

**City of Fayetteville Staff Review Form**

**2019-0066**

**Legistar File ID**

**2/5/2019**

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

Garner Stoll

1/18/2019

DEVELOPMENT SERVICES (620)

**Submitted By**

**Submitted Date**

**Division / Department**

**Action Recommendation:**

VAC 18-6470: Vacation (NE OF 650 N. VINSON AVE./REBECCA ST. ROW, 447): Submitted by BATES & ASSOCIATES, INC. for property located NE OF 650 N. VINSON AVE. The right of way is bounded by properties zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.24 acres. The request is to vacate a portion of the street right-of-way.

**Budget Impact:**

Account Number	Fund
Project Number	Project Title
<b>Budgeted Item?</b> <u>NA</u>	<b>Current Budget</b> \$            -
	<b>Funds Obligated</b> \$            -
	<b>Current Balance</b> <span style="border: 1px solid gray; padding: 2px;">\$            -</span>
<b>Does item have a cost?</b> <u>No</u>	<b>Item Cost</b>
<b>Budget Adjustment Attached?</b> <u>NA</u>	<b>Budget Adjustment</b>
	<b>Remaining Budget</b> <span style="border: 1px solid gray; padding: 2px;">\$            -</span>

V20180321

**Purchase Order Number:** \_\_\_\_\_

**Previous Ordinance or Resolution #** \_\_\_\_\_

**Change Order Number:** \_\_\_\_\_

**Approval Date:** \_\_\_\_\_

**Original Contract Number:** \_\_\_\_\_

**Comments:**



## CITY COUNCIL AGENDA MEMO

### MEETING OF FEBRUARY 5, 2019

**TO:** Mayor and City Council

**THRU:** Garner Stoll, Development Services Director  
Andrew Garner, Planning Director

**FROM:** Harry Davis, Current Planner

**DATE:** January 18, 2019

**SUBJECT:** **VAC 18-6470: Vacation (NE OF 650 N. VINSON AVE./REBECCA ST. ROW, 447):** Submitted by BATES & ASSOCIATES, INC. for property located NE OF 650 N. VINSON AVE. The right of way is bounded by properties zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.24 acres. The request is to vacate a portion of the street right-of-way.

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### RECOMMENDATION:

Staff and Planning Commission recommend approval of **VAC 18-6470** with the following conditions of approval:

1. Any relocation of or damage to existing utilities or existing facilities shall be at the owner/developer's expense;
2. The following easements be retained:
  - o 2018-00035003;
  - o 2018-00035002;
  - o 2018-00034944.

### BACKGROUND:

The subject right-of-way is at the built end of Rebecca Street between Vinson Avenue and Sequoyah Drive. The unbuilt right-of-way contains approximately 0.24 acres. The unbuilt right-of-way area contains slopes of up to 30% and is not feasible for a street. Further, the City Trails Coordinator has evaluated the area and it is not feasible or desirable for a multi-use trail or sidewalk connection.

*Proposal:* The applicant proposes to vacate an unbuilt public right-of-way as described in Exhibits 'A' and 'B'. They intend to place a shed in the vacated easement area.

### DISCUSSION:

At the January 14, 2019 Planning Commission, this item was forwarded to City Council with a recommendation for approval, with all conditions as recommended by staff.

