

City of Fayetteville Staff Review Form

2020-0815

Legistar File ID

10/20/2020

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

Garner Stoll

10/2/2020

CITY PLANNING (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

ADM 2020-000006: Administrative Item (LOTS 21, 71, 74, 167, & 286 PARK MEADOWS SD./PARK MEADOWS SD, 564): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located in PARK MEADOWS SD. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.65 acres. The request is for lesser dedication of 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 \$ -

V20180321

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



MEETING OF OCTOBER 20, 2020

TO: Mayor; Fayetteville City Council

THRU: Susan Norton, Chief of Staff
Garner Stoll, Development Services Director
Jonathan Curth, Development Review Manager

FROM: Jessie Masters, Senior Planner

DATE: October 2, 2020

SUBJECT: **ADM 2020-000006: Administrative Item (LOTS 21, 71, 74, 167, & 286 PARK MEADOWS SD./PARK MEADOWS SD, 564):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located in PARK MEADOWS SD. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.65 acres. The request is for lesser dedication of right-of-way.

RECOMMENDATION:

City Planning staff and the Planning Commission recommend approval of a request for lesser dedication of right-of-way as as described and shown for associated lot splits in the attached Exhibits 'A' and 'B'.

BACKGROUND:

The subject properties are in south Fayetteville and are part of the Park Meadows subdivision, which spans from E. Huntsville Road to the north, Morningside Drive to the west, and E. 15th Street to the south. The preliminary plat of Park Meadows showing all planned phases of the subdivision was initially approved in 2016, and subsequently the final plats of Phases I and II were approved in 2018 and 2020, respectively.

Request: The applicant requests a reduction in right-of-way dedication with 5 associated lot splits for lots 21, 71, 74, 167, and 286, which were approved with the final plats of Phases I and II of the Park Meadows subdivision.

Public Comment: Staff has not received any public comment on this item.

DISCUSSION:

The preliminary plat of the Park Meadows subdivision was approved in 2016 (PPL 16-5642). Several of the proposed lots that were approved with the preliminary plat were found to be located within the floodplain, so were not included at the time of final plat for Phase I (FPL 18-6362) and Phase II (20-7054). Following final plat approval of Phases I and II, a Letter of Map Revision (LOMR) has been issued by the Federal Emergency Management Agency (FEMA) on these lots, allowing the applicant to submit lot splits for administrative approval.

Unified Development Code section 166.04(B)(2)(a)(i) indicates that an infrastructure improvement required with any lot split is to dedicate sufficient right-of-way to meet the Master Street Plan. Where right-of-way dedication represents a hardship or practical difficulty, an applicant may petition the City Council, by way of the Planning Commission, for lesser dedication. At these locations, right-of-way dedication to meet the Residential Link Street requirements of 52 feet, or 26 feet from centerline of the street is required. However, these Master Street Plan cross-sections and standards were updated in early 2020; staff finds that given the prior approval of these lots with the preliminary plat in 2016, and the recent construction and build out of infrastructure according to previously approved standards, that to require additional right-of-way at this time would qualify as a “practical difficulty” and recommends the lots adhere to the current right-of-way dedicated with the final plats of Phases I and II, of 43 feet and 50 feet, as indicated on the associated final plats.

At the September 28, 2020 Planning Commission meeting, commissioners unanimously voted (7-0-0) to forward this item to City Council with a recommendation of approval. The item was included in the consent agenda, with Commissioner Paxton making the motion, and Commissioner Winston seconding. The item had been placed on the consent agenda at the September 24, 2020 agenda session by the commissioners, and no further discussion was made. No public comment was heard on the item.

BUDGET/STAFF IMPACT:

N/A

Attachments:

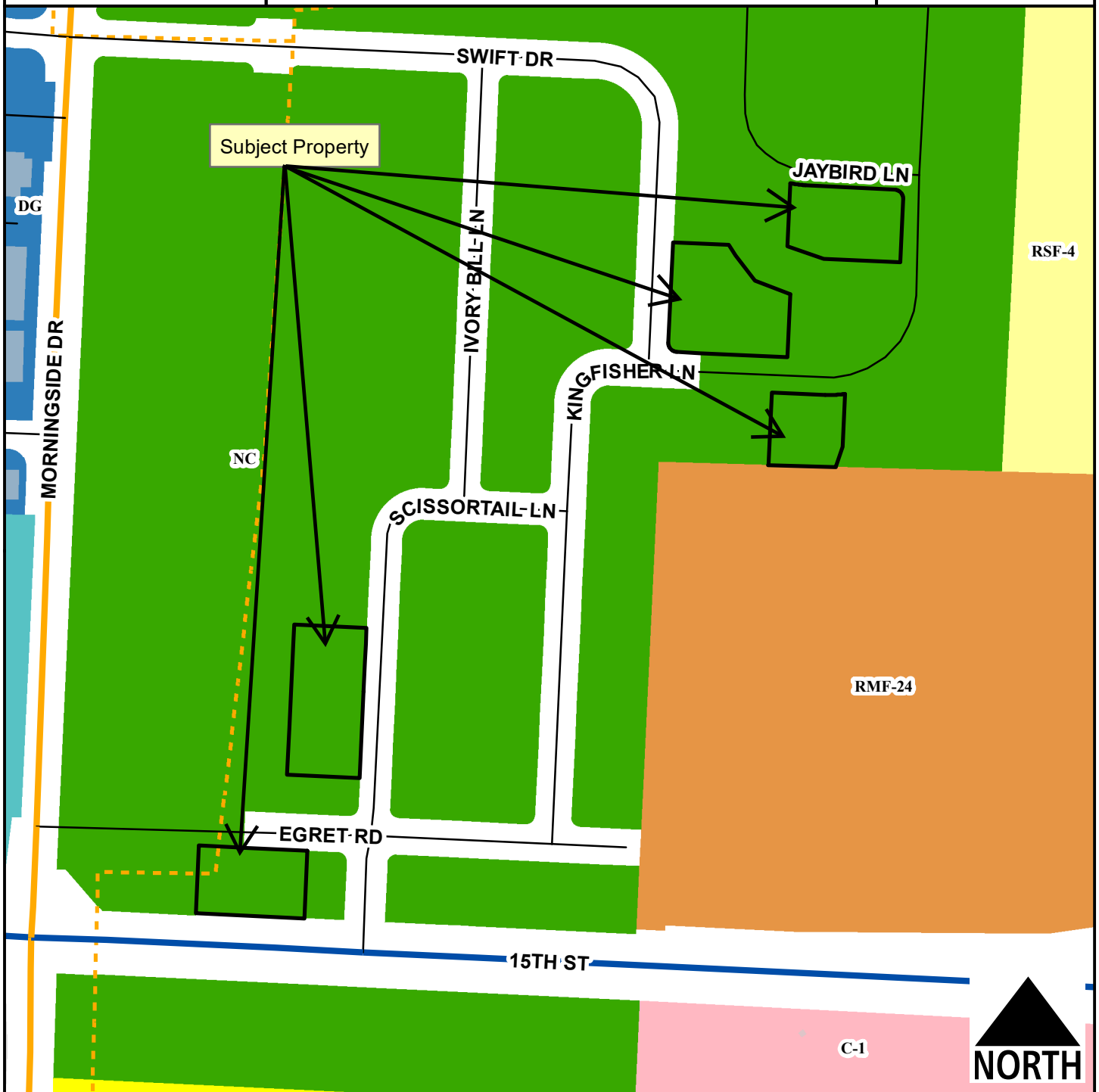
- Exhibit A
- Exhibit B
- Planning Commission Staff Report

