

City of Fayetteville Staff Review Form

2017-0699

Legistar File ID

12/19/2017

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Andrew Garner

12/1/2017

City Planning /
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

VAC 17-5995: Vacation (1100 W. 15TH ST./PINNACLE FOODS, 561): Submitted by ENGINEERING SERVICES, INC. for property at 1100 W. 15TH ST. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 46.57 acres. The request is to vacate a portion of a street right-of-way.

Budget Impact:

Account Number	Fund
Project Number	Project Title
Budgeted Item? <u>NA</u>	Current Budget \$ -
	Funds Obligated \$ -
	Current Balance \$ -
Does item have a cost? <u>No</u>	Item Cost
Budget Adjustment Attached? <u>NA</u>	Budget Adjustment
	Remaining Budget \$ -

V20140710

Previous Ordinance or Resolution # _____

Original Contract Number: _____

Approval Date: _____

Comments:



CITY COUNCIL AGENDA MEMO

MEETING OF DECEMBER 19, 2017

TO: Mayor and City Council

THRU: Andrew Garner, Planning Director

FROM: Quin Thompson, Current Planner

DATE: December 1, 2017

SUBJECT: **VAC 17-5995: Vacation (1100 W. 15TH ST./PINNACLE FOODS, 561):** Submitted by ENGINEERING SERVICES, INC. for property at 1100 W. 15TH ST. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 46.57 acres. The request is to vacate a portion of a street right-of-way.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of **VAC 17-5995** with the following condition of approval:

1. Any relocation of or damage to existing utilities or existing facilities shall be at the owner/developer's expense;

BACKGROUND:

The subject property is at 1100 W. 15th Street and is developed with a manufacturing facility. A 60-foot wide right-of-way extends from the north property line for over 800 feet to the south with a 60-foot width containing 0.28 acres. Approximately 600 feet of this right-of-way contains a multi-use trail connecting west 12th street with the multi-family development to the north. The portion of right-of-way containing trail is not a part of the request.

Proposal: The applicant proposes to vacate a portion of unbuilt street right-of-way, as shown in the attached Exhibits A and B.

DISCUSSION:

On November 27, 2017, the Planning Commission forwarded this item to the City Council with a recommendation for approval with a vote of 9-0-0.

BUDGET/STAFF IMPACT:

N/A

Attachments:

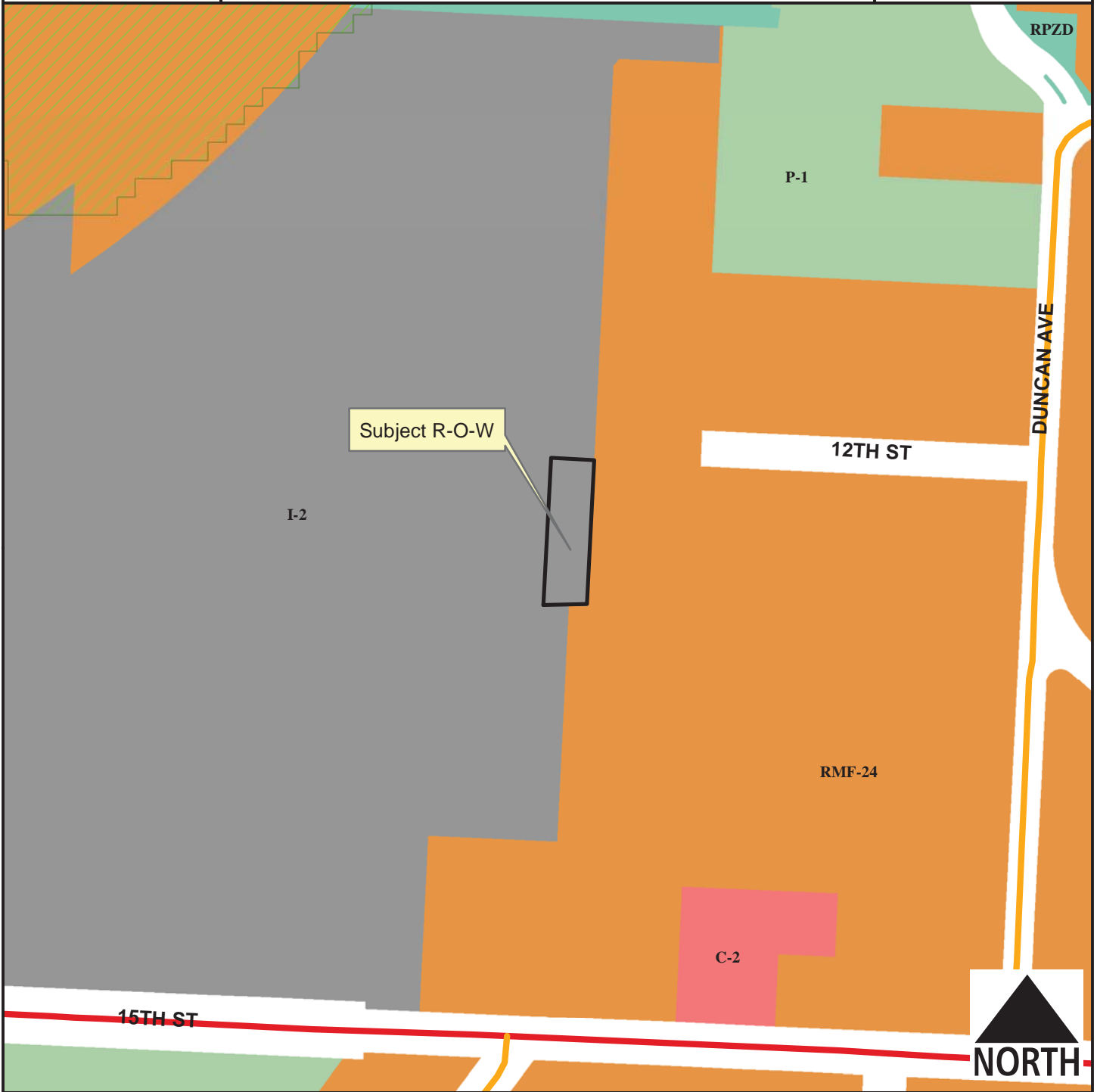
- Exhibit A
- Exhibit B
- Application
- Planning Commission Staff Report

