



Legislation Text

File #: 2018-0179, Version: 1

VAC 18-6120 (NETTLESHIP BETWEEN GRAHAM & RAZORBACK/NETTLESHIP ST. ROW):

AN ORDINANCE TO APPROVE VAC 18-6120 FOR PROPERTY LOCATED ALONG NETTLESHIP STREET BETWEEN SOUTH GRAHAM AVENUE AND SOUTH RAZORBACK ROAD TO VACATE A PORTION OF STREET RIGHT-OF-WAY

WHEREAS, the City Council has the authority under A.C.A. § 14-54-104 to vacate public grounds or portions thereof which are not required for corporate purposes; and

WHEREAS, the City Council has determined that the following described portion of street right-of-way is not required for corporate purposes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby vacates a portion of street right-of-way as described in Exhibit B attached to the Planning Department's memo.

Section 2. A copy of this Ordinance duly certified by the City Clerk along with the map attached as Exhibit A to the Planning Department's memo shall be filed in the office of the Washington County Circuit Clerk.

Section 3. This vacation approval is subject to the following conditions:

1. Any relocation of or damage to existing utilities or existing facilities and associated new easement dedication shall be at the owner/developer's expense;
2. The vacated portion of Nettleship right-of-way shall be retained as a drainage and utility easement;
3. The proposed extension of Leroy Pond shall be constructed in accordance with City of Fayetteville specifications and, unless a variance is approved by the Planning Commission, shall be designed in accordance with the City's Master Street Plan Local Street section; and
4. The proposed extension of Leroy Pond Drive shall be completed and dedicated to the City of Fayetteville prior to this vacation becoming final and prior to any damage or removal of the portion of Nettleship Street to be vacated.

City of Fayetteville Staff Review Form

2018-0179

Legistar File ID

4/3/2018

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

Garner Stoll

3/16/2018

City Planning /
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

VAC 18-6120: Vacation (Nettleship between Graham & Razorback /Nettleship St. ROW, 521): Submitted by DEVELOPMENT CONSULTANTS, INC. for properties located along NETTLESHIP ST. BETWEEN GRAHAM AVE. & RAZORBACK RD. The properties are zoned P-1, INSTITUTIONAL and RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 0.14 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?	NA	Current Budget	\$ -
		Funds Obligated	\$ -
		Current Balance	\$ -
Does item have a cost?	No	Item Cost	
Budget Adjustment Attached?	NA	Budget Adjustment	
		Remaining Budget	\$ -

V20140710

Previous Ordinance or Resolution #

Original Contract Number:

Approval Date:

Comments:



CITY COUNCIL AGENDA MEMO

MEETING OF APRIL 3, 2018

TO: Mayor and City Council

THRU: Garner Stoll, Development Services Director

FROM: Jonathan Curth, Senior Planner

DATE: March 16, 2018

SUBJECT: **VAC 18-6120: Vacation (Nettleship between Graham & Razorback /Nettleship St. ROW, 521):** Submitted by DEVELOPMENT CONSULTANTS, INC. for properties located along NETTLESHIP ST. BETWEEN GRAHAM AVE. & RAZORBACK RD. The properties are zoned P-1, INSTITUTIONAL and RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 0.14 acres. The request is to vacate a portion of a street right-of-way

RECOMMENDATION:

Staff and the Planning Commission recommend approval of **VAC 18-6120** with the following conditions of approval:

1. Any relocation or damage to utilities and associated new easement dedication shall be at the owner/developer's expense.
2. The vacated portion of Nettleship right-of-way is to remain as a drainage and utility easement;
3. The proposed extension of Leroy Pond shall be constructed in accordance with City of Fayetteville details and unless a variance is approved by the Planning Commission, shall be designed in accordance with the City's Master Street Plan Local Street section; and
4. The proposed extension of Leroy Pond Drive shall be completed and dedicated to the City of Fayetteville prior to this vacation becoming final and prior to any damage or removal of the portion of Nettleship Street to be vacated.

BACKGROUND:

The subject property is the eastern extent of Nettleship Street, between Razorback Road and Graham Avenue on the east and west, totaling approximately 290 linear feet and 0.14 acres. Although a varying width of right-of-way exists within the bounds of the proposal, the Fayetteville Master Street Plan classifies Nettleship as a Local Street, with a right-of-way of 50 feet. The Local Street section includes 28 feet of paved width, curb and gutter, with 5-foot sidewalks on each side

separated from the street by 6 feet of greenspace. All property adjacent to the proposed vacation is currently owned by the University of Arkansas, and includes university police, parking, and recreational facilities.

Proposal: The applicant proposes to close the subject section of Nettleship Street and vacate the right-of-way to facilitate construction of an extension to Leroy Pond Drive that will improve traffic flow in the area and accommodate a transit location.

DISCUSSION:

On March 12, 2018, the Planning Commission forwarded this item to the City Council with a recommendation for approval with a vote of 8-0-0.

BUDGET/STAFF IMPACT:

N/A

Attachments:

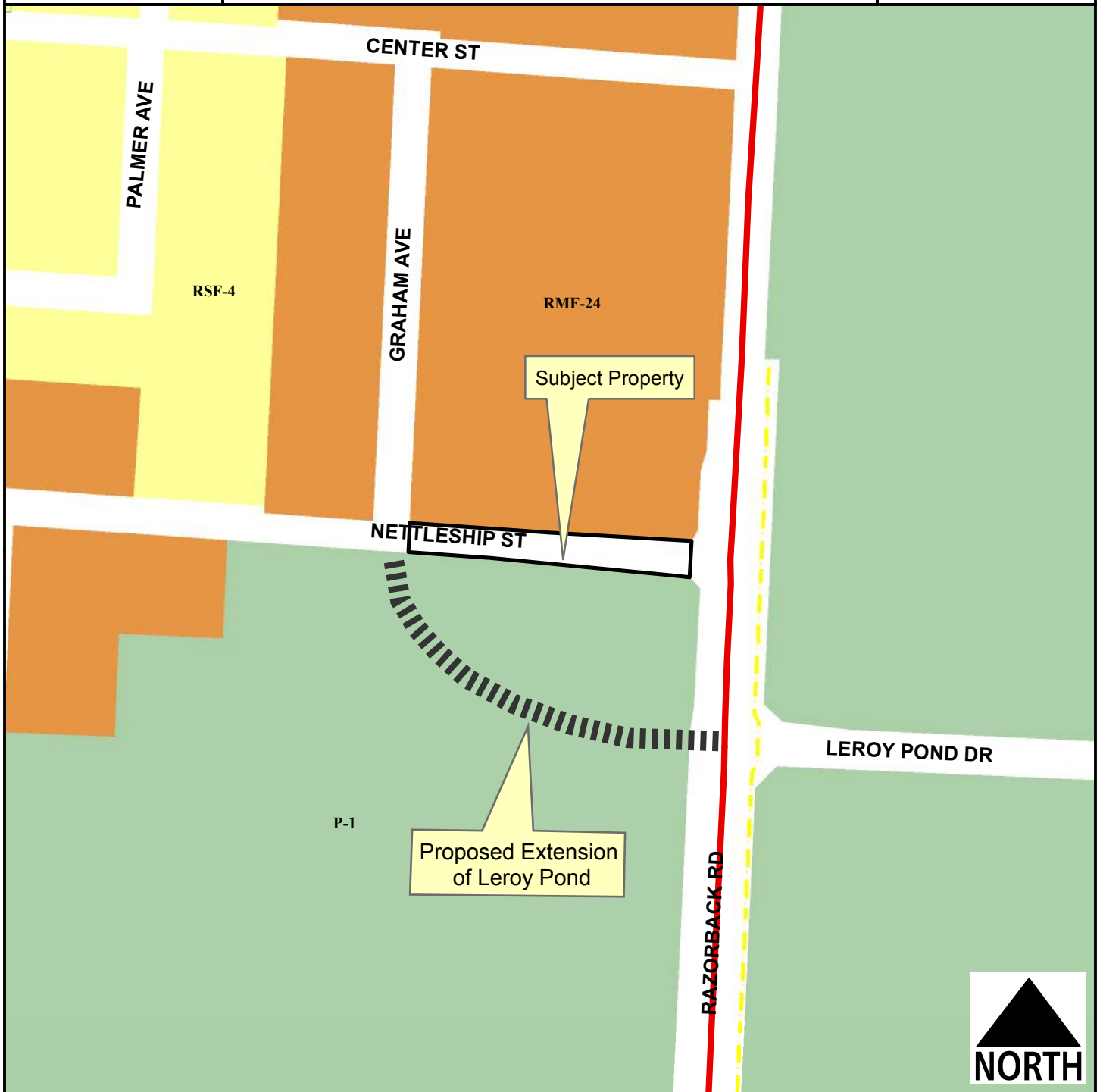
- Exhibit A
- Exhibit B
- Application
- Planning Commission Staff Report

VAC18-6120

NETTLESHIP ST. ROW

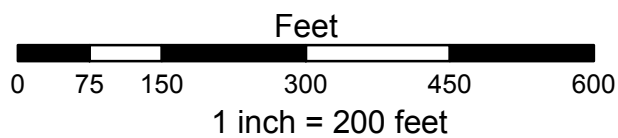
18-6120
Exhibit 'A'

Close Up View



Legend

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



- RSF-4
- RMF-24
- P-1

18-6120
EXHIBIT 'B'

Nettleship Street Right of Way Vacation
Legal Description

Part of Nettleship Street lying south of Lot 1 of Block 1 & Lot 1 of Block 2 (including the abandoned alley between said lots) of Fairground Addition, as shown on the official plat filed for record at Plat Book 4, Page 49 in the records of Washington County, Arkansas and also lying north of Block 1 & Block 2 (including streets and alleys) of Fair Park Addition as shown on the official plat filed for record at Plat Book 4, Page 139 in the records of Washington County, Arkansas, being more particularly described as follows:

Beginning at the southwest corner of said Lot 1 of Block 2 of Fairground Addition; Thence Southerly along an extension of the west line of said Lot 1 of Block 2 of Fairground Addition, a distance of 40 feet to the north line of said Block 2 of Fair Park Addition; Thence Easterly along the north line of said Block 2 and of Block 1 of Fair Park Addition, a distance of 386 feet, more or less, to the westerly Right of Way of Razorback Road (per Deed recorded at File #2014-00001595 in the records of Washington County, Arkansas); Thence Northerly, a distance of 40 feet to a point where the westerly Right of Way of Razorback Road intersects the south line of said Lot 1 of Block 1 of Fairground Addition; Thence Westerly, a distance of 386 feet, more or less, along the south line of said Lot 1 of Block 1 and of Lot 1 of Block 2 to the Point of Beginning.

Right-of-Way, Easement or Alley VACATION

FOR STAFF USE ONLY

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

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: James Ezell
University of Arkansas
321 Admin Bldg
Address: Office of Business Affairs
1125 W. Maple St.
Fayetteville, AR 72701

Name: Allen Jay Young
Development Consultants Inc
Address: 1 East Center St., Suite 290
Fayetteville, AR 72701

Phone: (479) 575-5314
Email: jezell@uark.edu
Fax: (479) 575-3128

Phone: (479) 444-7880
Email: jayy@dcus.pro
Fax: ()

Site Address / Location: Nettleship Street between Graham Ave &
Razorback Road

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

See Attached

Current Zoning District: P-1/RMF-24

Assessors Parcel Number(s) for subject property: 765-05211-000; 765-05214-000;
765-05270-000; 765-05271-000

FINANCIAL INTERESTS

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

University of Arkansas

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):

Date:

2/14/18

Signature:

Allen Jay Young, DCI

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):

James Ezell, JoFA

Address:

321 Admin Bldg

Signature:

auth agent:

Office of Business Affairs

1125 W. Maple St., Fayetteville AR

Date:

2/14/18

Phone: (479)

575-5314

72701

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 $\times 2 = \$10.00$
- ✓ (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) Documentation stating names of all owners of property adjacent to the street right-of-way, alley, or easement to be vacated.
- ✓ (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.
- ✓ (9) Petition to vacate street right-of-way, alley, or easement (sample petition is attached).