ADM-2020-000006

Park Meadows Lot Splits

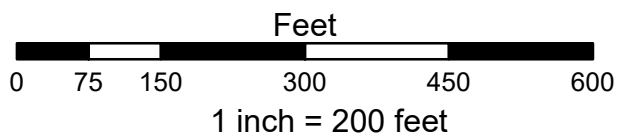
EXHIBIT 'A'
ADM-2020-000006

Close Up View



Legend

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



- RSF-4
- RSF-8
- RMF-24
- I-1 Heavy Commercial and Light Industrial
- C-1
- Main Street Center
- Downtown General
- Neighborhood Conservation

EXHIBIT 'B'

ADM-2020-000006

LOT 21 AND ASSOCIATED SPLITS:

PARENT DESCRIPTION:

LOT 21 OF PARK MEADOWS PHASE II, AS PER PLAT RECORD 024A-00000273 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

DESCRIPTION LOT 21A:

PART OF LOT 21 OF PARK MEADOWS PHASE II, AS PER PLAT RECORD 024A-00000273 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 21, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF SOUTH KINGFISHER LANE AS SHOWN ON PLAT RECORD 024A-00000273;
THENCE ALONG SAID RIGHT-OF-WAY S87°21'17" E 50.50 FEET;
THENCE LEAVING SAID RIGHT-OF-WAY S02°44'15" W 98.42 FEET TO THE SOUTH LINE OF SAID LOT 21;
THENCE ALONG SAID SOUTH LINE N88°21'58" W 50.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21;
THENCE ALONG THE WEST LINE THEREOF N02°44'15" E 99.31 FEET TO THE POINT OF BEGINNING, CONTAINING 4993 SQUARE FEET OR 0.11 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION LOT 22:

PART OF LOT 21 OF PARK MEADOWS PHASE II, AS PER PLAT RECORD 024A-00000273 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 21;
THENCE ALONG THE EAST LINE THEREOF S02°44'15" W 73.03 FEET;
THENCE CONTINUING ALONG SAID EAST LINE S18°51'20" W 28.39 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21
THENCE ALONG THE SOUTH LINE THEREOF N88°21'58" W 42.62 FEET;
THENCE LEAVING SAID SOUTH LINE N02°44'15" E 98.42 FEET TO THE SOUTH RIGHT-OF-WAY OF SOUTH KINGFISHER LANE AS SHOWN ON PLAT RECORD 024A-00000273;
THENCE ALONG SAID RIGHT-OF-WAY S87°21'17" E 23.07 FEET;
THENCE ALONG SAID RIGHT-OF-WAY 27.59 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 145.00 FEET AND A LONG CHORD OF N87°11'36"E 27.55 FEET TO THE POINT OF BEGINNING, CONTAINING 4864 SQUARE FEET OR 0.11 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

LOT 71 AND ASSOCIATED SPLITS:

LOT 71 AND ASSOCIATED SPLITS:

PARENT DESCRIPTION:

LOT 71 OF PARK MEADOWS PHASE II, AS PER PLAT RECORD 024A-00000273 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

DESCRIPTION LOT 71A:

PART OF LOT 71 OF PARK MEADOWS PHASE II, AS PER PLAT RECORD 024A-00000273 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 71;
THENCE ALONG THE SOUTH LINE THEREOF N87°21'17"W 55.00 FEET;
THENCE LEAVING SAID SOUTH LINE N02°38'43"E 100.00 FEET TO THE SOUTH RIGHT-OF-WAY OF SOUTH JAYBIRD LANE AS SHOWN ON PLAT RECORD 024A-00000273;
THENCE ALONG SAID RIGHT-OF-WAY S87°21'17"E 42.50 FEET;
THENCE ALONG SAID RIGHT-OF-WAY 19.63 FEET ALONG TO THE RIGHT WITH A RADIUS OF 12.50 FEET AND A LONG CHORD OF S42°21'17"E 17.68 FEET TO THE WEST RIGHT-OF-WAY OF SOUTH KINGFISHER LANE AS SHOWN ON PLAT RECORD 024A-00000273;
THENCE ALONG SAID RIGHT-OF-WAY S02°38'43"W 87.50 FEET TO THE POINT OF BEGINNING, CONTAINING 5466 SQUARE FEET OR 0.13 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION LOT 72:

PART OF LOT 71 OF PARK MEADOWS PHASE II, AS PER PLAT RECORD 024A-00000273 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 71;
THENCE ALONG THE SOUTH LINE THEREOF N87°21'17"W 55.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID SOUTH LINE N87°21'17"W 50.50 FEET;
THENCE LEAVING SAID SOUTH LINE N02°38'43"E 100.00 FEET TO THE SOUTH RIGHT-OF-WAY OF SOUTH JAYBIRD LANE AS SHOWN ON PLAT RECORD 024A-00000273;
THENCE ALONG SAID RIGHT-OF-WAY S87°21'17"E 50.50 FEET;
THENCE LEAVING SAID RIGHT-OF-WAY S02°38'43"W 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5050 SQUARE FEET OR 0.12 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

LOT 71 AND ASSOCIATED SPLITS (CONT'D):

DESCRIPTION LOT 73:

PART OF LOT 71 OF PARK MEADOWS PHASE II, AS PER PLAT RECORD 024A-00000273 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 71;
THENCE ALONG THE SOUTH LINE THEREOF N87°21'17"W 105.50 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID SOUTH LINE N71°00'132"W 52.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 71;
THENCE ALONG THE WEST LINE THEREOF N02°38'43"E 87.03 FEET TO THE SOUTH RIGHT-OF-WAY OF SOUTH JAYBIRD LANE AS SHOWN ON PLAT RECORD 024A-00000273;
THENCE ALONG SAID RIGHT-OF-WAY 20.61 FEET ALONG TO THE LEFT WITH A RADIUS OF 114.50 FEET AND A LONG CHORD OF S82°11'53"E 20.58 FEET;
THENCE ALONG SAID RIGHT-OF-WAY S87°21'17"E 30.00 FEET;
THENCE LEAVING SAID RIGHT-OF-WAY S02°38'43"W 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4688 SQUARE FEET OR 0.11 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

LOT 74 AND ASSOCIATED SPLITS:

PARENT DESCRIPTION:

LOT 74 AND OUT LOT OF PARK MEADOWS PHASE II, AS PER PLAT RECORD 024A-00000273 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

DESCRIPTION LOT 74A:

PART OF LOT 74 OF PARK MEADOWS PHASE II, AS PER PLAT RECORD 024A-00000273 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 74, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY OF SOUTH KINGFISHER LANE AS SHOWN ON PLAT RECORD 024A-00000273;
THENCE ALONG SAID RIGHT-OF-WAY N87°21'17"W 55.00 FEET;
THENCE LEAVING SAID RIGHT-OF-WAY N02°38'43"E 100.00 FEET;
THENCE S87°21'17"E 14.21 FEET TO THE NORTH LINE OF SAID LOT 74;
THENCE ALONG SAID NORTH LINE S69°35'11"E 34.22 FEET;
THENCE LEAVING SAID NORTH LINE S51°11'17"E 10.16 FEET TO THE EAST LINE OF SAID LOT 74;
THENCE ALONG SAID EAST LINE S02°38'43"W 83.56 FEET TO THE POINT OF BEGINNING,
CONTAINING 5220 SQUARE FEET OR 0.12 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION LOT 75:

PART OF LOT 74 OF PARK MEADOWS PHASE II, AS PER PLAT RECORD 024A-00000273 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 74, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY OF SOUTH KINGFISHER LANE AS SHOWN ON PLAT RECORD 024A-00000273;
THENCE ALONG SAID RIGHT-OF-WAY N87°21'17"W 55.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N87°21'17"W 55.00 FEET;
THENCE LEAVING SAID RIGHT-OF-WAY N02°38'43"E 100.00 FEET;
THENCE S87°21'17"E 55.00 FEET;
THENCE S02°38'43"W 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5500 SQUARE FEET OR 0.13 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

LOT 74 AND ASSOCIATED SPLITS (CONT'D):

DESCRIPTION LOT 76:

PART OF LOT 74 OF PARK MEADOWS PHASE II, AS PER PLAT RECORD 024A-00000273 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 74, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY OF SOUTH KINGFISHER LANE AS SHOWN ON PLAT RECORD 024A-00000273;

THENCE ALONG SAID RIGHT-OF-WAY N87°21'17"W 110.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N87°21'17"W 42.50 FEET;

THENCE ALONG SAID RIGHT-OF-WAY 19.63 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 12.50 FEET AND A LONG CHORD OF N42°21'17"W 17.68 FEET TO THE EAST RIGHT-OF-WAY OF EAST SWIFT DRIVE AS SHOWN ON PLAT RECORD 024-00000211;

THENCE ALONG SAID RIGHT-OF-WAY N02°38'43"E 87.50 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY S87°21'17"E 55.00 FEET;

THENCE S02°38'43"W 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5466 SQUARE FEET OR 0.13 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION LOT 77:

PART OF LOT 74 OF PARK MEADOWS PHASE II, AS PER PLAT RECORD 024A-00000273 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 74;

THENCE ALONG THE NORTH LINE THEREOF THE FOLLOWING FOUR COURSES:

THENCE S87°23'09"E 77.36 FEET;

THENCE S31°43'04"E 17.12 FEET;

THENCE S37°31'33"E 43.86 FEET;

THENCE S69°35'11"E 9.35 FEET;

THENCE LEAVING SAID NORTH LINE N87°21'17"W 124.21 FEET TO THE EAST RIGHT-OF-WAY OF EAST SWIFT DRIVE AS SHOWN ON PLAT RECORD 024-00000211;

THENCE ALONG SAID RIGHT-OF-WAY N02°38'43"E 50.45 FEET TO THE POINT OF BEGINNING, CONTAINING 4892 SQUARE FEET OR 0.13 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

LOT 74 AND ASSOCIATED SPLITS (CONT'D):

DESCRIPTION OUT LOT:

PART OF LOT 74 AND OUT LOT OF PARK MEADOWS PHASE II, AS PER PLAT RECORD 024A-00000273 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 286 OF SAID PARK MEADOWS PHASE II;
THENCE ALONG THE SOUTH LINE THEREOF S87°21'17"E 100.66 FEET TO THE EAST LINE OF SAID PARK MEADOWS PHASE II;
THENCE ALONG SAID EAST LINE S02°45'25"W 326.53 FEET TO THE SOUTH LINE OF SAID PARK MEADOWS PHASE II;
THENCE ALONG SAID SOUTH LINE N88°21'58"W 225.67 FEET;
THENCE LEAVING SAID SOUTH LINE N18°51'20"E 28.39 FEET;