VAC17-5995

PINNACLE FOODS STREET R-O-W

17-5995
EXHIBIT 'A'

Close Up View



Subject R-O-W

I-2

P-1

12TH ST

RPZD

DUNCAN AVE

RMF-24

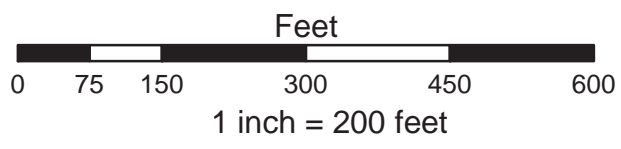
C-2

15TH ST

NORTH

Legend

- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Shared Use Paved Trail
- Building Footprint



- RMF-24
- I-2 General Industrial
- C-2
- Commercial, Industrial, Residential
- P-1

17-5995
EXHIBIT 'B'

DESCRIPTION OF PORTION OF STREET TO BE VACATED:

A PORTION OF BUCHANNAN AVENUE AS SHOWN ON PLAT OF ANDERSON'S 2ND ADDITION TO THE CITY OF FAYETTEVILLE ACCEPTED BY THE FAYETTEVILLE CITY COUNCIL AUGUST 24, 1959 AND FILED IN PLAT BOOK 1 AT PAGE 47 OF THE WASHINGTON COUNTY RECORDS, SAID ANDERSON'S 2ND ADDITION BEING A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 16 NORTH, RANGE 30 WEST, FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 8 OF BLOCK 1 OF SAID ANDERSON'S 2ND ADDITION; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID BUCHANNAN AVENUE, ALSO BEING ALONG THE EASTERLY LINES OF LOTS 8 AND 9 OF SAID BLOCK 1, N00°02'35"E A DISTANCE OF 203.10 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, S89°57'07"E A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF LOT 6 OF SAID BLOCK 1; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID BUCHANNAN AVENUE, ALSO BEING THE WESTERLY LINES OF LOTS 6 AND 7 OF SAID BLOCK 1, S00°02'35"W A DISTANCE OF 198.71 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7 AND THE SOUTHERLY LINE OF SAID ANDERSON'S 2ND ADDITION; THENCE ALONG THE SOUTHERLY LINE OF SAID ANDERSON'S 2ND ADDITION (ALSO BEING THE NORTHERLY LINE OF GARRIOTT SUBDIVISION TO THE CITY OF FAYETTEVILLE, FILED IN PLAT BOOK 3 AT PAGE 321 OF THE WASHINGTON, COUNTY RECORDS), S85°52'00"W A DISTANCE OF 60.16 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.28 ACRES (12,054 SQ.FT.), MORE OR LESS.

Right-of-Way, Easement or Alley VACATION

FOR STAFF USE ONLY

Date Application Submitted:
Date Accepted as Complete:
Project Number:
Public Hearing Date:

5995

FEE: \$200.00
Sign Fee: \$5.00
S-T-R:
PP#:
Zone:

Please fill out this form completely, supplying all necessary information and documentation to support your request.
Your application will not be placed on the Planning Commission agenda until this information is furnished.

Application:

Indicate one contact person for this request: _____ Applicant Representative

Applicant (person making request):

Representative (engineer, surveyor, realtor, etc.):

Name: Pinnacle Foods

Name: Engineering Services Inc.

Address: 1100 W 15th Street
Fayetteville, AR 72701

Address: 1207 South Old Missouri Road

P.O. Box 282

Springdale, AR 72765-0282

Phone: (479) 443 - 3451

Phone: (479) 751 - 8733

Email:

Email: jappel@engineeringservice.com

Fax: ()

Fax: (479) 751 - 8746

Site Address / Location: 1100 W 15th Street Fayetteville AR, 72701.

Legal description of area to be vacated (attach separate sheet if necessary):

Current Zoning District: I-2 General industrial

Assessors Parcel Number(s) for subject property: 765-14979-000

FINANCIAL INTERESTS

The following entities and / or people have financial interest in this project:

Pinnacle Foods

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approval. I understand that the City might not approve what I am applying for, or might set conditions on approval.

Name (printed): Andrew C Vachon (Tippman Const Rep) Date: 10/3/17

Signature: [Signature] (Tippman Const Rep)

PROPERTY OWNER(S) / AUTHORIZED AGENT: I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.)

