

Entergy: No objection to abandonment. Retain area as easement for existing power line running across the front of the property.

Center-Point Energy: No objection to abandonment.

AT & T (SBC): No objection to abandonment. Any existing telephone facilities that need to be moved will require a custom work order.

Central Arkansas Water: No objection to abandonment.

H. Reversionary Rights:

Information submitted by an abstract company shows that there are no reversionary rights found of record.

I. Public Welfare and Safety Issues:

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.

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SUBDIVISION COMMITTEE COMMENT: (SEPTEMBER 24, 2014)

Carolyn Lindsey was present, representing the application. Staff briefly described the proposed abandonment, noting that there were no outstanding issues. Staff noted that none of the utility companies objected to the abandonment request. The use of the right-of-way after abandonment was briefly discussed.

After the discussion, the Committee forwarded the application to the full Commission for resolution.

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STAFF RECOMMENDATION:

Staff recommends approval of the request to abandon the north 15 feet of the 80 foot wide Hawthorne Road right-of-way located adjacent to 4916 Hawthorne Road, subject to the entire area of abandonment being retained as a utility and drainage easement.

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PLANNING COMMISSION ACTION:

(OCTOBER 16, 2014)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.