**BUDGET/STAFF IMPACT:**  
N/A

**Attachments:**

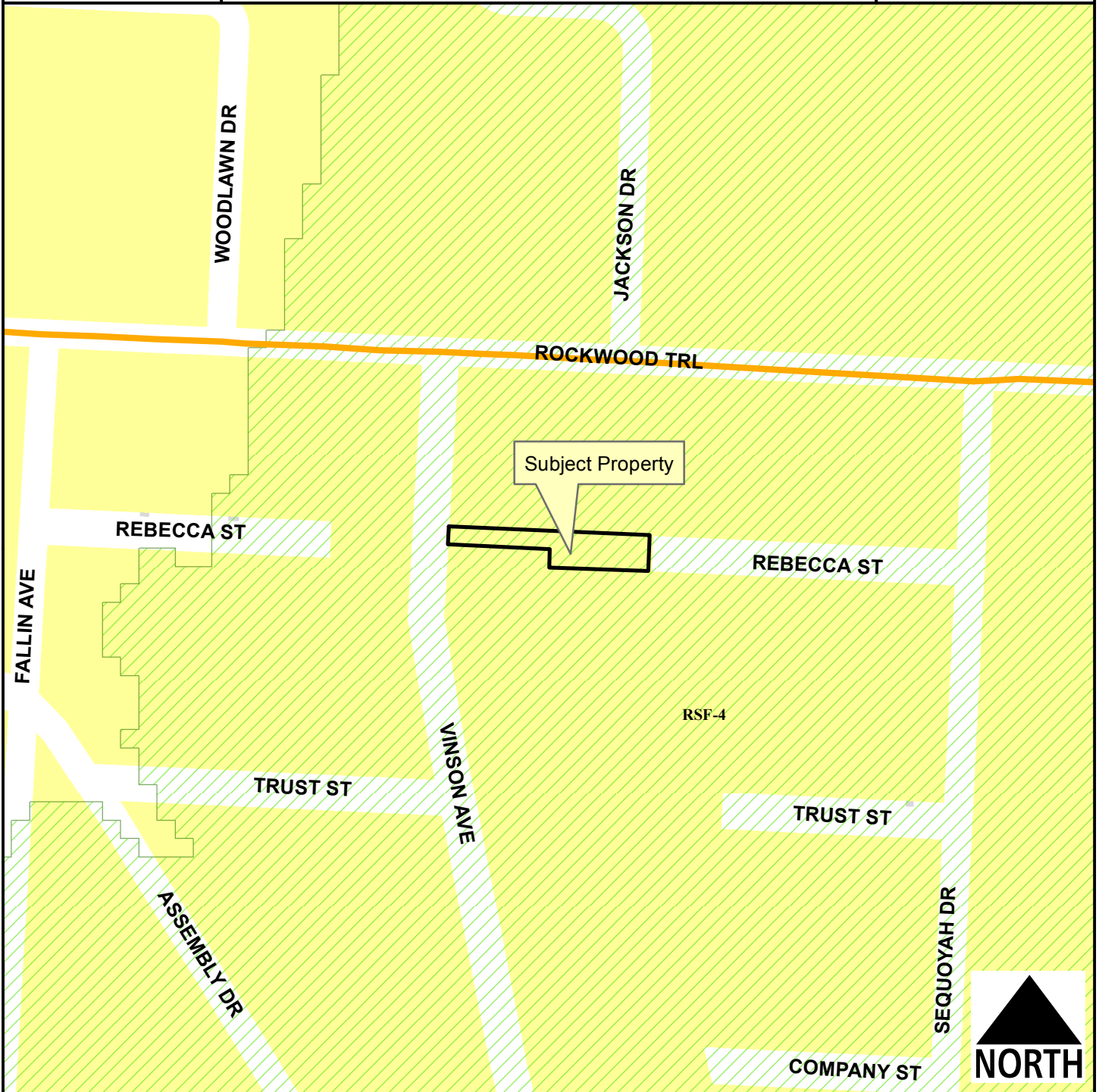
- Exhibit A
- Exhibit B
- Planning Commission packet

VAC18-6470

# REBECCA ST. VACATION

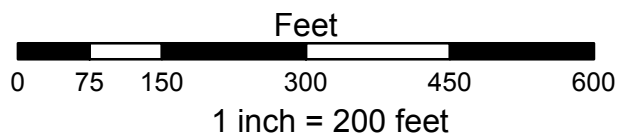
18-6470  
**EXHIBIT 'A'**

Close Up View



### Legend

-  Hillside-Hilltop Overlay District
-  Planning Area
-  Fayetteville City Limits
-  Building Footprint



 RSF-4

**18-6470**  
**EXHIBIT 'B'**

A PORTION OF THE PLATTED RIGHT-OF-WAY OF EAST REBECCA STREET LOCATED ADJACENT TO THE SOUTH LINE OF BLOCK 5, ADJACENT TO THE NORTH LINE OF THE REVISED BLOCK 3, AND ALSO ADJACENT TO THAT PORTION OF THE THE VACATED SOUTH HALF OF EAST REBECCA STREET VACATED PER ORDINANCE 4578, ALL BEING LOCATED IN MOUNTAIN VIEW ADDITION TO THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID BLOCK 5 AND RUNNING THENCE ALONG THE SOUTH LINE THEREOF S88°44'04"E 276.04', THENCE LEAVING SAID SOUTH LINE OF BLOCK 5 S00°43'53"W 49.58' TO THE NORTH LINE OF SAID BLOCK 3, THENCE ALONG SAID NORTH LINE N89°16'07"W 136.03' TO THE EAST LINE OF THE NOW VACATED RIGHT-OF-WAY OF EAST REBECCA STREET, THENCE ALONG EAST LINE N00°43'53"E 25.50' TO THE NORTH LINE OF SAID NOW VACATED RIGHT-OF-WAY, THENCE ALONG SAID NORTH LINE N88°38'23"W 140.22' TO THE EAST RIGHT-OF-WAY OF NORTH VINSON AVENUE, THENCE ALONG SAID RIGHT-OF-WAY N01°13'31"E 25.12' TO THE POINT OF BEGINNING, CONTAINING 0.24 ACRES, MORE OR LESS.



## PLANNING COMMISSION MEMO

**TO:** City of Fayetteville Planning Commission

**THRU:** Andrew Garner, City Planning Director

**FROM:** Harry Davis, Planner

**MEETING DATE:** January 14, 2019 **UPDATED W/ PC RESULTS**

**SUBJECT:** **VAC 18-6470: Vacation (NE OF 650 N. VINSON AVE./REBECCA ST. ROW, 447):** Submitted by BATES & ASSOCIATES, INC. for property located NE OF 650 N. VINSON AVE. The right of way is bounded by properties zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.24 acres. The request is to vacate a portion of the street right-of-way.