Owners (attach additional info if necessary):

Name (printed): BILL MEDLEY

Signature: [Signature]

Date: 10/4/17

Address: 1100 W. 15th St

Fayetteville, AR 72701

Phone: (479) - 718-0517

Name (printed): _____

Address: _____

Signature: _____

Date: _____

Phone: () _____

Vacation Checklist:

Attach the following items to this application:

- (1) Payment in full of applicable fees for processing the application:
 \$200.00 application fee
 \$5.00 public notification sign fee
- (2) Metes and bounds legal description of the area to be vacated, not the entire property (this may be included on the survey plat).
- (3) Survey of the site depicting the perimeter property lines and area within the property to be vacated.
- (4) CD containing a copy of the legal description in MS Word and PDF copies of the signed application and all other items submitted with this project.
- (5) A surveyor should stake the area on the site to be vacated for utility company review on their site visit.
- (6) A letter addressed to the Planning Commission and City Council describing the scope, nature, and intent of the request.
- (7) Abstractor's Certificate of Ownership stating names of all owners of property adjacent to the street right-of-way, alley, or easement to be vacated (this document is obtained from a title company).
- (8) A copy of the county parcel map from the Washington County Assessor's office or from the Washington County website (www.co.washington.ar.us). The subject property and all adjacent parcels should be identified on this parcel map. The owner's name, official mailing address, and the parcel number for every adjacent property shall be shown on this map.



PLANNING COMMISSION MEMO

TO: City of Fayetteville Planning Commission

THRU: Andrew Garner, City Planning Director

FROM: Quin Thompson, Planner

MEETING DATE: ~~November 27, 2017~~ **UPDATED 11-29-2017**

SUBJECT: **VAC 17-5995: Vacation (1100 W. 15th St. /Pinnacle Foods, 561):** Submitted by ENGINEERING SERVICES, INC. for property located at 1100 W. 15th st.. The property is zoned I-2, General Industrial and contains approximately 46.57 acres. The request is to vacate a portion of street right-of-way.

RECOMMENDATION:

Staff recommends forwarding **VAC 17-5995** to City Council with a recommendation for approval with conditions, finding that the existing right-of-way is not necessary, and will not provide useful connectivity in the future.

BACKGROUND:

The subject property is at 1100 W. 15th Street and is developed with a manufacturing facility. A 60-foot wide right-of-way extends from the north property line for over 800 feet to the south with a 60-foot width containing 0.28 acres. Approximately 600 feet of this right-of-way contains a multi-use trail connecting west 12th street with the multi-family development to the north. The portion of right-of-way containing trail is not a part of the request.

**Table 1
Surrounding Zoning and Land Use**

Direction	Land Use	Zoning
North	Multi-family Residential/Undeveloped	RMF-24, Residential Multi-family/R-PZD Hill Place
South	Single-family Residential/Two-family Residential	RMF-24, Residential Multi-family/RSF-8, Residential Single-family
East	UARK RV Park/Single-family Residential	P-1, Institutional/RMF-24, Residential Multi-family
West	Railway	I-2, General Industrial

Proposal: The applicant proposes to vacate a portion of this street right-of-way, in order to prepare the site for additional development.

DISCUSSION:

Vacation Approval: The applicant has submitted the required vacation forms to the City utility departments, with the following responses:

Vacation Approval: The applicant has submitted the required vacation forms to the City utility departments, with the following responses:

<u>Utility</u>	<u>Response</u>
Cox Communications	No objections, provided that any damage to or relocation of existing facilities will be at the owner/developer's expense.
AEP/SWEPCO	No objections and no comment.
BlackHills Energy AR	No objections and no comment.
AT&T	No objections and no comment.
Ozarks Electric	No objections and no comment.
<u>City of Fayetteville</u>	<u>Response</u>
Water/Sewer	No objections and no comment.
Solid Waste & Recycling	N/A
Transportation	N/A

Public Comment:

No public comment has been received.

RECOMMENDATION: Staff recommends forwarding **VAC 17-5995** to the City Council with a recommendation for approval subject to the following conditions:

Conditions of Approval:

1. Any relocation of or damage to existing utilities or existing facilities shall be at the owner/developer's expense;

<p>Planning Commission Action: <input checked="" type="checkbox"/> Forwarded <input type="checkbox"/> Tabled <input type="checkbox"/> Denied</p> <p>Meeting Date: <u>November 27, 2017</u></p> <p>Motion: HOFFMAN, MOTION TO APPROVE AS RECOMMENDED BY STAFF.</p> <p>Second: SCROGGIN</p> <p>Vote: 9-0-0</p>
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BUDGET/STAFF IMPACT:

None.

Attachments:

- Request Letter
- Petition to Vacate
- Utility Approvals
- Easement Vacation Exhibit
- Vacation Exhibit Detail
- One Mile Map
- Close-Up Map
- Current Land Use Map

October 10, 2017

Fayetteville Planning Division
125 W. Mountain Street
Fayetteville, Arkansas 72701

RE: Pinnacle Foods Corp. Right-of-Way Vacation

To whom it may concern,

On behalf of our client, we are submitting application materials to vacate a portion of an existing sixty-foot-wide Right-of-way within the Parcel 765-14979-000 in Fayetteville, Arkansas. The property is zoned I-2 General industrial. There is a sixty-foot Right-of-Way from Plat book 1-47 Anderson 2nd subdivision existing on site that my client is requesting to be vacated. Our client wishes to expand part of their business into this area within the current zoning, which necessitates the vacation of a piece of this Right-of-way. The following application materials are attached:

- Check to City of Fayetteville in the amount of \$930 (\$200 plus \$5 Sign Fee)
- Signed Right-of-Way Vacation application form
- Vacation Exhibit
- Certified List of Adjacent Property Owners
- PDF copies of all application materials, including drawings, and a .doc file of the Legal Description on CD

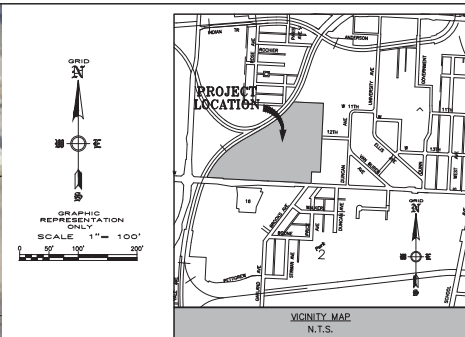
Please contact me if you have any questions, or need additional information.

Thank you,



Jason Appel

Enclosures



OWNER: PINNACLE FOODS CORP.
599 JEFFERSON RD.
FAYETTEVILLE, AR 72704

DEVELOPER: THE TRIPMAN GROUP
9009 COLDWATER RD.
FORT WAYNE, IN 46825
PHONE (260)414-1715

ENGINEER/SURVEYOR: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72782
PHONE (479)751-8733

ZONING: I-2

SITE AREA: 46.69 ACRES±

DESCRIPTION OF PORTION OF STREET TO BE VACATED:
A PORTION OF BUCHANAN AVENUE AS SHOWN ON PLAT OF ANDERSON'S 2ND ADDITION TO THE CITY OF FAYETTEVILLE ACCEPTED BY THE FAYETTEVILLE CITY COUNCIL, AUGUST 26, 1989 AND FILED IN PLAT BOOK 141 PAGE 47 OF THE WASHINGTON COUNTY RECORDS, SAID ANDERSON'S 2ND ADDITION BEING A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 16 NORTH, RANGE 35 WEST, FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 8 OF BLOCK 1 OF SAID ANDERSON'S 2ND ADDITION; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BUCHANAN AVENUE, ALSO BEING ALONG THE EASTERN LINES OF LOTS 8 AND 9 OF SAID BLOCK 1, NORTH 23° 2' A DISTANCE OF 203.10 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, S89° 57' 07" W A DISTANCE OF 80.80 FEET TO THE NORTHWEST CORNER OF LOT 8 OF SAID BLOCK 1; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID BUCHANAN AVENUE, ALSO BEING THE WESTERLY LINES OF LOTS 8 AND 7 OF SAID BLOCK 1, S89° 02' 25" W A DISTANCE OF 168.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7 AND THE SOUTHERLY LINE OF SAID ANDERSON'S 2ND ADDITION; THENCE ALONG THE SOUTHERLY LINE OF SAID ANDERSON'S 2ND ADDITION (ALSO BEING THE NORTHERLY LINE OF GARROTT'S SUBDIVISION TO THE CITY OF FAYETTEVILLE, FILED IN PLAT BOOK 3 AT PAGE 21 OF THE WASHINGTON COUNTY RECORDS), S89° 02' 25" W A DISTANCE OF 60.16 FEET TO THE POINT OF BEGINNING, CONTAINING 0.28 ACRES (12,024 SQ. FT.), MORE OR LESS.

