

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 17, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>Alley – Right-of-Way Abandonment, located within Block 7, Pfeifer’s Addition. (G-23-453)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p align="center">√ Ordinance Resolution Approval Information Report</p>	<p align="center">Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The adjacent property owners propose to abandon the east 133 feet of the alley right-of-way located within Block 7, Pfeifer’s Addition. The portion of the alley requested to be abandoned is adjacent to Lots 6 through 11, Block 7, Pfeifer’s Addition. The west portion of the alley was previously abandoned. The block is bounded by West Markham, ‘A’, Van Buren and Harrison Streets.</p>	
FISCAL IMPACT	None	
RECOMMENDATION	Approval of the ordinance.	
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed this issue at its January 15, 2015, meeting, and there were no objectors present. All the adjacent property owners have signed off on the abandonment request. No other property owners are required to be notified of the abandonment request. The Hillcrest Residents’ Association was notified of the public hearing. The Commission voted, as part of the Consent Agenda, to recommend approval of the requested right-of-way abandonment. The vote was 8 ayes, 0 nays and 3 absent.</p>	
BACKGROUND	<p>The adjacent property owners propose to abandon the east 133 feet of the alley right-of-way located within Block 7, Pfeifer’s Addition.</p>	

BACKGROUND

The portion of the alley requested to be abandoned is adjacent to Lots 6 through 11, Block 7, Pfeifer's Addition. The west portion of the alley was previously abandoned. After abandonment, the area of right-of-way will be incorporated into the adjacent lots and continue to be used as access to adjacent businesses and possible future redevelopment. The portion of the alley right-of-way proposed for abandonment is partially paved and used as access to the adjacent businesses to the south.

Commercial uses (zoned C-3) are located along the south side of the alley right-of-way. A parking lot is located on the north side of the alley. A mixture of office and commercial uses is located within the blocks east and west along the north side of West Markham Street.

As noted in paragraph G., of the attached staff report, none of the public utility companies object to the abandonment request. Three (3) of the utilities request to retain all or part of the area of abandonment as a utility easement. The Public Works Comment is as follows:

1. Easements are required to be maintained for all storm water drainage areas.

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.

Information submitted by a licensed abstract company notes no reversionary rights found 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.