**RECOMMENDATION:**

Staff recommends forwarding **VAC 18-6470** to City Council, with conditions as recommended by staff.

**RECOMMENDED MOTION:**

**“I move to forward VAC 18-6470 to City Council with a recommendation for approval, with all conditions as recommended by staff.”**

**BACKGROUND:**

The subject right-of-way is at the built end of Rebecca Street between Vinson Avenue and Sequoyah Drive. The unbuilt right-of-way contains approximately 0.24 acres. Surrounding land uses and zoning districts are in *Table 1*.

**Table 1**  
**Surrounding Zoning and Land Use**

Direction	Land Use	Zoning
North	Single-family homes	RSF-4, Residential Single-family, 4 Units per Acre
South	Single-family homes	RSF-4, Residential Single-family, 4 Units per Acre
East	Rebecca Street	RSF-4, Residential Single-family, 4 Units per Acre
West	Vinson Avenue/Single-family homes	ROW; RSF-4, Residential Single-family, 4 Units per Acre

*Proposal:* The applicant proposes to vacate an unbuilt public right-of-way.

**DISCUSSION:**

*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, provided the following easements are retained: 2018-00035003, 2018-00035002, and 2018-00034944.
AT&T	No objections, provided that any damage to or relocation of existing facilities will be at the owner/developer's expense.
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	No objections and no comment.
Transportation	No objections and no comment.

*Public Comment:* No public comment has been received as of writing this report.

Staff does support the proposal to vacate the public right-of-way at this time, as some sections of the right-of-way are at an approximate 30% slope and therefore difficult to be turned into a navigable street for passenger or emergency vehicles. Additionally, part of the street right-of-way near Vinson Avenue has been previously vacated, leaving little room to build a street within right-of-way. No platted lots will be made unbuildable by this proposal.

**RECOMMENDATION:** Staff recommends forwarding **VAC 18-6470** the request to the City Council with a recommendation for approval, including 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;
2. The following easements be retained:
  - o 2018-00035003;
  - o 2018-00035002;
  - o 2018-00034944.

**Planning Commission Action:**     Forwarded             Tabled             Denied

**Meeting Date:** January 14, 2018

**Motion:** Winston

Motion to forward to CC with recommendation of approval

**Second:** Johnson

**Vote:** 8-0-0

Motion passes

**BUDGET/STAFF IMPACT:**

None.

**Attachments:**

- Petition to Vacate
- Request letter
- Vacation Exhibit
- One Mile Map
- Close-up Map
- Current Land Use Map



PETITION TO VACATE A RIGHT-OF-WAY LOCATED NORTH OF LOT 3 OF REVISED BLOCK 3, IN MOUNTAIN VIEW ADDITION IN THE CITY OF FAYETTEVILLE, ARKANSAS

TO: The Fayetteville City 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, LOCATED NORTH OF LOT 3 OF REVISED BLOCK 3, IN MOUNTAIN VIEW ADDITION, City of Fayetteville, Arkansas, a municipal corporation, petition to vacate a right-of-way which is described as follows:

A PORTION OF THE PLATTED RIGHT-OF-WAY OF EAST REBECCA STREET LOCATED ADJACENT TO THE SOUTH LINE OF BLOCK 5, ADJACENT TO THE NORTH LINE OF THE REVISED BLOCK 3, AND ALSO ADJACENT TO THAT PORTION OF THE THE VACATED SOUTH HALF OF EAST REBECCA STREET VACATED PER ORDINANCE 4578, ALL BEING LOCATED IN MOUNTAIN VIEW ADDITION TO THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID BLOCK 5 AND RUNNING THENCE ALONG THE SOUTH LINE THEREOF S88°44'04"E 276.04', THENCE LEAVING SAID SOUTH LINE OF BLOCK 5 S00°43'53"W 49.58' TO THE NORTH LINE OF SAID BLOCK 3, THENCE ALONG SAID NORTH LINE N89°16'07"W 136.03' TO THE EAST LINE OF THE NOW VACATED RIGHT-OF-WAY OF EAST REBECCA STREET, THENCE ALONG EAST LINE N00°43'53"E 25.50' TO THE NORTH LINE OF SAID NOW VACATED RIGHT-OF-WAY, THENCE ALONG SAID NORTH LINE N88°38'23"W 140.22' TO THE EAST RIGHT-OF-WAY OF NORTH VINSON AVENUE, THENCE ALONG SAID RIGHT-OF-WAY N01°13'31"E 25.12' TO THE POINT OF BEGINNING, CONTAINING 0.24 ACRES, MORE OR LESS.

That the abutting real estate affected by said abandonment of the right-of-way LOCATED SOUTH OF LOT 4 IN BLOCK 5, IN MOUNTAIN VIEW ADDITION, 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 NORTH OF LOT 3 OF REVISED BLOCK 3, IN MOUNTAIN VIEW ADDITION.