THENCE N02°44'15"E 73.03 FEET TO THE SOUTH RIGHT-OF-WAY OF SOUTH JAYBIRD LANE AS SHOWN ON PLAT RECORD 024A-00000273;
THENCE ALONG SAID RIGHT-OF-WAY 200.17 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 145.00 FEET AND A LONG CHORD OF N42°11'36"E 184.65 FEET;
THENCE ALONG SAID RIGHT-OF-WAY N02°38'43"E 87.84 FEET TO THE POINT OF BEGINNING, CONTAINING 48801 SQUARE FEET OR 1.12 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

ALSO

PART OF LOT 74 AND OUT LOT OF PARK MEADOWS PHASE II, AS PER PLAT RECORD 024A-00000273 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 74, SAID POINT BEING ON THE EAST RIGHT-OF-WAY OF EAST SWIFT DRIVE AS SHOWN ON PLAT RECORD 024-00000211;
THENCE ALONG SAID RIGHT-OF-WAY N02°38'43"E 155.26 FEET;
THENCE ALONG SAID RIGHT-OF-WAY 76.74 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 115.00 FEET AND A LONG CHORD OF N16°28'15"W 75.32 FEET;
THENCE LEAVING SAID RIGHT-OF-WAY N02°04'17"E 508.36 FEET;
THENCE S87°21'17"E 17.06 FEET;
THENCE 95.82 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 61.00 FEET AND A LONG CHORD OF N47°38'43"E 86.27 FEET;
THENCE N02°38'43"E 496.41 FEET;
THENCE 63.85 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 61.00 FEET AND A LONG CHORD OF N27°20'36"W 60.98 FEET;
THENCE N57°19'54"W 51.60 FEET;
THENCE 40.88 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 39.00 FEET AND A LONG CHORD OF N27°18'08"W 39.03 FEET;
THENCE N02°43'38"E 177.54 FEET TO THE SOUTH RIGHT-OF-WAY OF EAST HUNTSVILLE ROAD;
THENCE ALONG SAID RIGHT-OF-WAY S87°27'46"E 10.00 FEET THE WEST LINE OF LOTS 104 THROUGH 107 OF SAID PARK MEADOWS PHASE II;
THENCE ALONG SAID WEST LINE S02°43'38"W 200.10 FEET TO THE SOUTH LINE OF LOT 107 OF SAID PARK MEADOWS PHASE II;
THENCE ALONG SAID SOUTH LINE S57°19'54"E 12.76 FEET;
THENCE ALONG SAID SOUTH LINE S87°21'17"E 89.37 FEET TO THE NORTH RIGHT-OF-WAY OF SOUTH JAYBIRD LANE AS SHOWN ON PLAT RECORD 024A-00000273;
THENCE ALONG SAID RIGHT-OF-WAY S02°38'43"W 1174.30 FEET;

THENCE ALONG SAID RIGHT-OF-WAY 159.25 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 114.50 FEET AND A LONG CHORD OF S37°11'53"E 146.72 FEET TO THE NORTH LINE OF LOT 71 OF SAID PARK MEADOWS PHASE II;

THENCE ALONG SAID NORTH LINE S02°38'43"W 87.03 FEET TO THE WEST LINE OF SAID PARK MEADOWS PHASE II;

THENCE ALONG SAID WEST LINE S71°00'13"E 52.63 FEET;

THENCE ALONG SAID WEST LINE S87°21'17"E 105.50 FEET TO THE NORTH RIGHT-OF-WAY OF SOUTH KINGFISHER LANE AS SHOWN ON PLAT RECORD 024A-00000273;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE COURSES:

THENCE S02°38'43"W 42.34 FEET;

THENCE 149.23 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 95.00 FEET AND A LONG CHORD OF S47°38'43"W 134.35 FEET;

THENCE N87°21'17"W 54.06 FEET TO THE EAST LINE OF SAID LOT 74;

THENCE ALONG SAID EAST LINE N02°38'43"E 83.56 FEET;

THENCE LEAVING SAID EAST LINE N51°11'17"W 10.16 FEET TO THE NORTH LINE OF SAID LOT 74;

THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR COURSES:

THENCE N69°35'11"W 43.57 FEET;

THENCE N37°31'33"W 43.86 FEET;

THENCE N31°43'04"W 17.12 FEET;

THENCE N87°23'09"W 77.36 FEET TO THE POINT OF BEGINNING, CONTAINING 110056 SQUARE FEET OR 2.53 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

LOT 167 AND ASSOCIATED SPLITS:

PARENT DESCRIPTION:

LOT 167 OF PARK MEADOWS PHASE I, AS PER PLAT RECORD 0024-00000211 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

DESCRIPTION LOT 167A:

PART OF LOT 167 OF PARK MEADOWS PHASE I, AS PER PLAT RECORD 0024-00000211 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 167;
THENCE ALONG THE WEST LINE THEREOF N02°38'43"E 50.50 FEET;
THENCE LEAVING SAID WEST LINE S87°21'17"E 100.00 FEET TO THE WEST RIGHT-OF-WAY OF SOUTH SCISSERTAIL LANE AS SHOWN ON PLAT RECORD 0024-00000211;
THENCE ALONG SAID WEST RIGHT-OF-WAY S02°38'43"W 50.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 167;
THENCE ALONG THE SOUTH LINE THEREOF N87°21'17"W 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5050 SQUARE FEET OR 0.12 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION LOT 168:

PART OF LOT 167 OF PARK MEADOWS PHASE I, AS PER PLAT RECORD 0024-00000211 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 167;
THENCE ALONG THE WEST LINE THEREOF N02°38'43"E 50.50 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID WEST LINE N02°38'43"E 50.50 FEET;
THENCE LEAVING SAID WEST LINE S87°21'17"E 100.00 FEET TO THE WEST RIGHT-OF-WAY OF SOUTH SCISSERTAIL LANE AS SHOWN ON PLAT RECORD 0024-00000211;
THENCE ALONG SAID WEST RIGHT-OF-WAY S02°38'43"W 50.50 FEET;
THENCE LEAVING SAID WEST RIGHT-OF-WAY N87°21'17"W 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5050 SQUARE FEET OR 0.12 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION LOT 169:

PART OF LOT 167 OF PARK MEADOWS PHASE I, AS PER PLAT RECORD 0024-00000211 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 167;
THENCE ALONG THE WEST LINE THEREOF N02°38'43"E 101.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID WEST LINE N02°38'43"E 50.50 FEET;
THENCE LEAVING SAID WEST LINE S87°21'17"E 100.00 FEET TO THE WEST RIGHT-OF-WAY OF SOUTH SCISSERTAIL LANE AS SHOWN ON PLAT RECORD 0024-00000211;
THENCE ALONG SAID WEST RIGHT-OF-WAY S02°38'43"W 50.50 FEET;

LOT 167 AND ASSOCIATED SPLITS (CONT'D):

THENCE LEAVING SAID WEST RIGHT-OF-WAY N87°21'17"W 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5050 SQUARE FEET OR 0.12 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION LOT 170:

PART OF LOT 167 OF PARK MEADOWS PHASE I, AS PER PLAT RECORD 0024-00000211 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 167;
THENCE ALONG THE WEST LINE THEREOF N02°38'43"E 151.50 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID WEST LINE N02°38'43"E 55.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 167;
THENCE ALONG THE NORTH LINE THEREOF S87°21'17"E 100.00 FEET TO THE WEST RIGHT-OF-WAY OF SOUTH SCISSORTAIL LANE AS SHOWN ON PLAT RECORD 0024-00000211;
THENCE ALONG SAID WEST RIGHT-OF-WAY S02°38'43"W 55.50 FEET;
THENCE LEAVING SAID WEST RIGHT-OF-WAY N87°21'17"W 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5550 SQUARE FEET OR 0.13 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

LOT 286 AND ASSOCIATED SPLITS:

PARENT DESCRIPTION:

LOT 286 OF PARK MEADOWS PHASE I, AS PER PLAT RECORD 0024-00000211 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

DESCRIPTION LOT 165:

PART OF LOT 286 OF PARK MEADOWS PHASE I, AS PER PLAT RECORD 0024-00000211 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 286;
THENCE ALONG THE EAST LINE THEREOF S02°38'43"W 90.81 FEET;
THENCE LEAVING SAID EAST LINE N80°23'41"W 46.89 FEET;
THENCE N20°48'00"W 9.72 FEET;
THENCE N02°38'43"E 76.21 FEET TO THE SOUTH RIGHT-OF-WAY OF EAST EGRET ROAD AS SHOWN ON PLAT RECORD 0024-00000211;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY S87°21'17"E 50.41 FEET TO THE POINT OF BEGINNING, CONTAINING 4406 SQUARE FEET OR 0.10 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION LOT 286A:

PART OF LOT 286 OF PARK MEADOWS PHASE I, AS PER PLAT RECORD 0024-00000211 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 286;
THENCE ALONG THE NORTH LINE THEREOF S87°21'17"E 99.21 FEET;
THENCE LEAVING SAID NORTH LINE S02°38'43"W 76.21 FEET;
THENCE S20°48'00"E 9.72 FEET;
THENCE S80°23'41"E 46.89 FEET TO THE EAST LINE OF SAID LOT 286;
THENCE ALONG SAID EAST LINE S02°38'43"W 2.69 FEET TO THE SOUTHEAST CORNER OF SAID LOT 286, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY OF EAST 15TH STREET / HIGHWAY 16 AS SHOWN ON PLAT RECORD 0024-00000211;
THENCE ALONG SAID NORTH RIGHT-OF-WAY N87°15'06"W 149.62 FEET TO THE SOUTHWEST CORNER OF SAID LOT 286;
THENCE ALONG THE WEST LINE THEREOF N02°38'44"E 93.24 FEET TO THE POINT OF BEGINNING, CONTAINING 9564 SQUARE FEET OR 0.22 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.



TO: Fayetteville Planning Commission

THRU: Jonathan Curth, Development Review Manager

FROM: Jessie Masters, Senior Planner

MEETING DATE: September 28, 2020 **Updated with PC hearing results from 9/28/2020**

SUBJECT: **ADM 2020-000006: Administrative Item (LOTS 21, 71, 74, 167, & 286 PARK MEADOWS SD./PARK MEADOWS SD, 564):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located in PARK MEADOWS SD. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.65 acres. The request is for lesser dedication of right-of-way.

RECOMMENDATION:

Staff recommends forwarding **ADM 2020-000006** to City Council with a recommendation of approval, with conditions.

RECOMMENDED MOTION:

"I move to forward **ADM 2020-000006** to City Council with a recommendation of approval, with conditions as outlined by staff."

BACKGROUND:

The subject properties are in south Fayetteville and are part of the Park Meadows subdivision, which spans from E. Huntsville Road to the north, Morningside Drive to the west, and E. 15th Street to the south. The preliminary plat of Park Meadows showing all planned phases of the subdivision was initially approved in 2016, and subsequently the final plats of Phases I and II were approved in 2018 and 2020, respectively. Surrounding land use and zoning is depicted in Table 1.

Table 1:
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	RSF-4, Residential Single Family, 4 Units per Acre; CS, Community Services
South	Undeveloped	NC, Neighborhood Conservation
West	Single-Family Residential; Multi-Family Residential; Institutional (Church)	NC, Neighborhood Conservation; DG, Downtown General; MSC, Main Street/Center
East	Multi-Family Residential; Undeveloped	RMF-12, Residential Multi-Family, 12 Units per Acre; RSF-4, Residential Single-Family, 4 Units per Acre RMF-24, Residential Multi-Family, 24 Units per Acre

Proposal: The applicant requests a reduction in right-of-way dedication with 5 associated lot splits for lots 21, 71, 74, 167, and 286, which were approved with the final plats of Phases I and II of the Park Meadows subdivision.