REVISION	DATE	DESCRIPTION

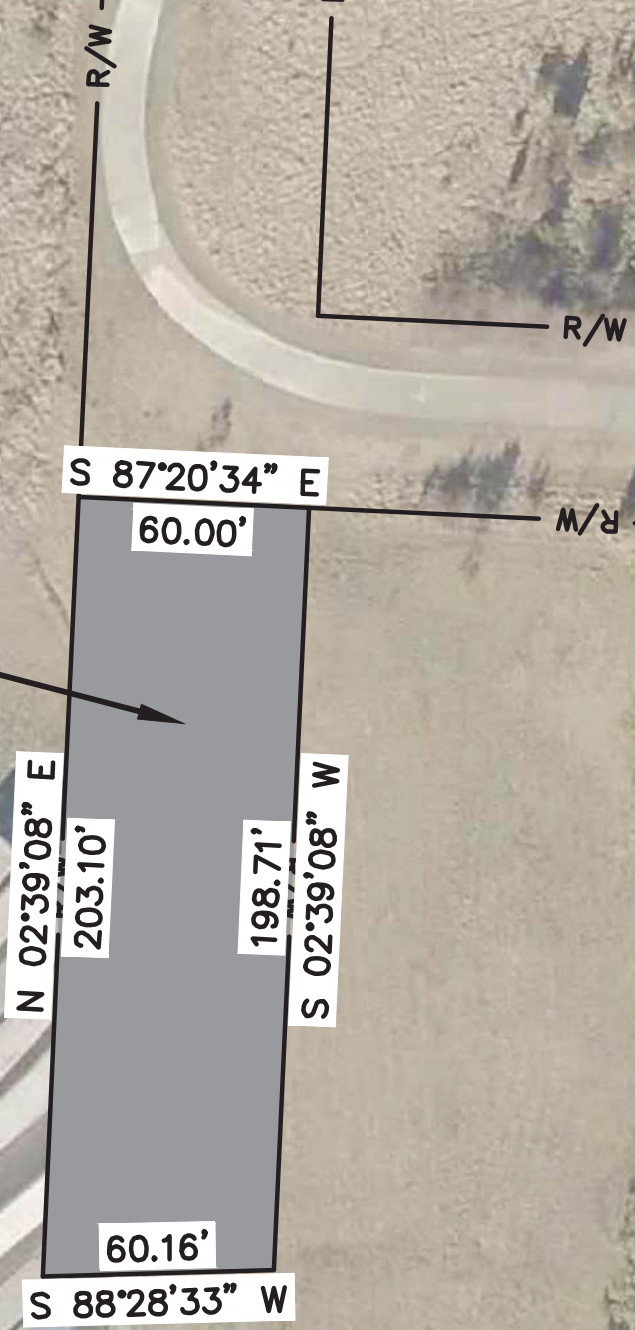
RIGHT-OF-WAY EXHIBIT
PINNACLE FOODS CORP.
FAYETTEVILLE, ARKANSAS

SCALE: 1"=100' DATE: October 10, 2017 DRAWN BY: JGA

ESI ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

W.O.# 17954 SHEET 1

**EX RIGHT-OF-WAY
(TO BE ABANDONED)
12,054 SQ. FT.
0.28 ACRES**



765-02230-000
HOLDEN, FRED E & NAOMI M
REVOCABLE TRUST
14283 S HWY 71
WEST FORK, AR 72774
ZONE: RMF-24

765
SIMF
9
FAYETT
ZO



PETITION TO VACATE A RIGHT OF WAY LOCATED IN PLAT 1-47 ANDERSON 2ND SUBDIVISION TO THE CITY OF FAYETTEVILLE ARKANSAS

TO: The City of Fayetteville Planning Commission and
The Fayetteville City Council

We, the undersigned, being all the owners of the real estate abutting the right-of-way hereinafter sought to be abandoned and vacated, lying in Plat 1-47 Anderson 2nd Subdivision, City of Fayetteville, Arkansas, a municipal corporation, petition to vacate a right-of-way which is described as follows:

DESCRIPTION OF PORTION OF STREET TO BE VACATED:

A PORTION OF BUCHANNAN AVENUE AS SHOWN ON PLAT OF ANDERSON'S 2ND ADDITION TO THE CITY OF FAYETTEVILLE ACCEPTED BY THE FAYETTEVILLE CITY COUNCIL AUGUST 24, 1959 AND FILED IN PLAT BOOK 1 AT PAGE 47 OF THE WASHINGTON COUNTY RECORDS, SAID ANDERSON'S 2ND ADDITION BEING A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 16 NORTH, RANGE 30 WEST, FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 8 OF BLOCK 1 OF SAID ANDERSON'S 2ND ADDITION; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID BUCHANNAN AVENUE, ALSO BEING ALONG THE EASTERLY LINES OF LOTS 8 AND 9 OF SAID BLOCK 1, N00°02'35"E A DISTANCE OF 203.10 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, S89°57'07"E A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF LOT 6 OF SAID BLOCK 1; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID BUCHANNAN AVENUE, ALSO BEING THE WESTERLY LINES OF LOTS 6 AND 7 OF SAID BLOCK 1, S00°02'35"W A DISTANCE OF 198.71 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7 AND THE SOUTHERLY LINE OF SAID ANDERSON'S 2ND ADDITION; THENCE ALONG THE SOUTHERLY LINE OF SAID ANDERSON'S 2ND ADDITION (ALSO BEING THE NORTHERLY LINE OF GARRIOTT SUBDIVISION TO THE CITY OF FAYETTEVILLE, FILED IN PLAT BOOK 3 AT PAGE 321 OF THE WASHINGTON, COUNTY RECORDS), S85°52'00"W A DISTANCE OF 60.16 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.28 ACRES (12,054 SQ.FT.), MORE OR LESS.

That the abutting real estate affected by said abandonment of the right-of-way in Plat 1-47 Anderson 2nd Subdivision to the City of Fayetteville used by the public for a period of many years, and that the public interest and welfare would not be adversely affected by the abandonment of the portion of the above described right-of-way.

The petitioners pray the above described real estate be vested in the abutting property owners as provided by law.

WHEREFORE, the undersigned petitioners respectfully pray that the governing body of the City of Fayetteville, Arkansas, abandon and vacate the above described right-of-way, and that the owners of the above described real estate be free from the right-of-way for the public use of said right-of-way.

Dated this 4th day of October 2017.

BILL MEDLEY
Printed name

Bill Medley
Signature

Andrew Vachon (Tippova Const Rep)
Printed name

AV (Tippova)
Signature

UTILITY APPROVAL FORM
FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: 10/14/2017

UTILITY COMPANY: AT&T

APPLICANT NAME: Pinnacle Foods APPLICANT PHONE: (479)-751-8733
(Jason Appel – ESI)

REQUESTED VACATION (*applicant must check all that apply*):

- Utility Easement
- Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- Alley
- Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

General location / Address 1000 W 15TH ST PINNACLE FOODS

(*ATTACH legal description and graphic representation of what is being vacated-SURVEY*)

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above, and no comments.
- No objections to the vacation(s) described above, provided following described easements are retained.
(State the location, dimensions, and purpose below.)