The petitioners pray that the City of Fayetteville, Arkansas, abandon and vacate the above described real estate, subject, however, to the existing utility easements and sewer easements as required, and that the above described real estate be used for their 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 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 real estate, subject to said utility and sewer easements, and that title to said real estate sought to be abandoned be vested in the abutting property owners as provided by law, and as to that particular land the owners be free from the easements of the public for the use of said alley.

Dated this 19th day of August , 2018.

Name (printed): JANICE PHILLIPS MARTIN

Signature: *Janice Phillips Martin*

Date: 8-19-18

PETITION TO VACATE A RIGHT-OF-WAY LOCATED SOUTH OF LOT 3 AND PART OF LOT 2 IN BLOCK 5, IN MOUNTAIN VIEW ADDITION IN THE CITY OF FAYETTEVILLE, ARKANSAS

TO: The Fayetteville City 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, LOCATED SOUTH OF LOT 3 AND PART OF LOT 2 IN BLOCK 5, IN MOUNTAIN VIEW ADDITION, City of Fayetteville, Arkansas, a municipal corporation, petition to vacate a right-of-way which is described as follows:

A PORTION OF THE PLATTED RIGHT-OF-WAY OF EAST REBECCA STREET LOCATED ADJACENT TO THE SOUTH LINE OF BLOCK 5, ADJACENT TO THE NORTH LINE OF THE REVISED BLOCK 3, AND ALSO ADJACENT TO THAT PORTION OF THE THE VACATED SOUTH HALF OF EAST REBECCA STREET VACATED PER ORDINANCE 4578, ALL BEING LOCATED IN MOUNTAIN VIEW ADDITION TO THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID BLOCK 5 AND RUNNING THENCE ALONG THE SOUTH LINE THEREOF S88°44'04"E 276.04', THENCE LEAVING SAID SOUTH LINE OF BLOCK 5 S00°43'53"W 49.58' TO THE NORTH LINE OF SAID BLOCK 3, THENCE ALONG SAID NORTH LINE N89°16'07"W 136.03' TO THE EAST LINE OF THE NOW VACATED RIGHT-OF-WAY OF EAST REBECCA STREET, THENCE ALONG EAST LINE N00°43'53"E 25.50' TO THE NORTH LINE OF SAID NOW VACATED RIGHT-OF-WAY, THENCE ALONG SAID NORTH LINE N88°38'23"W 140.22' TO THE EAST RIGHT-OF-WAY OF NORTH VINSON AVENUE, THENCE ALONG SAID RIGHT-OF-WAY N01°13'31"E 25.12' TO THE POINT OF BEGINNING, CONTAINING 0.24 ACRES, MORE OR LESS.

That the abutting real estate affected by said abandonment of the right-of-way LOCATED SOUTH OF LOT 3 AND PART OF LOT 2 IN BLOCK 5, IN MOUNTAIN VIEW ADDITION, 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 LOCATED SOUTH OF LOT 3 AND PART OF LOT 2 IN BLOCK 5, IN MOUNTAIN VIEW ADDITION.

The petitioners pray that the City of Fayetteville, Arkansas, abandon and vacate the above described real estate, subject, however, to the existing utility easements and sewer easements as required, and that the above described real estate be used for their 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 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 real estate, subject to said utility and sewer easements, and that title to said real estate sought to be abandoned be vested in the abutting property owners as provided by law, and as to that particular land the owners be free from the easements of the public for the use of said alley.

Dated this 21st day of November , 2018.

Name (printed): HENRY RENEGAR

Signature: 

Date: 11/21/18

Name (printed): Jefferie Renegar

Signature: 

Date: 11/21/18

PETITION TO VACATE A RIGHT-OF-WAY LOCATED SOUTH OF PART OF LOTS 1 AND 2 IN BLOCK 5, IN MOUNTAIN VIEW ADDITION IN THE CITY OF FAYETTEVILLE, ARKANSAS

TO: The Fayetteville City 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, LOCATED SOUTH OF PART OF LOTS 1 AND 2 IN BLOCK 5, IN MOUNTAIN VIEW ADDITION, City of Fayetteville, Arkansas, a municipal corporation, petition to vacate a right-of-way which is described as follows:

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The petitioners pray that the City of Fayetteville, Arkansas, abandon and vacate the above described real estate, subject, however, to the existing utility easements and sewer easements as required, and that the above described real estate be used for their 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 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 real estate, subject to said utility and sewer easements, and that title to said real estate sought to be abandoned be vested in the abutting property owners as provided by law, and as to that particular land the owners be free from the easements of the public for the use of said alley.

Dated this 29th day of November , 2018.

Name (printed): Jon Thompson

Signature: Jon Thompson

Date: 11-29-18

PETITION TO VACATE A RIGHT-OF-WAY LOCATED SOUTH OF LOT 4 IN BLOCK 5, IN MOUNTAIN VIEW ADDITION IN THE CITY OF FAYETTEVILLE, ARKANSAS

TO: The Fayetteville City 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, LOCATED SOUTH OF LOT 4 IN BLOCK 5, IN MOUNTAIN VIEW ADDITION, City of Fayetteville, Arkansas, a municipal corporation, petition to vacate a right-of-way which is described as follows:

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The petitioners pray that the City of Fayetteville, Arkansas, abandon and vacate the above described real estate, subject, however, to the existing utility easements and sewer easements as required, and that the above described real estate be used for their respective benefit and purpose as now approved by law.