- ✓ (10) For applications to vacate an access easement, alley or right-of-way only: Written consent is required from all adjacent property owners and is required to be submitted with the application (example form is attached).
- ✓ (11) Comments from all utility companies concerning the street right-of-way, alley, or easement to be vacated and its relationship to existing or planned utilities with recommendations as to what action should be taken (an example comment form is attached) is required at application submittal.
- ✓ (12) The applicant is responsible for meeting the public notification requirements for a Vacation listed on the Notification Requirements pages in this application.

Utility Representatives for a Vacation Request *

Name	Company	Telephone	Email
Jeff Hamilton	AT&T	442-3107	jh5430@att.com
Chad Hodge	Cox Communications	871-0339	Chad.Hodge@cox.com
John Le	AEP/SWEPCO	973-2426	ttle@aep.com
Scott Stokes	Black Hills Corp.	435-0229	Scott.Stokes@blackhillscorp.com
Wes Mahaffey Or Mike Phipps	Ozarks Electric	684-4649 684-4696	wmahaffey@ozarksecc.com mhipps@ozarksecc.com

City Divisions:

Mark Rogers	Water and Sewer	575-8392	mrogers@fayetteville-ar.gov
Maury Nelson	Solid Waste	575-8397	mnelson@fayetteville-ar.gov
Terry Gulley	Transportation	444-3491	tgulley@fayetteville-ar.gov

***Solid Waste & Transportation sign off is required only when a ROW, Alley, or Drainage Easement Vacation is being requested.**



PLANNING COMMISSION MEMO

TO: City of Fayetteville Planning Commission

THRU: Andrew Garner, City Planning Director

FROM: Jonathan Curth, Senior Planner

MEETING DATE: March 12, 2018 (**Updated with Planning Commission Results**)

SUBJECT: **9. VAC 18-6120: Vacation (Nettleship between Graham & Razorback /Nettleship St. ROW, 521):** Submitted by DEVELOPMENT CONSULTANTS, INC. for properties located along NETTLESHIP ST. BETWEEN GRAHAM AVE. & RAZORBACK RD. The properties are zoned P-1, INSTITUTIONAL and RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 0.14 acres. The request is to vacate a portion of a street right-of-way.

RECOMMENDATION:

Staff recommends forwarding **VAC 18-6120** with conditions of approval.

BACKGROUND:

The subject property is the eastern extent of Nettleship Street, between Razorback Road and Graham Avenue on the east and west, totaling approximately 290 linear feet and 0.14 acres. Although a varying width of right-of-way exists within the bounds of the proposal, the Fayetteville Master Street Plan classifies Nettleship as a Local Street, with a right-of-way of 50 feet. The Local Street section includes 28 feet of paved width, curb and gutter, with 5-foot sidewalks on each side separated from the street by 6 feet of greenspace. All property adjacent to the proposed vacation is currently owned by the University of Arkansas, and includes university police, parking, and recreational facilities. Surrounding land use and zoning is depicted on *Table 1*.

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	University of Arkansas Police	RMF-24, Residential Multi-family, 24 Units per Acre
South	University of Arkansas Recreational Facilities	P-1, Institutional
East	University of Arkansas Recreational Facilities	P-1, Institutional
West	Multi-family; University of Arkansas Recreational Facilities	RMF-24, Residential Multi-family, 24 Units per Acre; P-1; Institutional

Proposal: The applicant proposes to close the subject section of Nettleship Street and vacate the right-of-way to facilitate construction of an extension to Leroy Pond Drive that will improve traffic flow in the area.

DISCUSSION:

Vacation Approval: The applicant has submitted the required vacation forms to the adjoining property owners, City utility departments, and applicable franchise utilities, with the following responses:

Adjoining Property Owners

University of Arkansas	No objections
------------------------	---------------

Utility

Response

Cox Communications	No objections, with condition
Southwestern Electric Power	No objections, with condition
Ozarks Electric	No objections
Black Hills Energy	No objections, with condition
AT&T	No objections

City of Fayetteville

Response

Water/Sewer	No objections
Transportation	No objections
Recycling and Trash	No objections

In January of 2018, the University of Arkansas brought forth a proposal to City staff to vacate the subject portion of Nettleship and construct a re-aligned street running southeasterly from Graham Avenue to the intersection of Razorback Road and Leroy Pond Drive. The project is intended to centralize traffic to this signalized intersection, thereby improving traffic flow and safety. The current Nettleship intersection with Razorback Road is offset by less than 250 linear feet from Leroy Pond and lacks any pedestrian facilities. In addition to the traffic signalization at Leroy Pond and Razorback Road, a pedestrian signal and crosswalk currently exist.

Public Comment:

No public comment has been received.

RECOMMENDATION: Staff recommends forwarding VAC 18-6120 with the following conditions:

RECOMMENDED MOTION: "I move to forward RZN 18-6120 to the City Council with a recommendation of approval and all conditions as recommended by staff."

Conditions of Approval:

1. Any relocation or damage to utilities and associated new easement dedication shall be at the owner/developer's expense.

2. The vacated portion of Nettleship right-of-way is to remain as a drainage and utility easement;
3. The proposed extension of Leroy Pond shall be constructed in accordance with City of Fayetteville details and shall be designed in accordance with the City's Master Street Plan Local Street section; and
4. The proposed extension of Leroy Pond Drive shall be completed and dedicated to the City of Fayetteville prior to this vacation becoming final and prior to any damage or removal of the portion of Nettleship Street to be vacated.

Planning Commission Action: ☐ Approved ☒ Forwarded ☐ Denied

Meeting Date: March 12, 2018

Motion: Scroggin

Second: Niderman

Vote: 8-0-0, with conditions as recommended by staff

BUDGET/STAFF IMPACT:

None.