Public Comment: Staff has not received any public comment on this item.

DISCUSSION:

The preliminary plat of the Park Meadows subdivision was approved in 2016 (PPL 16-5642). Several of the proposed lots that were approved with the preliminary plat were found to be located within the floodplain, so were not included at the time of final plat for Phase I (FPL 18-6362) and Phase II (20-7054). Following final plat approval of Phases I and II, a Letter of Map Revision (LOMR) has been issued by the Federal Emergency Management Agency (FEMA) on these lots, allowing the applicant to submit lot splits for administrative approval.

Unified Development Code section 166.04(B)(2)(a)(i) indicates that an infrastructure improvement required with any lot split is to dedicate sufficient right-of-way to meet the Master Street Plan. Where right-of-way dedication represents a hardship or practical difficulty, an applicant may petition the City Council, by way of the Planning Commission, for lesser dedication. At these locations, right-of-way dedication to meet the Residential Link Street requirements of 52 feet, or 26 feet from centerline of the street is required. However, these Master Street Plan cross-sections and standards were updated in early 2020; staff finds that given the prior approval of these lots with the preliminary plat in 2016, and the recent construction and build out of infrastructure according to previously approved standards, that to require additional right-of-way at this time would qualify as a “practical difficulty” and recommends the lots adhere to the current right-of-way dedicated with the final plats of Phases I and II, of 43 feet and 50 feet, as indicated on the associated final plats.

RECOMMENDATION: Staff recommends forwarding ADM 2020-000006 to City Council with a recommendation of approval, with conditions.

1. All conditions of approval of PPL 16-5642 and subsequent final plats and their subsequent phases remain in effect;
2. Approval of this reduction of required right-of-way dedication does not guarantee approval for associated lot splits.

PLANNING COMMISSION ACTION:				Required	<u>YES</u>
Date: <u>September 28, 2020</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied		
Motion: Paxton	on consent agenda				
Second: Winston					
Vote: 7-0-0					

BUDGET/STAFF IMPACT:

None.

Attachments:

- Unified Developed Code:
 - § 166.04(B)(2)(a)(i) - Required Infrastructure Improvements - Development In City Limits
- Request Letter
- Proposed Lot Splits
- Staff Exhibit
 - Lots Approved with Parks Meadows Subdivision, PPL 16-5642
 - Lots Approved with Phase I, FPL 18-6362
 - Lots Approved with Phase II, FPL 20-7054
- One Mile Map
- Close-up Map
- Current Land Use Map

166.04 - Required Infrastructure Improvements - Development In City Limits

...

- (B) *Minimum Improvements by Application Type.* The property owner/developer shall be responsible for constructing the following minimum improvements.

...

(2) *Lot Split.*

- (a) *Dedication of Right-of-Way.* Sufficient right-of-way dedication, to bring those streets which the Master Street Plan shows to abut or intersect the property into conformance with the right-of-way requirements of the Master Street Plan for said streets; provided, the Subdivision Committee or Planning Commission may recommend a lesser dedication in the event of undue hardship or practical difficulties. Such lesser dedication shall be subject to approval by the City Council.

- (i) *Dedications.* The City Council accepts all streets and alleys located in Fayetteville that have been previously approved and accepted as dedications by the Fayetteville Planning Commission/Subdivision Committee. The City Council confirms the acceptance of all such streets and alleys dedicated by developers/owners to the city which have been approved by the Fayetteville Planning Commission/Subdivision Committee.

(Code 1965, App. C., Art. III, §A(2), (3); Ord. No. 1979, 2-5-74; Ord. No. 2353, 7-5-77; Ord. No. 2755, 9-1-81; Code 1991, §§159.31, 159.32; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4263, 8-1-00; Ord. No. 4660, 12-21-04; Ord. No. 5152, 7-15-08; Ord. No. 5271, 9-1-09; Ord. No. 5296, 12-15-09; Ord. No. 5374, 12-21-10; Ord. No. 5523, 9-4-12; Ord. No. 5570, 03-05-13; Ord. No. [6116](#), §1, 11-20-18; Ord. No. [6166](#), §§



August 24, 2020

City of Fayetteville
125 W. Mountain Street
Fayetteville, AR 72701

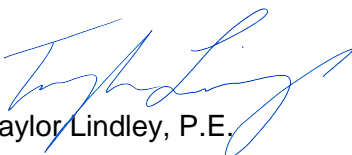
RE: Park Meadows Lot Splits
CT Job No. 16108505

Planning,

This letter is to accompany the lot split submittals for five existing parcels within the previously platted Park Meadows Subdivision. We are requesting an administrative approval for a deviation from the Master Street Plan required 26 right-of-way dedication on the resulting lots. Of the five parcels, two were platted during the Phase 1 development and three were platted during Phase 2 of the Park Meadows Subdivision. All parcels conformed to the approved preliminary plat which specified 50 feet of right-of-way per a previous version of the master street plan. Since the approval of these plats the created streets have been updated to Neighborhood Links resulting in a 52 foot right-of-way requirement. Each of these parcels had floodplain limits encroaching into the lot. We have since filed a LOMR for the subdivision as a whole and re-mapped the 100-yr floodplain allowing these lots to be split. The resulting lot splits would create a few gaps in the subdivision where 26 feet of right-of-way from the centerline is required. Our request is that the preliminary and final plats for the subdivision as a whole dictate the right-of-way dedication on these lots.

Should you have any questions, please contact us at your convenience.

Sincerely,



Taylor Lindley, P.E.



