

Name: Lot 1, Greyrock Subdivision Easement Abandonments
Location: 12,700 Chenal Parkway
Owner/Applicant: Target Corporation/Kimley-Horn
Request: To abandon certain utility easements located within Lot 1, Greyrock Subdivision.

STAFF REVIEW:

1. Public Need for the Utility Easement:

There is no need for these easements. All Utility Companies have approved the proposed abandonment.

2. Master Street Plan:

There is no Master Street Plan issue.

3. Need for Utility Easement on Adjacent Streets:

None of the utility companies have requested additional easements.

4. Characteristics of Utility Easement Terrain:

The two easements are located in the parking lot area of the Target Store. One runs east to west, south of the store. The second runs north to south, west of the store.

5. Development Potential:

Target Corporation is considering subdividing the property to create a small outlot at the front of the property, near Chenal Parkway. The easements intersect at the location of the proposed outlot.

6. Neighborhood Land Use, Effect and Position:

The easements are located entirely within Target's property which is located on the commercially developed portion of the Parkway. No neighborhood position has been voiced.

7. Neighborhood Position:

Notice was not required since the easements are entirely on the applicant's property.

8. Effect on Public Services or Utilities:

No utility facilities are located within either easement. All utility companies have approved the proposed abandonments.

9. Reversionary Rights:

All rights extend to the property owner, Target Corporation.

STAFF RECOMMENDATION:

Staff recommends approval of the abandonment of the following specifically described easements:

1. All of the 50-foot-wide utility easement in Bk. 281, pg. 365, Bk, 241, pg. 389, (Except #14), records of Pulaski County, Arkansas
2. All of the 50-foot-wide utility easement consisting of instrument #83-58249 & Instrument #98-066217, (Except #16) records of Pulaski County, Arkansas
3. All of the 50-foot-wide utility easement consisting of instrument #83-58249 & Instrument #96-13562 Plat No. E-551, (Except #12-13) records of Pulaski County, Arkansas
4. All of 20-foot-wide Public Utility Easement consisting of Instrument #97-7219 (Except #22) records of Pulaski County, Arkansas