Attachments:

- Request Letter
- Petition to Vacate
- Vacation Exhibits
- Leroy Pond Extension Site Plan
- Adjoining Property Owner and Utility Approvals
- One Mile Map
- Close Up Map
- Current Land Use Map

**Written request and narrative to accompany petition packet
to vacate that portion of Nettleship Street located between Graham Avenue and Razorback Road,
in the City of Fayetteville, Arkansas.**

VAC 18-6120

Request Letter

To: The Fayetteville City Planning Commission and
The Fayetteville City Council

On behalf of the abutting land owner, the University of Arkansas, I am petitioning the Fayetteville City Planning Commission and the Fayetteville City Council to vacate that portion of Nettleship Street located between Graham Ave and Razorback Rd, in the City of Fayetteville, Arkansas.

The abutting real estate affected by said vacation of the street are: Block 1 and part of Block 2 of Fair Park Addition, and Lot 1 of Block 1 & Lot 1 of Block 2 of Fairground Addition, all in the City of Fayetteville, and are entirely owned by the University of Arkansas. The University of Arkansas is currently in design for the proposed northwesterly extension of Leroy Pond Drive that will tie in to the intersection of Nettleship Drive and Graham Ave. The entire length and width of the vacated street will be retained as a drainage and utility easement because of the existing storm pipes and utility lines located therein.

By vacating the street, the abutting owner would benefit, and no other landowner would be adversely affected.

The entire length and width of the vacated street should remain as a drainage and utility easement to provide for the existing storm drainage and utilities. By vacating the street and extending Leroy Pond as proposed, the public interest and welfare would not be adversely affected. In fact, public access to and from Nettleship Ave and Graham Ave would be made much safer and more efficient by having traffic turning movements on to and off of Razorback Road at a controlled intersection with a traffic signal.

Included in the Petition Packet is:

- 1 Application and Payment of applicable fees for processing the application (to include 2 sign postings): \$210.00.
- 2 Legal description and exhibit map of area to be vacated.
- 3 Legal descriptions of University owned adjoining lands.
- 4 Survey of site depicting adjacent properties and areas to be vacated.
- 5 CD containing a copy of the legal description, exhibit map and application documents.
- 6 This written description.
- 7 Name of adjacent property owner.
- 8 A copy of the county parcel map from Washington County website with the owner's name, mailing address and parcel number of each adjacent property shown on the map.
- 9 Petition to vacate the street.
- 10 Written consent and authorization to represent from owner of property abutting the street.
- 11 Comments from utilities companies and from Fayetteville City Utilities.


Allen Jay Young, Development Consultants, Inc.

PETITION TO VACATE: THAT PORTION OF NETTLESHIP STREET LOCATED BETWEEN GRAHAM AVENUE AND RAZORBACK ROAD, IN THE CITY OF FAYETTEVILLE, ARKANSAS.

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

VAC 18-6120

Petition to Vacate

I, Allen J Young, authorized agent for the owner of the real estate abutting the street right of way hereinafter sought to be abandoned and vacated, being that part of Nettleship Street located lying between Graham Avenue and Razorback Road, which lies north of Block 1 & part of Block 2 of Fair Park Addition and south of Blocks 1 & 2 of Fairground Addition, in the City of Fayetteville, Arkansas, a municipal corporation, petition to vacate the street right-of-way which is described as follows:

Part of Nettleship Street lying south of Lot 1 of Block 1 & Lot 1 of Block 2 (including the abandoned alley between said lots) of Fairground Addition, as shown on the official plat filed for record at Plat Book 4, Page 49 in the records of Washington County, Arkansas and also lying north of Block 1 & Block 2 (including streets and alleys) of Fair Park Addition as shown on the official plat filed for record at Plat Book 4, Page 139 in the records of Washington County, Arkansas, being more particularly described as follows:

Beginning at the southwest corner of said Lot 1 of Block 2 of Fairground Addition; Thence Southerly along an extension of the west line of said Lot 1 of Block 2 of Fairground Addition, a distance of 40 feet to the north line of said Block 2 of Fair Park Addition; Thence Easterly along the north line of said Block 2 and of Block 1 of Fair Park Addition, a distance of 386 feet, more or less, to the westerly Right of Way of Razorback Road (per Deed recorded at File #2014-00001595 in the records of Washington County, Arkansas); Thence Northerly, a distance of 40 feet to a point where the westerly Right of Way of Razorback Road intersects the south line of said Lot 1 of Block 1 of Fairground Addition; Thence Westerly, a distance of 386 feet, more or less, along the south line of said Lot 1 of Block 1 and of Lot 1 of Block 2 to the Point of Beginning.

That the abutting real estate affected by said vacation of the street are Block 1 & Block 2 of Fair Park Addition, and Lot 1 of Block 1 & Lot 1 of Block 2 of Fairground Addition, all in the City of Fayetteville, and are entirely owned by the University of Arkansas, and that the entire width and length of the vacated street will remain as a drainage and utility easement, and the public interest and welfare would not be adversely affected by the vacation of the above described portion of the street upon the completed northwesterly extension of Leroy Pond Drive to the intersection of Nettleship Street and Graham Avenue.

The Petitioners pray that the City of Fayetteville, Arkansas, abandon and vacate the above described real estate, subject, however, to a drainage and utility easement as required, and that the above described real estate be used for it's respective benefit and purpose as now approved by law.

The Petitioners further pray that the above described real estate be vested in the abutting property owner as provided by law.

WHEREFORE, the undersigned Petitioner respectfully prays that the governing body of the City of Fayetteville, Arkansas, abandon and vacate the above described real estate, subject to said drainage and utility easement, and that title to said real estate sought to be abandoned be vested in the abutting property owner as provided by law, and as to that particular land the owner be free from the public for the use of said land as a public street.