No objections provided the following conditions are met:

JEFF HAMILTON

Digitally signed by JEFF HAMILTON
DN: cn=JEFF HAMILTON, o=AT&T, ou=CONSTRUCTION/ ENGINEERING,
email=jh5430@att.com, c=US
Date: 2017.10.16 12:21:39 -05'00'

Signature of Utility Company Representative

MGR OSP PLNG ENGRG DESIGN

Title

UTILITY APPROVAL FORM
FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: 10/16/20107

UTILITY COMPANY: BlackHills Energy

APPLICANT NAME: Pinnacle Foods APPLICANT PHONE: (479)-751-8733
(Jason Appel – ESI)

REQUESTED VACATION (*applicant must check all that apply*):

- Utility Easement
- Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- Alley
- Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

General location / Address _____

(**ATTACH legal description and graphic representation of what is being vacated-SURVEY**)

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above, and no comments.
- No objections to the vacation(s) described above, provided following described easements are retained.
(State the location, dimensions, and purpose below.)

No objections provided the following conditions are met:

Brian A. Dapost
Signature of Utility Company Representative

SUPERVISOR - GAS OPERATIONS
Title

UTILITY APPROVAL FORM

**FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS**

DATE: 10-19-17

UTILITY COMPANY: City of Fayetteville Transportation

APPLICANT NAME: Pinnacle Foods APPLICANT PHONE: (479)-751-8733
(Jason Appel – ESI)

REQUESTED VACATION (*applicant must check all that apply*):

- Utility Easement
- Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- Alley
- Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

General location / Address _____

(*ATTACH legal description and graphic representation of what is being vacated-SURVEY*)

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above, and no comments.
- No objections to the vacation(s) described above, provided following described easements are retained.
(State the location, dimensions, and purpose below.)

No objections provided the following conditions are met:

Terry J. Mulley
Signature of Utility Company Representative
Transportation Director
Title

UTILITY APPROVAL FORM

FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: 10/18/17

UTILITY COMPANY: CITY OF FAYETTEVILLE WATER & SEWER

APPLICANT NAME: Pinnacle Foods APPLICANT PHONE: (479)-751-8733
(Jason Appel – ESI)

REQUESTED VACATION (*applicant must check all that apply*):

- Utility Easement
- Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- Alley
- Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

General location / Address _____

(*ATTACH legal description and graphic representation of what is being vacated-SURVEY*)

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above, and no comments.
- No objections to the vacation(s) described above, provided following described easements are retained.
(State the location, dimensions, and purpose below.)

No objections provided the following conditions are met:


Signature of Utility Company Representative

WE'S OPERATIONS MANAGER
Title

UTILITY APPROVAL FORM
FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: 10/17/2017

UTILITY COMPANY: Cox Communications

APPLICANT NAME: Pinnacle Foods APPLICANT PHONE: (479)-751-8733
(Jason Appel – ESI)

REQUESTED VACATION (*applicant must check all that apply*):

- Utility Easement
- Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- Alley
- Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:


General location / Address _____

(*ATTACH legal description and graphic representation of what is being vacated-SURVEY*)

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above, and no comments.
- No objections to the vacation(s) described above, provided following described easements are retained.
(State the location, dimensions, and purpose below.)

No objections provided the following conditions are met:
Any damage to or relocation of existing facilities will be at the owners/developers
expense.



Signature of Utility Company Representative

Construction & Planning Manager

Title

UTILITY APPROVAL FORM
FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: 10-18-17

UTILITY COMPANY: Ozarks Electric

APPLICANT NAME: Pinnacle Foods APPLICANT PHONE: (479)-751-8733
(Jason Appel – ESI)

REQUESTED VACATION (*applicant must check all that apply*):

- Utility Easement
- Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- Alley
- Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

General location / Address _____

(*ATTACH legal description and graphic representation of what is being vacated-SURVEY*)

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above, and no comments.
- No objections to the vacation(s) described above, provided following described easements are retained.
(State the location, dimensions, and purpose below.)

No objections provided the following conditions are met:

Wayne
Signature of Utility Company Representative

Staking Tech III
Title

UTILITY APPROVAL FORM

**FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS**

DATE: 11/16/2017

UTILITY COMPANY: City of Foyetteville - Solid Waste

APPLICANT NAME: Pinnacle Foods APPLICANT PHONE: (479)-751-8733
(Jason Appel – ESI)

REQUESTED VACATION (*applicant must check all that apply*):

- Utility Easement
- Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- Alley
- Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:


General location / Address See attached

(**ATTACH legal description and graphic representation of what is being vacated-SURVEY**)

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above, and no comments.
- No objections to the vacation(s) described above, provided following described easements are retained.
(State the location, dimensions, and purpose below.)

No objections provided the following conditions are met:



Signature of Utility Company Representative

Comm. Sales Rep

Title

UTILITY APPROVAL FORM
FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: 10-18-17

UTILITY COMPANY: AEP SWEPco

APPLICANT NAME: Pinnacle Foods APPLICANT PHONE: (479)-751-8733
(Jason Appel – ESI)

REQUESTED VACATION (*applicant must check all that apply*):

- Utility Easement
- Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- Alley
- Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

General location / Address _____

(*ATTACH legal description and graphic representation of what is being vacated-SURVEY*)

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above, and no comments.
- No objections to the vacation(s) described above, provided following described easements are retained.
(State the location, dimensions, and purpose below.)