○ SET IRON PIN
● SOWER MANHOLE
○ WATER METER
— PROPERTY LINE
— RIGHT OF WAY LINE
— EASEMENT LINE
— BUILDING SETBACK LINE
— FENCE LINE
— SOWER LINE
— WATER LINE

① PARCEL 765-31838-000
PARK MEADOWS PROPERTY OWNERS ASSOCIATION
PO BOX 8232
FAYETTEVILLE, AR 72703
ZONED NC

765-15092-001

MARK ALAN ROUSE INC
9422 ROGERS AVE
FORT SMITH, AR 72918
ZOOINED RMF-24

RAUSCH COLEMAN PARK MEADOWS LLC
PO BOX 10560
FAYETTEVILLE, AR 72703
ZOONED NC

④ PARCEL 765-31805-000
RC PARK MEADOWS LLC
PO BOX 10560
FAYETTEVILLE, AR 72701
70000 NC

LOT 21 OF PARK MEADOWS PHASE II, AS PER PLAT RECORD 024A-00000273 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

PART OF LOT 21 OF PARK MEADOWS PHASE II, AS PER PLAT RECORD 0244-00000273 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

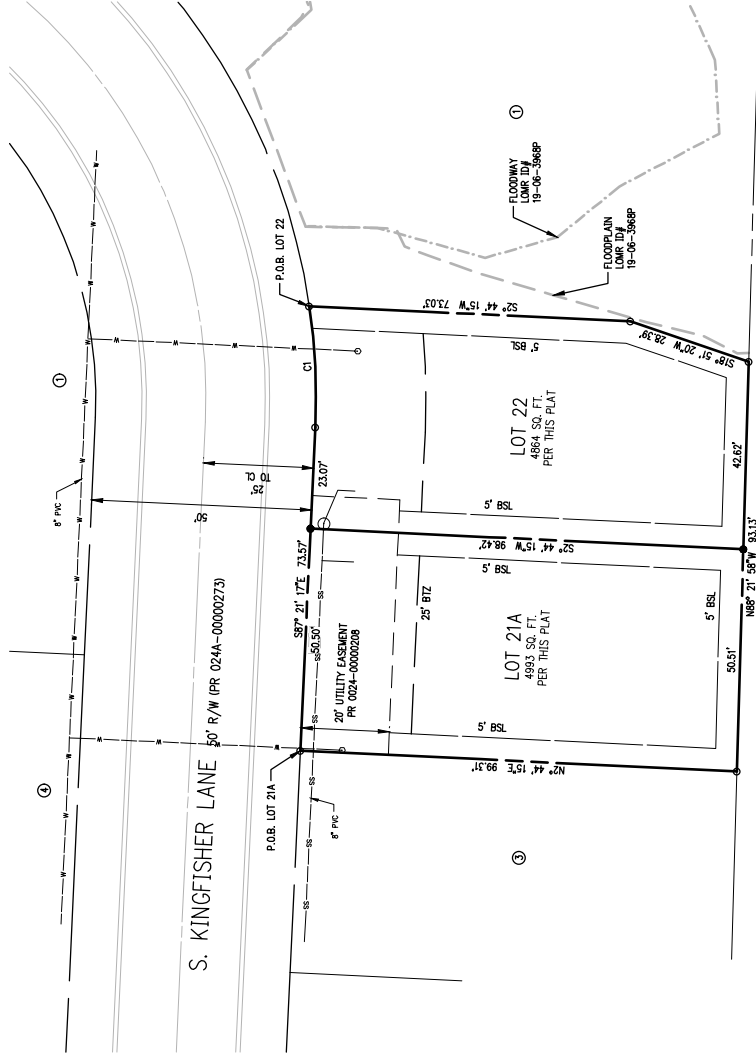
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 21, SAID POINT BEING ON THE
RIGHT-OF-WAY OF SOUTH KINGSTHER LANE AS SHOWN ON PLAT RECORD
0244-00000273;
THENCE ALONG SAID RIGHT-OF-WAY S89°21'17" E 60.50 FEET;
THENCE LEAVING SAID RIGHT-OF-WAY S0244°15' W 98.42 FEET TO THE SOUTH LINE OF
SAID LOT 21;

OF SAID LOT 21:
THENCE ALONG THE WEST LINE THEREOF N02°44'15" E 99.31 FEET TO THE POINT OF BEGINNING, CONTAINING 4993 SQUARE FEET OR 0.11 ACRES. MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR AFFECT.

PART OF LOT 21 OF PARK MEADOWS PHASE II, AS PER PLAT RECORD 0244-00000273 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE ALONG THE EAST LINE THEREOF S02°44'15" W 73.03 FEET;
THENCE CONTINUING ALONG SAID EAST LINE S18°51'20" W 28.39 FEET TO THE
SOUTHEAST CORNER OF SAID LOT 21
THENCE ALONG THE SOUTH LINE THEREOF N88°21'58" W 42.62 FEET;
THENCE LEAVING SAID SOUTH LINE N02°44'15" E 98.42 FEET TO THE SOUTH
RIGHT-OF-WAY OF SOUTH KINGFISHER LANE AS SHOWN ON PLAT RECORD
02444-00000027+.

92.47' 0000027.91,
THENCE ALONG SAID RIGHT-OF-WAY S87°11'17" E 23.07 FEET;
THENCE ALONG SAID RIGHT-OF-WAY 27.59 FEET ALONG A CURVE TO THE LEFT WITH A
RADIUS OF 145.00 FEET AND A LONG CHORD OF N87°11'36" E 27.55 FEET TO THE POINT
OF BEGINNING, CONTAINING 4864 SQUARE FEET OR 0.11 ACRES, MORE OR LESS AND
SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	27.59'	145.00'	10°54'13"	N87° 11' 36"E	27.55'