Dated this 14 day of February, 20 18

Printed name

Allen Jay Young

Signature

[Signature] For: UoFA

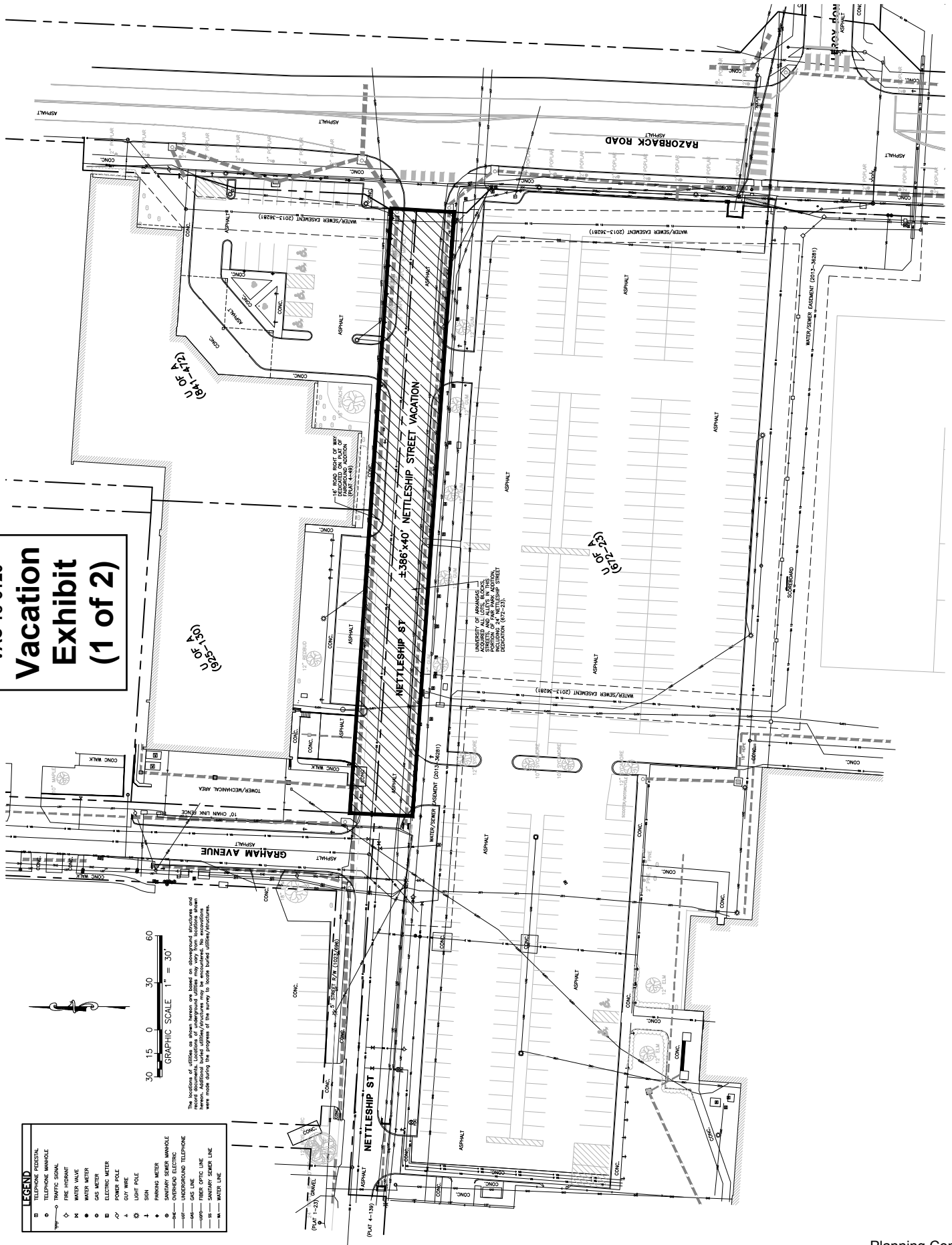
VAC 18-6120

Vacation Exhibit (1 of 2)

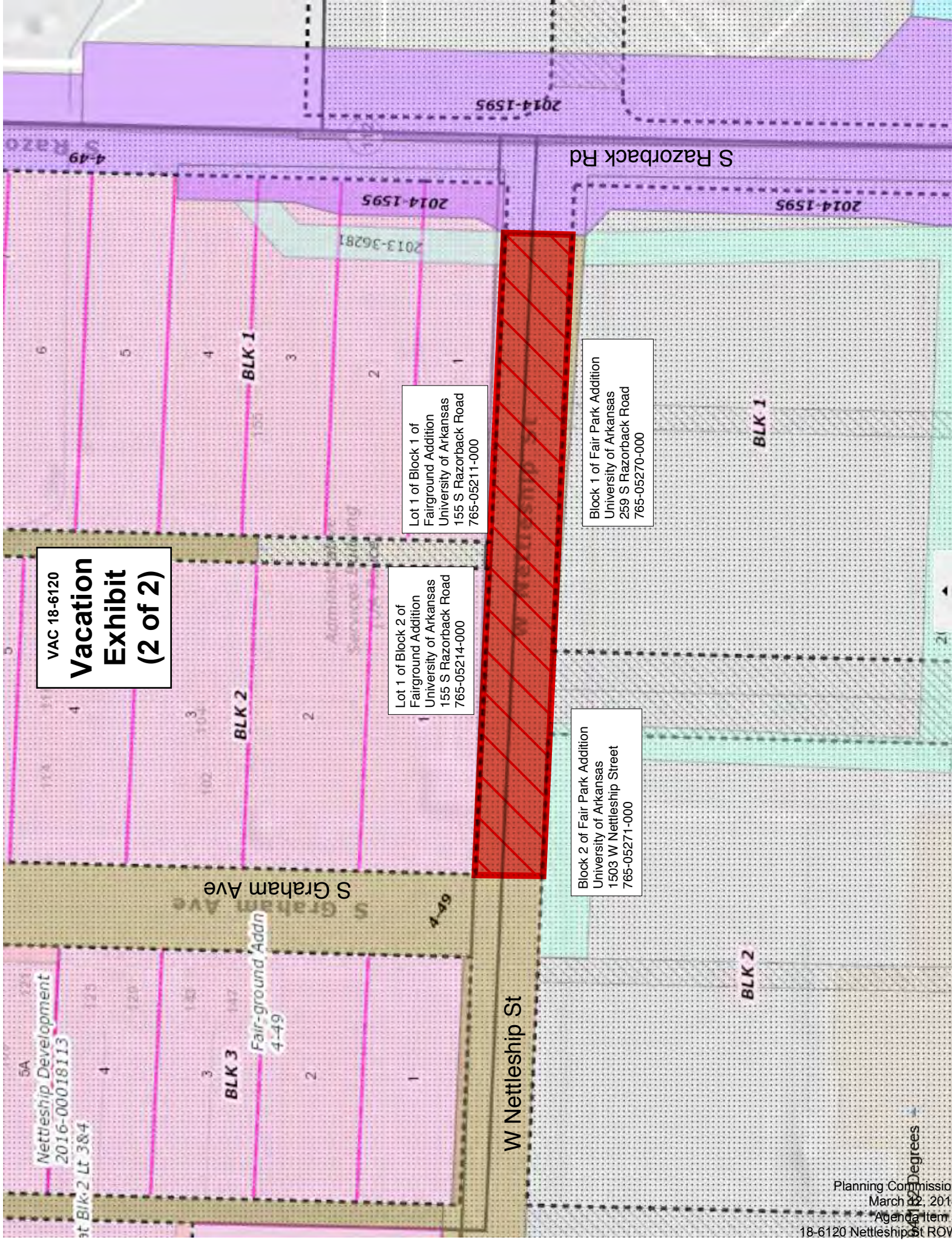
LEGEND	
TO	RECEIVAL
TO	TELEPHONE MANHOLE
TO	TRAFFIC SIGNAL
TO	FIRE HYDRANT
TO	WATER VALVE
TO	GAS METER
TO	ELECTRIC METER
TO	POWER POLE
TO	GY WIRE
TO	LIGHT POLE
TO	SIGN
TO	PARKING METER
TO	WATER METER
TO	UNDERGROUND TELEPHONE
TO	OVERHEAD ELECTRIC
TO	UNDERGROUND GAS LINE
TO	OVERHEAD GAS LINE
TO	FIBER OPTIC LINE
TO	SANITARY SEWER LINE
TO	WATER LINE

