

Name: Santa Fe Avenue, West 29th Street, S. Fillmore Street and Alley – Right-of-Way Abandonments

Location: Within the UALR Campus area, between West 28th Street, Fair Park Blvd. and West 30th Street

Owner/Applicant: Board of Trustees of the University of Arkansas/
Paxton R. Singleton, Global Surveying Consultants, Inc.

Request: The request is to abandon the following rights-of-way within the UALR campus:

- Santa Fe Avenue (20 foot width) – between West 28th and West 29th Streets. (295 feet)
- West 29th Street (40 foot width) – west of Santa Fe Avenue and east of Fillmore Street. (101 feet)
- S. Fillmore Street (20 foot width) between West 29th and West 30th Street. (363 feet)
- East – west alley right-of-way (20 foot width) – within Block 1, C.O. Brack’s Addition. (88 feet)

Purpose: 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.

STAFF REVIEW:

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

As noted in paragraph G., 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.

B. Master Street Plan:

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.

C. Characteristics of Right-of-Way Terrain:

All of the rights-of-way are currently undeveloped, and within the UALR campus. 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.

D. Development Potential:

The abandonments are proposed to allow for the construction of additional parking and a new Arts and Design Building.

E. Neighborhood and Land Use Effect:

All of the rights-of-way proposed for abandonment fall within the UALR campus, and the school is the only abutting property owner. Portions of the rights-of-way fall within existing parking lot areas, with the other portions being within undeveloped areas.

F. Neighborhood Position:

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.

G. Effect on Public Services or Utilities:

Little Rock Wastewater: All existing sewer easements must be retained. If relocation is desired, then new easements will be required.

Entergy: No objection to abandonment. Retain easements for any remaining facilities and 24-hour vehicular access to the facilities.

Centerpoint Energy: No objection to abandonment.

AT&T: No objection to abandonment, subject to AT & T facilities in the affected areas being granted utility easements.

Central Arkansas Water: No objection. However, CAW owns a 2" PVC main on West 29th Street that appears to terminate at Santa Fe Avenue. An easement should be retained if this abandonment will affect this main.

H. Reversionary Rights:

Information submitted by a licensed abstract company notes that no reversionary rights were found of record.

I. Public Welfare and Safety Issues:

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.

SUBDIVISION COMMITTEE COMMENT:

(MAY 11, 2016)

Sebrina Ricks was present, representing the application. Staff briefly described the proposed abandonments. Staff noted that additional utility letters and right-of-way lengths were needed. Staff explained that all areas of abandonment will be retained as easements.

After the discussion, the Committee forwarded the application to the full Commission for resolution.

STAFF RECOMMENDATION:

Staff recommends approval of the request to abandon portions of Santa Fe Avenue, West 29th Street, S. Fillmore Street and the east-west alley right-of-way within Block 1, C. O. Brack's Addition, subject to the entire areas of abandonment being retained as utility and drainage easements.

PLANNING COMMISSION ACTION:

(JUNE 2, 2016)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval. There was no further discussion. The item was placed on the consent agenda and approved. The vote was 10 ayes, 0 noes and 1 absent.