

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 6, 2018 AGENDA**

<p>Subject:</p> <p>Unnamed Street – Right-of-Way Abandonment, located west of South University Avenue, running south from Midtown Avenue. (G-23-468)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>Little Rock Midtown Limited Partnership, the abutting property owner, requests to abandon the fifty (50)-foot wide (fifty (50) feet by 294 feet) unnamed street right-of-way running south from Midtown Avenue, approximately 639 feet west of South University Avenue.</p> <p>None.</p> <p>Staff recommends approval of the abandonment. The Planning Commission voted to recommend approval of the abandonment by a vote of 10 ayes, 0 nays and 1 absent.</p> <p>After abandonment, the area of abandonment will be incorporated into the adjacent property to the east and west for future development of professional office/commercial.</p> <p>The area of right-of-way is currently undeveloped, and was never developed as a public street. It was previously used as a driveway and parking for the Doctors Hospital which was removed from the property. The general area contains a mixture of commercial, office and residential uses. A mixed use development is located north of Midtown Avenue.</p>
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**BACKGROUND
CONTINUED**

The Doctors Building and parking deck are located to the east, and another clinical use is located to the west, with single family and multifamily uses further west. The old Sears development is located across West 6th Street to the south.

As noted in paragraph G., of the attached staff report, none of the utility companies object to the abandonment request. None of the utilities request to retain the area of abandonment as an easement. Public Works for reviewed and approved the abandonment request, with no portion of the area of abandonment being retained as a drainage easement.

The sole abutting property owner has signed-off on the abandonment request. The Briarwood Neighborhood Association was notified of the abandonment request. 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. The right-of-way was dedicated and filed for record on July 25, 1958, in Book 669, Page 363.

The dedication document contains no reversionary clause. After abandonment, the area right-of-way will revert to Little Rock Midtown Limited Partnership, owner of the abutting property along all sides of the right-of-way. 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.

The Planning Commission reviewed this issue at its January 25, 2018, meeting and there were no objectors present. The Briarwood Neighborhood Association was notified of the public hearing.