GRAPHIC SCALE 1" = 30'

The locations of utilities as shown herein are based on underground structures and are not to be construed as a guarantee of their location. Additional buried utilities/structures may be encountered. No excavations were made during the preparation of this drawing to verify the utility locations.



VAC 18-6120
**Vacation
 Exhibit
 (2 of 2)**



Lot 1 of Block 1 of
 Fairground Addition
 University of Arkansas
 155 S Razorback Road
 765-05211-000

Lot 1 of Block 2 of
 Fairground Addition
 University of Arkansas
 155 S Razorback Road
 765-05214-000

Block 1 of Fair Park Addition
 University of Arkansas
 259 S Razorback Road
 765-05270-000

Block 2 of Fair Park Addition
 University of Arkansas
 1503 W Nettleship Street
 765-05271-000

ADJACENT PROPERTY OWNER WRITTEN CONSENT FORM
FOR STREET VACATION REQUEST

Date: February 12, 2018

Location of Vacation: Nettleship Street between Graham Avenue and Razorback Road, City of Fayetteville, Arkansas

Adjacent Property Owner: University of Arkansas

Adjacent Property Address: 155 S Razorback Rd; 259 S Razorback Rd; & 1503 W Nettleship St
Property:

Property lying north of the requested street vacation (owned by the University of Arkansas per Deed Bk 841, Pg 472; Deed Bk 925, Pg 130; and Alley Vacation Ordinance 2788):

Lot 1 of Block 1 & Lot 1 of Block 2 of Fairground Addition, along with the abandoned alley lying between said lots, as shown on the official plat filed for record at Plat Book 4, Page 49 in the records of Washington County, Arkansas.

Property lying south of the requested street vacation (owned by the University of Arkansas per Deed Bk 672, Pg 23):

Block 1 & Block 2 (including streets and alleys) of Fair Park Addition as shown on the official plat filed for record at Plat Book 4, Page 139 in the records of Washington County, Arkansas.

REQUESTED VACATION:

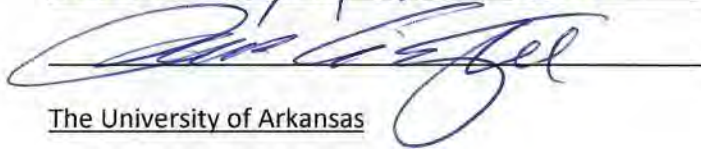
I have requested the petition and I consent to vacate the street, as described on the attached legal description and as shown on the attached sketch.

In the matter of the vacation of the aforesaid street, Allen J. Young of Development Consultants, Inc is authorized to process the petition on my behalf.

Printed Name of Adjacent Owner:

University of Arkansas

Signature of Adjacent Owner:



Applicant Name:

The University of Arkansas

UTILITY APPROVAL FORM

FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONSDATE: 2/12/18UTILITY COMPANY: CoxAPPLICANT NAME: Allen Jay Young, DCI, FOFA APPLICANT PHONE: 479-444-7880REQUESTED 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 [To remain as a drainage & utility easement]

I have been notified of the petition to vacate the following (alley, easement, right-of-way), described as follows:General location / Address Nettleship Street between Graham Ave & Razorback Road☒ (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 our existing facilities will be at the owners/developers expense.
Signature of Utility Company RepresentativeConstruction & Planning Manager
Title

UTILITY APPROVAL FORM

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

DATE: 2/12/18

UTILITY COMPANY: AEP/SWEP CO

APPLICANT NAME: Allen Jay Young, DAI, For UoFA APPLICANT PHONE: 479-444-7880

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 [To remain as a drainage & Utility Easement]

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

General location / Address Nettleship Street between Graham Ave & Razorback Road

☒ (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:

VACATED R.O.W. TO REMAIN AS A UTILITY EASEMENT

[Signature]
Signature of Utility Company Representative

Distribution Engineer
Title

UTILITY APPROVAL FORM

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

DATE: 2/12/18

UTILITY COMPANY: Ozarks Electric

APPLICANT NAME: Allen Jay Young, DCI, For UoFA APPLICANT PHONE: 479-444-7880

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 [To remain as a drainage & utility Easement]

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

General location / Address Nettleship Street between Graham Ave & Razorback Road

☒ (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:

Wesley Mahaffey

Signature of Utility Company Representative

Staking Tech. III

Title

UTILITY APPROVAL FORM

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

DATE: 2/12/18

UTILITY COMPANY: Black Hills Corp.

