

Name: North Katillus Road – Right-of-Way Abandonment

Location: North 1,300 feet of Katillus Road, within the sports field portion of the Pinnacle View Middle School campus

Owner: Little Rock School District

Applicant: White-Daters and Associates

Request: To abandon all that part of the North Katillus Road right-of-way located in the NE  $\frac{1}{4}$ , NW  $\frac{1}{4}$ , Section 13, T-2-N, R-14-W, Little Rock, Pulaski County, Arkansas.

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STAFF REVIEW:

A. Public Need for This Right-of-Way:

There is no public need for this right-of-way. It serves as access to no other properties and is located entirely with the sports field portion of the Pinnacle View Middle School campus.

B. Master Street Plan:

There are no Master Street Plan issues.

C. Characteristics of Right-of-Way Terrain:

Much of the overall 40 acre tract is wooded and undeveloped. The sports field occupies the SW  $\frac{1}{4}$  of the tract. Only vestiges of the former street pavement remain.

D. Development Potential:

The area of right-of-way has been incorporated into the sports field portion of the middle school campus. Abandonment of the right-of-way was a condition of the approval for the sports field.

E. Neighborhood and Land Use Effect:

As noted, the area of the right-of-way is incorporated into the sports field portion of the middle school campus. The right-of-way is located entirely within the campus and abandoning the right-of-way will have no effect on other properties.

F. Neighborhood Position:

The Planning Commission approved a conditional use permit to allow the sports field on October 6, 2016. A revision to the CUP to allow lighting of the field was approved on May 31, 2018. A condition of approval both times was abandonment of the right-of-way. There was no opposition to the sports field.

G. Effect on Public Services or Utilities:

All utilities and Public Works approve of the abandonment.

H. Reversionary Rights:

The right-of-way was dedicated in County Court order (Mackey Court Order) filed for record June 26, 1970, in Deed Book 1111, Page 583. There are no reversionary rights indicated.

I. Public Welfare and Safety Issues:

The right-of-way is not used as access to any properties. All required public safety access for the sports field was constructed in conjunction with the field.

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STAFF RECOMMENDATION:

Staff recommends approval of the request to abandon that portion of the North Katillus Road right-of-way located in the NE ¼, SW ¼, Section 13, T-2-N, R-14-W, Little Rock, Pulaski County, Arkansas.