

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

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 2, 2016 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>Abandonment of Santa Fe Avenue, West 29<sup>th</sup> Street, South Fillmore Street and alley right-of-way located within the UALR Campus area (between West 29<sup>th</sup> Street, Fair Park Boulevard and West 30<sup>th</sup> Street). (G-23-463)</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>	The adjacent property owner requests to abandon portions of Santa Fe Avenue, West 29 <sup>th</sup> Street, S. Fillmore Street and the east-west alley right-of-way (Block 1, C. O. Brack’s Addition), all located within the UALR Campus area, between West 28 <sup>th</sup> Street, Fair Park Boulevard and West 30 <sup>th</sup> Street.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Approval of the ordinance. The Planning Commission voted to recommend approval of the abandonment request, as part of the Consent Agenda. The vote was 10 ayes, 0 nays and 1 absent.
<b>BACKGROUND</b>	<p>The adjacent property owner, Board of Trustees of the University of Arkansas, requests to abandon the following rights-of-way within the UALR campus:</p> <ul style="list-style-type: none"> <li>• Santa Fe Avenue (twenty (20)-foot width) – between West 28<sup>th</sup> and West 29<sup>th</sup> Streets. (295 feet)</li> <li>• West 29<sup>th</sup> Street (forty (40)-foot width) – west of Santa Fe Avenue and east of Fillmore Street. (101 feet)</li> <li>• South Fillmore Street (twenty (20)-foot width) between West 29<sup>th</sup> and West 30<sup>th</sup> Street. (363 feet)</li> <li>• East–west alley right-of-way (twenty (20)-foot width) – within Block 1, C.O. Brack’s Addition. (88 feet)</li> </ul>

**BACKGROUND  
CONTINUED**

After abandonment, the area of abandonment will be incorporated into the adjacent properties for the development of an Arts and Design Building and additional parking for the school. All of the rights-of-way are currently undeveloped, and within the UALR Campus, and the University of Arkansas is the only abutting property owner. Portions of the rights-of-way are within existing paved parking lots serving the UALR Campus. Other portions are within undeveloped property.

As noted in Paragraph G, of the attached staff report, none of the utility companies object to the abandonment request. All areas of abandonment will be retained as utility and drainage easements. Public Works has reviewed the abandonment request and has the following comment:

1. If public drainage exists, drainage easements should be maintained in the abandoned right-of-way to convey storm water from adjacent property.

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. Information submitted by a licensed abstract company notes that no reversionary rights were found of record. Abandoning these rights-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 June 2, 2016, meeting, and there were no objectors present. All of the abutting properties are owned by the University of Arkansas Board of Trustees. The Fair Park, Curran-Conway, Oak Forest and University District neighborhood associations were notified of the abandonment request.