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WHEREFORE, the undersigned petitioners respectfully pray that the governing body of the City of Fayetteville, Arkansas, abandon and vacate the above described real estate, subject to said utility and sewer easements, and that title to said real estate sought to be abandoned be vested in the abutting property owners as provided by law, and as to that particular land the owners be free from the easements of the public for the use of said alley.

Dated this 29th day of November, 2018:

Name (printed): Walter Jackson Williams

Signature: 

Date: 11-29-18





**Bates &  
Associates, Inc.**  
**Civil Engineering - Land Surveying - Landscape Architecture**

7230 S. Pleasant Ridge Dr. Fayetteville, AR 72704  
PH: 479-442-9350 \* FAX: 479-521-9350  
[www.nwabatesinc.com](http://www.nwabatesinc.com)

November 30, 2018

To the City of Fayetteville City Council and Planning Commission,

On behalf of Walter Jackson Williams, Janice Martin, Henry and Jefferie Renegar, and Jon Thompson, we would like to request the vacation of a part of the East Rebecca Street right-of-way, lying west of North Sequoyah Drive, and East of North Vinson Avenue. There is no existing street, or plans for future streets, along the requested vacation area. The slope of the terrain is too steep for a city street.

A portion of the south half of this right-of-way, adjacent to North Vinson, was vacated per ordinance 4578.

Please see the enclosed maps and survey for the location of this request.

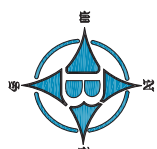
Please contact us with any questions.

Thank You,

Justin Reid – Project Manager

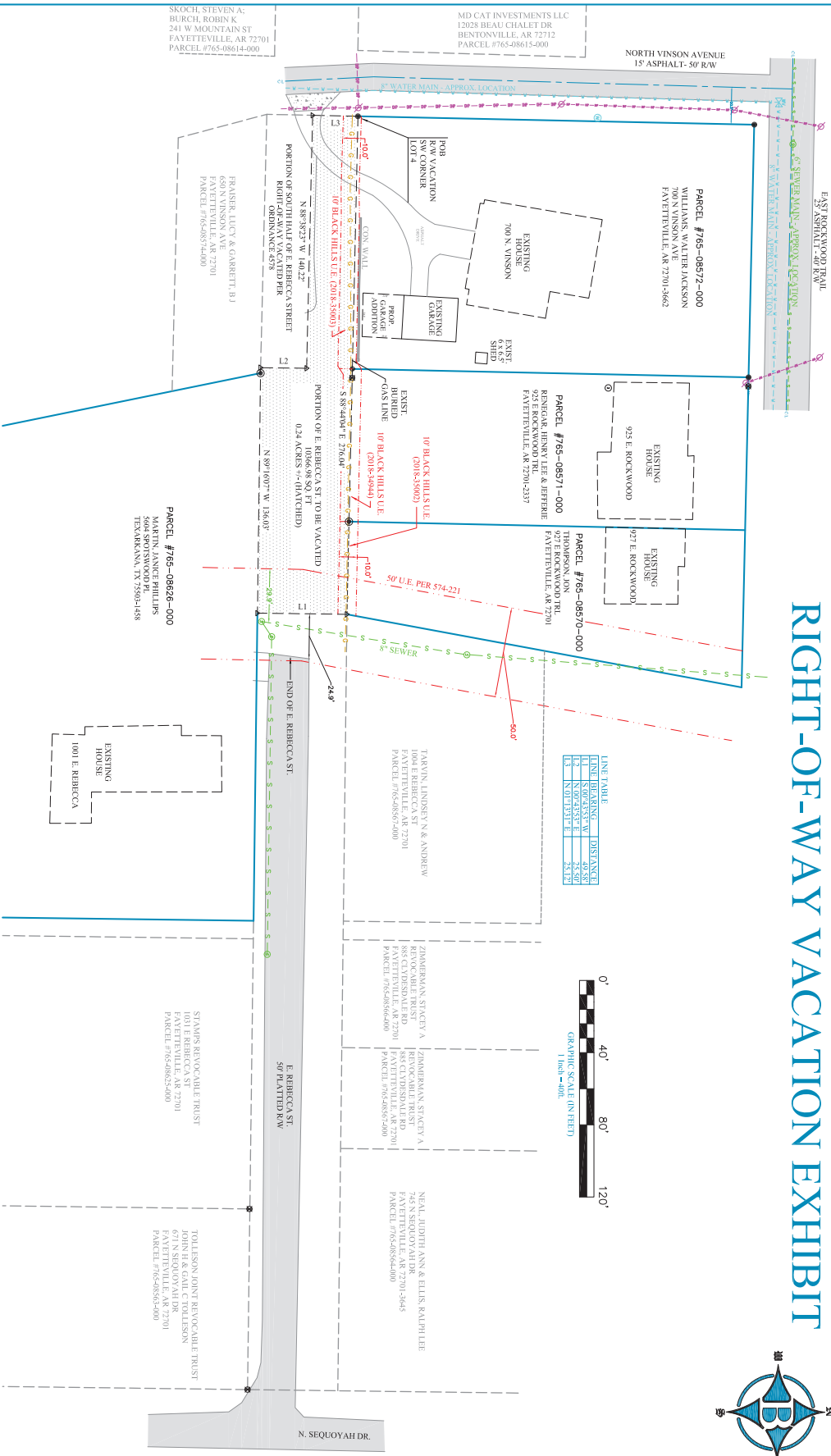
A handwritten signature in blue ink that reads "Justin Reid". The signature is written in a cursive, flowing style.

