

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

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**BOARD OF DIRECTORS COMMUNICATION  
DECEMBER 7, 2021 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
Polk Street partial right-of-way abandonment, located adjacent to 5424 Country Club Boulevard (G-23-480).	✓ <b>Ordinance</b> Resolution	
<b>Submitted By:</b>  Planning & Development Department		Bruce T. Moore City Manager
<b>SYNOPSIS</b>	The applicant of the residence located at 5424 Country Club Boulevard requests to abandon the east fifteen (15) feet of the Polk Street right-of-way (fifteen (15) feet by 140 feet) located adjacent to Lot 8, Block 9, Newton's Addition to the City of Little Rock, Arkansas.	
<b>FISCAL IMPACT</b>	None.	
<b>RECOMMENDATION</b>	Staff recommends approval of the right-of-way abandonment request. The Planning Commission recommended approval by a vote of 10 ayes, 0 nays, 0 absent, and 1 open position.	
<b>BACKGROUND</b>	The owner of the residence located at 5424 Country Club has requested to incorporate the area of abandonment into this single-family residential lot for extra yard space. The Polk Street right-of-way at this location is currently eighty (80) feet wide. A fifty (50)-foot wide right-of-way is typically required in single-family residential areas. The fifteen (15)-foot wide portion of right-of-way proposed for abandonment is excess right-of-way.  The Polk Street right-of-way was dedicated with the original subdivision of Newton's Addition to the City of Little Rock.	

**BACKGROUND  
CONTINUED**

The reversionary rights will extend to the owner of Lot 8, Block 9, Newton's Addition for this portion of the east half of the right-of-way.

There are no Master Street Plan issues, as the right-of-way is not classified as a collector street or higher. Abandoning this small portion of Polk Street right-of-way 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 October 14, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.