

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

**BOARD OF DIRECTORS COMMUNICATION  
MARCH 18, 2014 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>East 25<sup>th</sup> Street and Cumberland Street – Right-of-Way abandonment, between East Roosevelt Road and East 25<sup>th</sup> Street, east of Scott Street. (G-23-442)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√<b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	<p>The adjacent property owners propose to abandon the east 140 feet of the undeveloped sixty (60)-foot wide East 25<sup>th</sup> Street right-of-way lying north of Block 5 of the Subdivision of Lot 18 of Rapley’s Estate Addition; and 130 feet of the undeveloped sixty (60)-foot wide Cumberland Street right-of-way located between East Roosevelt Road right-of-way and East 25<sup>th</sup> Street right-of-way.</p>
<b>FISCAL IMPACT</b>	<p>None</p>
<b>RECOMMENDATION</b>	<p>Approval of the ordinance.</p>
<b>CITIZEN PARTICIPATION</b>	<p>The Planning Commission reviewed this issue at its January 30, 2014, 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 Pettaway Park Neighborhood Association was notified of the abandonment request. The Commission voted, as part of the Consent Agenda, to recommend approval of the requested right-of-way abandonments. The vote was 9 ayes, 0 nays, and 2 absent.</p>

## **BACKGROUND**

The adjacent property owners propose to abandon the east 140 feet of the undeveloped sixty (60)-foot wide East 25<sup>th</sup> Street right-of-way lying north of Block 5 of the subdivision of Lot 18 of Rapley's Estate Addition; and 130 feet of the undeveloped sixty (60)-foot wide Cumberland Street right-of-way located between East Roosevelt Road right-of-way and East 25<sup>th</sup> Street right-of-way. After abandonment; the area of right-of-way will transfer to the ownerships to the north, east and west for private use.

The East 25<sup>th</sup> Street right-of-way is currently undeveloped and slopes downward to the property to the north and east. An old fence runs through the right-of-way. Trees and vegetation are located along the fence line.

The Cumberland Street right-of-way is also undeveloped. It slopes upward from Roosevelt Road to the north. The area of right-of-way is partially grass covered.

A single-family residence (225 East 25<sup>th</sup> Street) is located on the R-5 zoned property south and west of the areas proposed for abandonment. The old VA Hospital property (Institute of Basic Life Principles), zoned PCD, is located to the north and east. East 25<sup>th</sup> Street is constructed from Scott Street to 225 East 25<sup>th</sup> Street at which point it dead ends with a cul-de-sac.

As noted in paragraph G., of the attached staff report, none of the public utility companies object to the abandonment request. None of the utilities request the area be retained as a utility easement. The Public Works comment is as follows:

- Drainage easements should be maintained in the right-of-way to convey storm water from adjacent property. (See "Staff Recommendation" in attached staff report).

There are no Master Street Plan issues associated with this abandonment request, as the rights-of-way are not classified as Collector Streets or higher. Abandoning this alley 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.