# RIGHT-OF-WAY VACATION EXHIBIT



LINE TABLE

LINE	BEARING	DISTANCE
1	N 0° 0' 0" E	25.50'
2	N 0° 0' 0" E	25.50'
3	N 0° 0' 0" E	25.12'



AREA OF PROPOSED RIGHT-OF-WAY VACATION.  
 A PORTION OF THE PLATTED RIGHT-OF-WAY OF EAST RIBBERCA STREET LOCATED ADJACENT TO THE SOUTH LINE OF BLOCK 3, ADJACENT TO THE NORTH LINE OF THE REVISED BLOCK 3, AND ALSO ADJACENT TO THAT PORTION OF THE VACATED SOUTH HALF OF EAST RIBBERCA STREET VACATED PER PARCEL #765-08572-000, IS BEING VACATED TO THE POINT OF BEGINNING AT AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID BLOCK 3, AND RUNNING THENCE ALONG THE SOUTH LINE THEREOF S88°40'00" E 79.66', THENCE LEAVING SAID SOUTH LINE OF BLOCK 3 S89°43'57" W 49.58' TO THE NORTH LINE OF SAID EAST LINE N00°45'57" E 25.90' TO THE NORTH LINE OF SAID NOW VACATED RIGHT-OF-WAY, THENCE ALONG SAID NORTH LINE N88°59'27" W 140.22' TO THE EAST RIGHT-OF-WAY OF NORTH VINSON AVENUE, THENCE ALONG SAID RIGHT-OF-WAY N00°15'17" E 25.12' TO THE POINT OF BEGINNING, CONTAINING 0.24 ACRES, MORE OR LESS.

PROPERTY ZONED:  
 HILL SIDE/HILLTOP OVERLAY DISTRICT  
 REFERENCE DOCUMENTS:  
 1) FINAL PLAT OF MOUNTAIN VIEW ADDITION  
 2) REVISED FINAL PLAT OF BLOCKS 9, 10, 11 OF MOUNTAIN VIEW ADDITION.  
 3) VARRANTY DEED FILED IN BOOK 2005 AT PAGE 0148  
 4) PLAT OF SURVEY FILED IN BOOK 2010 AT PAGE 0148

FOR USE AND BENEFIT OF:  
 JACKSON WILLIAMS, HENRY RINGGAR  
 JON THOMPSON, JANICE MARTIN

DATE: 11/27/18 SCALE: 1"=40'  
 SURVEYED: DRAFTED:  
 JN JCR

LOCATION:  
 MOUNTAIN VIEW ADDITION

COA #1335

**Bates & Associates, Inc.**  
 Engineers • Surveyors • Landscape Architects

2326 S. Pleasant Ridge Dr • Fayetteville, Arkansas 72704 • 479.462.3359 • Fax: 479.521.4339

BATES & ASSOCIATES, INC. Copyright 2018  
 This survey was completed by the person or persons whose names appear on this plan. This plan is provided for your records. No one including the person(s) named may reproduce this plan without the express written consent of Bates & Associates, Inc. Surveyors do not make independent investigations for purposes of record, encroachments, restrictive covenants, ownership title evidence, or any other fact which is not shown and accurate title cannot be derived. Any deed submitted provided on this plan is for information only and Bates & Associates, Inc. assumes no liability for the correctness of the survey data or any other information shown on this plan. The user agrees to indemnify and hold Bates & Associates, Inc. harmless from and against all claims, damages, and expenses, including reasonable attorney's fees, arising out of or from the use of this plan. The user agrees to release and hold Bates & Associates, Inc. harmless from and against all claims, damages, and expenses, including reasonable attorney's fees, arising out of or from the use of this plan.