- No objections provided the following conditions are met:
- _____

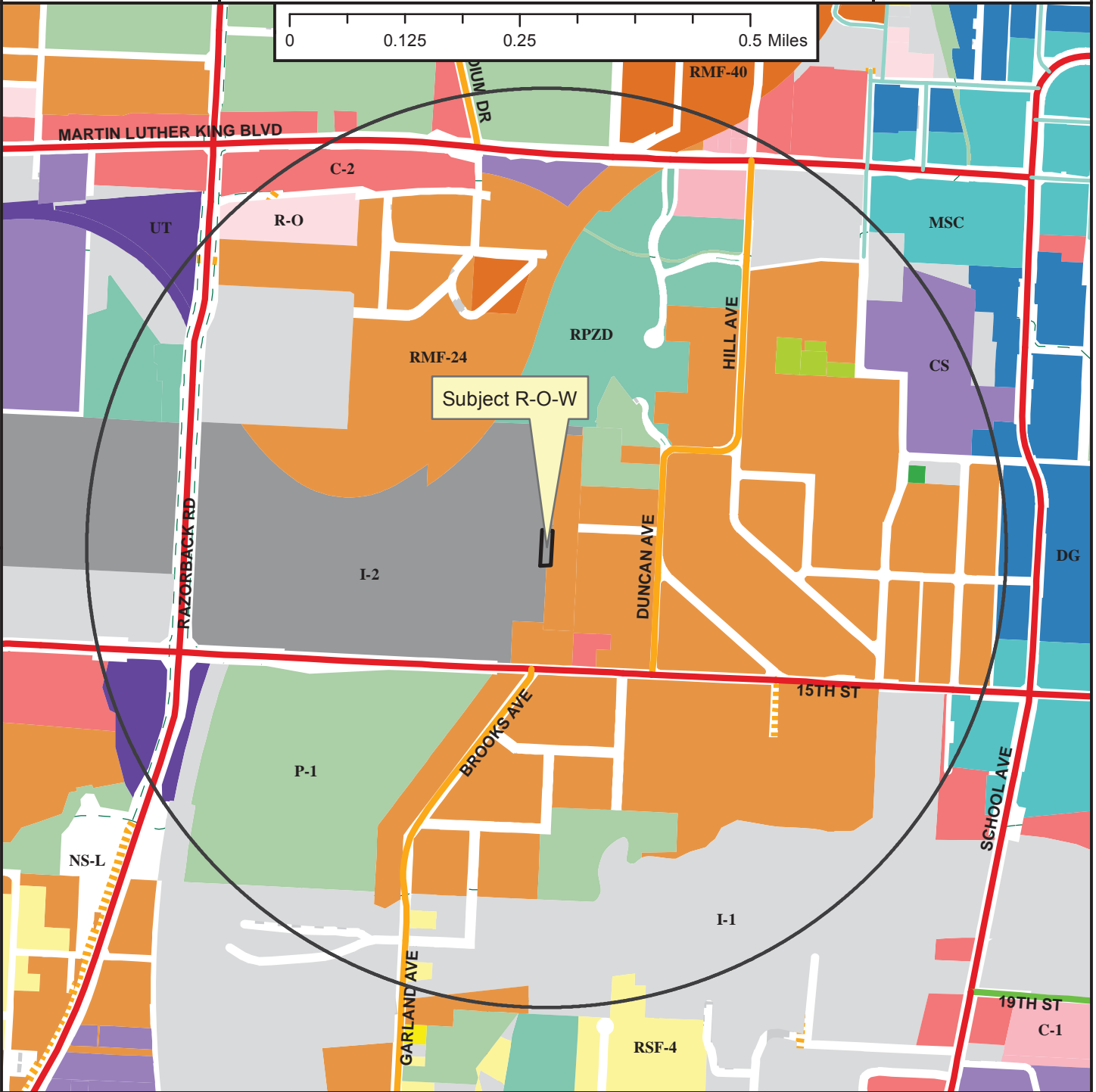
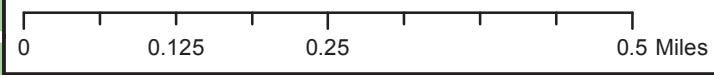
Tracy In
Signature of Utility Company Representative

DISTRIBUTION ENGINEER
Title

VAC17-5995

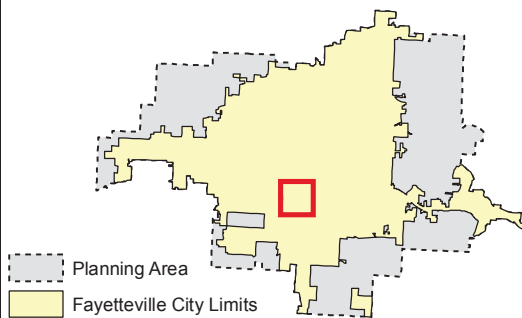
PINNACLE FOODS STREET R-O-W

One Mile View



Legend

- Planning Area
- Fayetteville City Limits
- Shared Use Paved Trail
- Trail (Proposed)
- Building Footprint