APPLICANT NAME: Allen Jay Young, Dec, For UoFA APPLICANT PHONE: 479-444-7880

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 [To remain as a drainage & Utility Easement]

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

General location / Address Nettleship Street between Graham Ave & Razorback Road

☒ (*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.)

Street right-of-way to remain a utility easement

- ☐ No objections provided the following conditions are met:

Ben Dept
Signature of Utility Company Representative

Supervisor - Gas Ops
Title

UTILITY APPROVAL FORM

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

DATE: 2/12/18

UTILITY COMPANY: AT&T

APPLICANT NAME: Allen Jay Young, DCI, F.UoFA APPLICANT PHONE: 479-444-7880

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 [To remain as a drainage & utility Easement]

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

General location / Address Nettleship Street between Graham Ave & Razorback Road

☒ (*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

MGR OSP PLNG& ENGRG DESIGN

Title

UTILITY APPROVAL FORM

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

DATE: 2/12/18

UTILITY COMPANY: City Water & Sewer

APPLICANT NAME: Allen Jay Young, DCI, FWOFA APPLICANT PHONE: 479-444-7880

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 [To remain as a drainage & utility Easement]

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

General location / Address Nettleship Street between Graham Ave & Razorback Road

☒ (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]
Signature of Utility Company Representative

WES OPERATIONS MANAGER
Title

UTILITY APPROVAL FORM

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

DATE: 2/12/18

UTILITY COMPANY: City Transportation

APPLICANT NAME: Allen Jay Young, DCJ, For UoFA APPLICANT PHONE: 479-444-7880

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 [To remain as a drainage & utility Easement]

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

General location / Address Nettleship Street between Graham Ave & Razorback Road

☒ (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:

Joey Smith
Signature of Utility Company Representative

Assistant Transportation Manager
Title

UTILITY APPROVAL FORM

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

DATE: 2/12/18

UTILITY COMPANY: City Solid Waste

APPLICANT NAME: Allen Jay Young, Dec, For UoFA APPLICANT PHONE: 479-444-7880

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 [To remain as a drainage & Utility Easement]

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

General location / Address Nettleship Street between Graham Ave & Razorback Road

☒ (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 - R & Trash Coll.