**LEGEND:**  
 THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

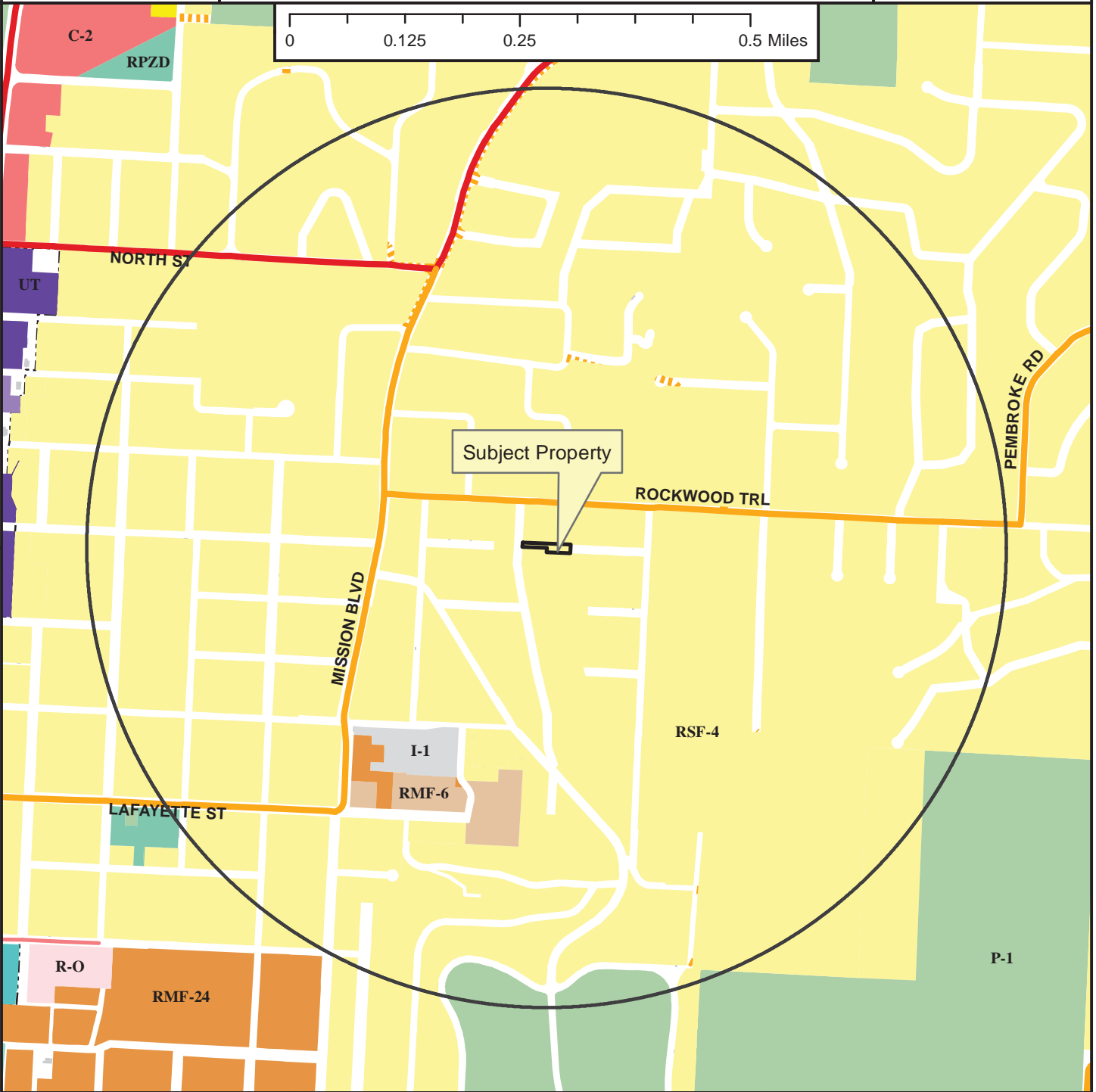
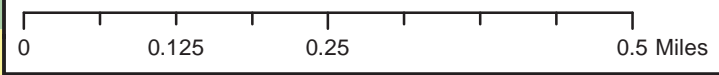
- PROPERTY LINE
- PARCEL LINE
- R/W TO BE VACATED
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- UTILITY EASEMENT
- GAS LINE
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- COMPUTED POINT
- FOUND 3/8" REBAR
- SANITARY SEWER MH
- WATER VALVE