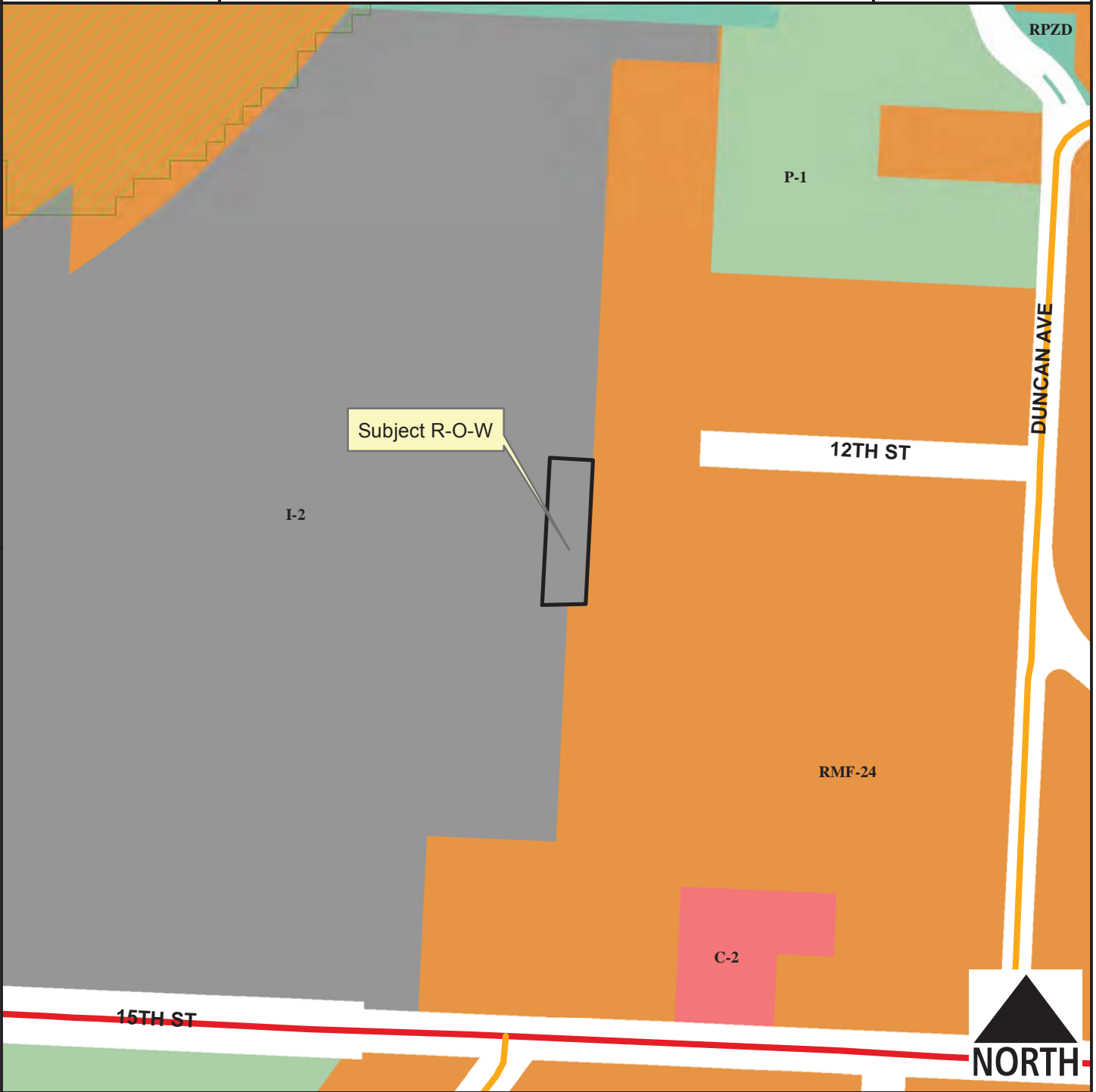
- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
 - Residential-Agricultural
 - RSF-1
 - RSF-2
 - RSF-4
 - RSF-7
 - RSF-8
 - RSF-18
- RESIDENTIAL MULTI-FAMILY**
 - RT-12 Residential Two and Three-family
 - RMF-6
 - RMF-12
 - RMF-24
 - RMF-40
- INDUSTRIAL**
 - I-1 Heavy Commercial and Light Industrial
 - I-2 General Industrial
- EXTRACTION**
 - E-1
- COMMERCIAL**
 - Residential-Office
 - C-1
 - C-2
 - C-3
- FORM BASED DISTRICTS**
 - Downtown Core
 - Urban Thoroughfare
 - Main Street Center
 - Downtown General
 - Community Services
 - Neighborhood Services
 - Neighborhood Conservation
- PLANNED ZONING DISTRICTS**
 - Commercial, Industrial, Residential
- INSTITUTIONAL**
 - P-1

Planning Commission
November 27, 2017

VAC17-5995

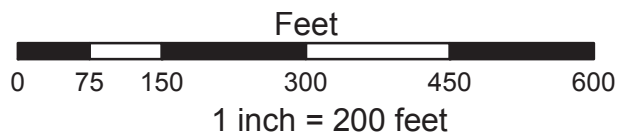
PINNACLE FOODS STREET R-O-W

Close Up View



Legend

- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Shared Use Paved Trail
- Building Footprint



- RMF-24
- I-2 General Industrial
- C-2
- Commercial, Industrial, Residential
- P-1





VAC17-5995

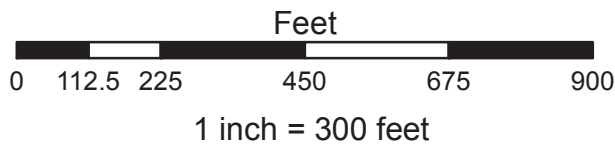
PINNACLE FOODS STREET R-O-W

Current Land Use





Streets Existing
MSP Class

-  COLLECTOR
-  PRINCIPAL ARTERIAL
-  Planning Area
-  Fayetteville City Limits



FEMA Flood Hazard Data

-  100-Year Floodplain
-  Floodway