Title

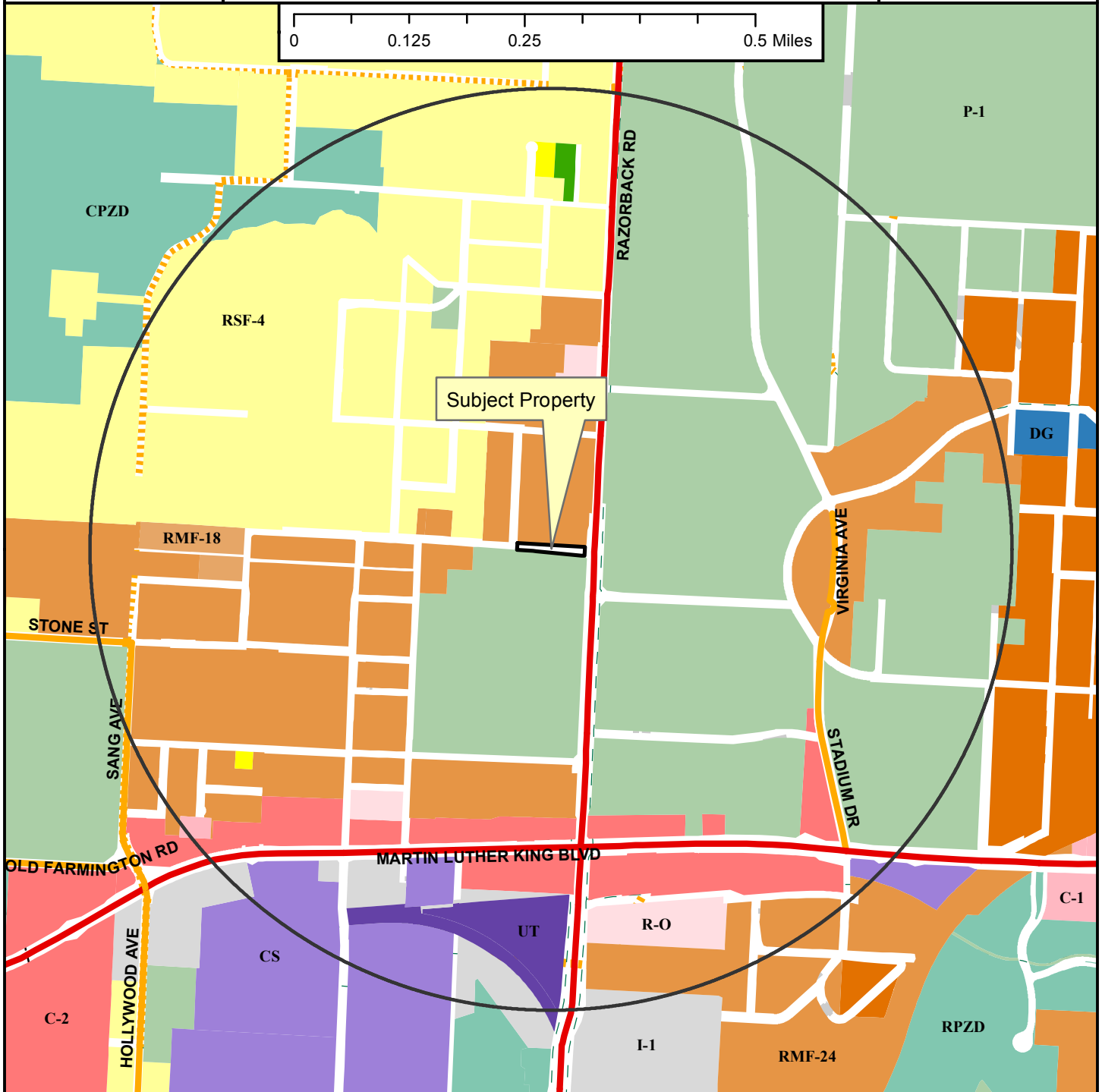
VAC18-6120

NETTLESHIP ST. ROW

One Mile View

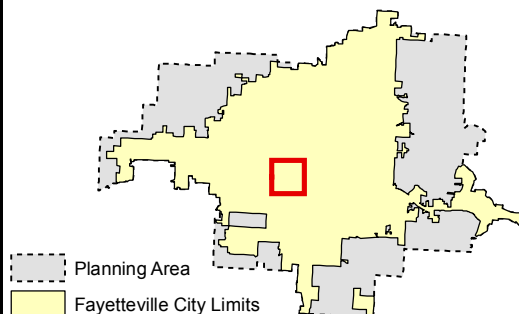


0 0.125 0.25 0.5 Miles



Legend

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

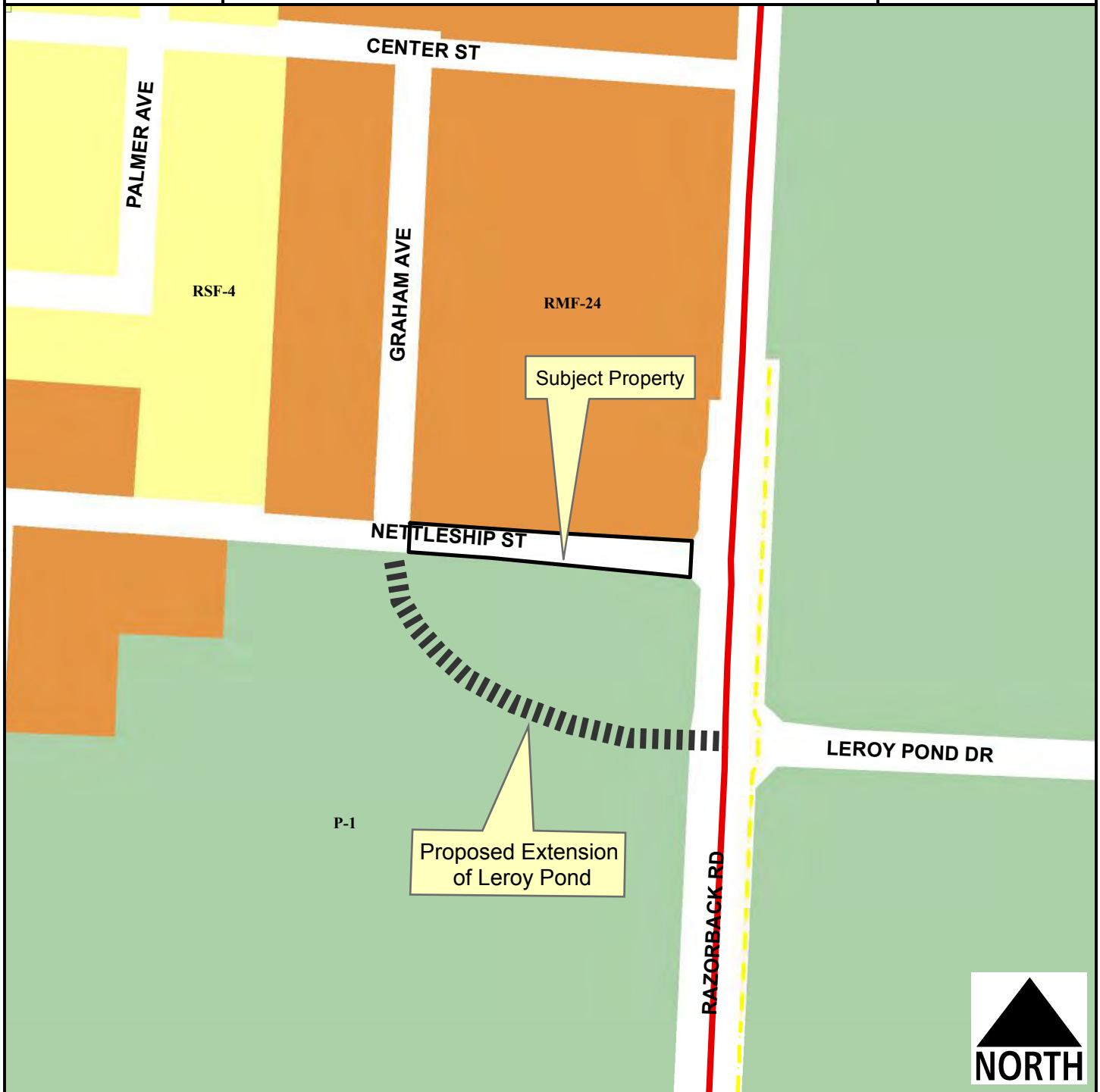


- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
 - RSF-5 Residential-Agricultural
 - RSF-1
 - RSF-2
 - RSF-4
 - RSF-7
 - RSF-8
 - RSF-18
- RESIDENTIAL MULTI-FAMILY**
 - RT-12 Residential Two and Three-family
 - RMF-6
 - RMF-12
 - RMF-18
 - RMF-24
 - RMF-40
- INDUSTRIAL**
 - I-1 Heavy Commercial and Light Industrial
 - 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

VAC18-6120

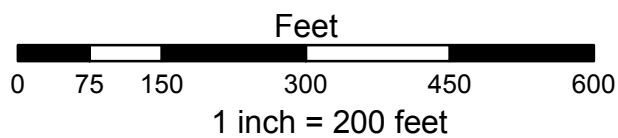
NETTLESHIP ST. ROW

Close Up View



Legend

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



- RSF-4
- RMF-24
- P-1




VAC18-6120

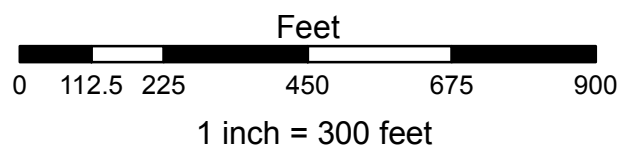
Current Land Use

NETTLESHIP ST. ROW





Streets Existing MSP Class

-  PRINCIPAL ARTERIAL
-  Planning Area
-  Fayetteville City Limits



FEMA Flood Hazard Data

-  100-Year Floodplain
-  Floodway