RECORDING NUMBER/DATE

VAC18-6470

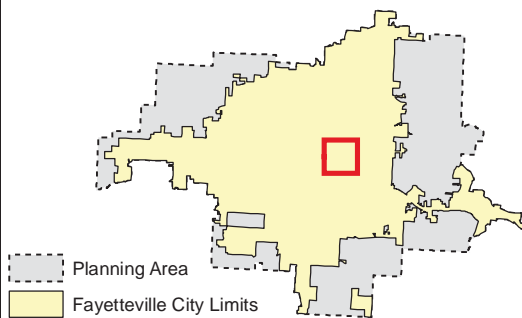
# REBECCA ST. VACATION

One Mile View



## Legend

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

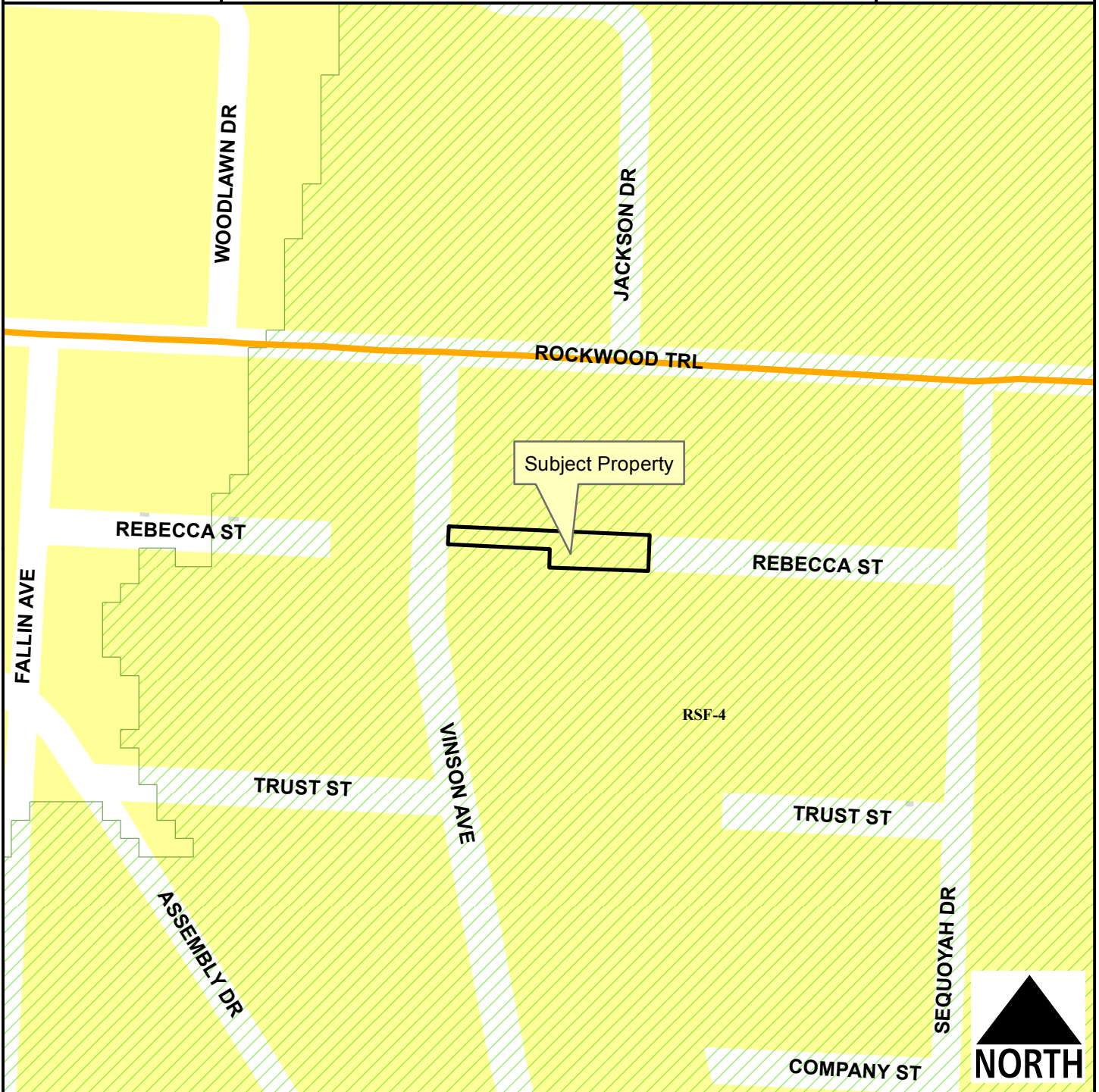


- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
  - Residential-Agricultural
  - RSF-5
  - RSF-1
  - RSF-2
  - RSF-4
  - RSF-7
  - RSF-8
  - RSF-18
- RESIDENTIAL MULTI-FAMILY**
  - RT-12 Residential Two and Three-family
  - RMF-6
  - RMF-12
  - RMF-18
  - RMF-24
  - RMF-40
- INDUSTRIAL**
  - I-1 Heavy Commercial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

VAC18-6470

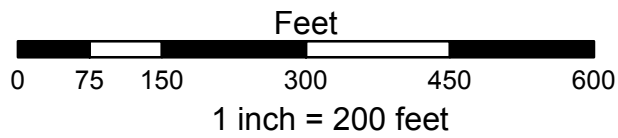
# REBECCA ST. VACATION

Close Up View



### Legend

- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Building Footprint



RSF-4

VAC18-6470




# REBECCA ST. VACATION

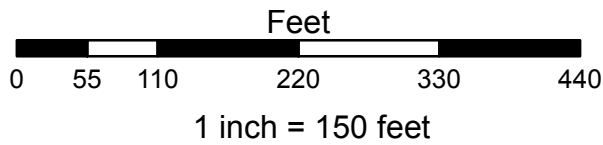


Current Land Use





### Streets Existing MSP Class

-  COLLECTOR
-  Planning Area
-  Fayetteville City Limits



### FEMA Flood Hazard Data

-  100-Year Floodplain
-  Floodway