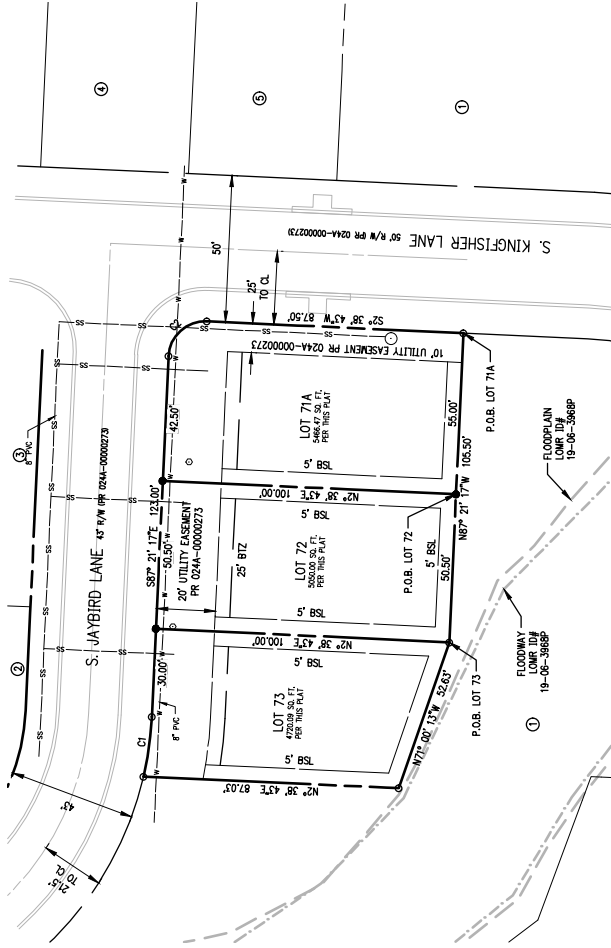


GRAPHIC SCALE IN FEET
0 30'
30'

BEARINGS AND DISTANCES SHOWN ARE THE PROPERTY OF THE ENGINEER. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THE BEARINGS AND DISTANCES TO BE CORRECT. THE ENGINEER HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREA AND HAS FOUND THE BEARINGS AND DISTANCES TO BE CORRECT. THE ENGINEER HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREA AND HAS FOUND THE BEARINGS AND DISTANCES TO BE CORRECT.

LEGEND

- FOUND IRON PIN OR PIPE
- SET IRON PIN
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- PROPERTY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SETBACK LINE
- SEWER LINE
- WATER LINE



PARENT DESCRIPTION:

LOT 71 OF PARK MEADOWS PHASE II, AS PER PLAT RECORD 0244-00000273 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION LOT 71A:

PART OF LOT 71 OF PARK MEADOWS PHASE II, AS PER PLAT RECORD 0244-00000273 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 71; THENCE ALONG THE SOUTH LINE THEREOF N87°21'17\"

DESCRIPTION LOT 72:

PART OF LOT 71 OF PARK MEADOWS PHASE II, AS PER PLAT RECORD 0244-00000273 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 71; THENCE ALONG THE SOUTH LINE THEREOF N87°21'17\"

DESCRIPTION LOT 73:

PART OF LOT 71 OF PARK MEADOWS PHASE II, AS PER PLAT RECORD 0244-00000273 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 71; THENCE ALONG THE SOUTH LINE THEREOF N87°21'17\"

ADJACENT LIST:
① PARCEL 765-31838-000
PARK MEADOWS PROPERTY OWNERS ASSOCIATION
FAVETTEVILLE, AR 72703
ZONED NC

② PARCEL 765-31838-000
RAUSCH COLEMAN PARK MEADOWS LLC
PO BOX 10560
FAVETTEVILLE, AR 72703
ZONED NC

③ PARCEL 765-31838-000
RAUSCH COLEMAN PARK MEADOWS LLC
PO BOX 10560
FAVETTEVILLE, AR 72703
ZONED NC

④ PARCEL 765-31837-000
RAUSCH COLEMAN PARK MEADOWS LLC
PO BOX 10560
FAVETTEVILLE, AR 72703
ZONED NC

⑤ PARCEL 765-31838-000
PARK MEADOWS PROPERTY OWNERS ASSOCIATION
FAVETTEVILLE, AR 72701
ZONED NC

LOT 71 OF LOT 71
PARK MEADOWS, PHASE II

FAVETTEVILLE ARKANSAS

PREPARED FOR:

RC PARK MEADOWS, LLC

STATE PLAT CODE:

500-16N-30W-0-22-130-72-1460

DATE: 08/24/2020

PROJECT NO.: 1618505

CONTACT: K MONTGOMERY

901 N. 4th St. Suite 400
Rogers, Arkansas 72706

Crafton Tull

479.634.4838 • 479.631.6244

www.craftontull.com

CERTIFICATE OF AUTHORIZATION

DATE: 08/24/2020

REVIEWER COMMENTS

DATE: 08/24/2020

REVIEWER COMMENTS

DATE: 08/24/2020

REVIEWER COMMENTS

DATE: 08/24/2020

REVIEWER COMMENTS

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REVIEWER COMMENTS

DATE: 08/24/2020

REVIEWER COMMENTS

DATE: 08/24/2020

REVIEWER COMMENTS

DATE: 08/24/2020



GRAPHIC SCALE IN FEET



ALL DISTANCES SHOWN ON THIS PLAT ARE BASED ON THE SURVEY DATA AND NOT ON ANY PREVIOUS PLATS. THE DATA AND NOT ON ANY PREVIOUS PLATS. THE DATA AND NOT ON ANY PREVIOUS PLATS. THE DATA AND NOT ON ANY PREVIOUS PLATS.

RECORD INFORMATION

LOT SPLIT PLAT OF LOT 74

AND OUT LOT

PARK MEADOWS, PHASE II

FAYETTEVILLE ARKANSAS

PREPARED FOR:

RC PARK MEADOWS, LLC

STATE PLAT CODE:

500-16N-30W-0-22-130-72-1460

DATE: 08/24/2020

PROJECT NO.: 16108505

CONTACT: K. MONTGOMERY

Crafton Tull

901 N. 4th St. Suite 400

Rogers, Arkansas 72716

479.634.4081 479.631.6244

www.craftontull.com

CERTIFICATE OF AUTHORIZATION

DATE: 08/24/2020

REVIEWER COMMENTS

DATE: 08/24/2020

REVIEWER COMMENTS

DATE: 08/24/2020

REVIEWER COMMENTS

DATE: 08/24/2020

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DATE: 08/24/2020

REVIEWER COMMENTS

DATE: 08/24/2020

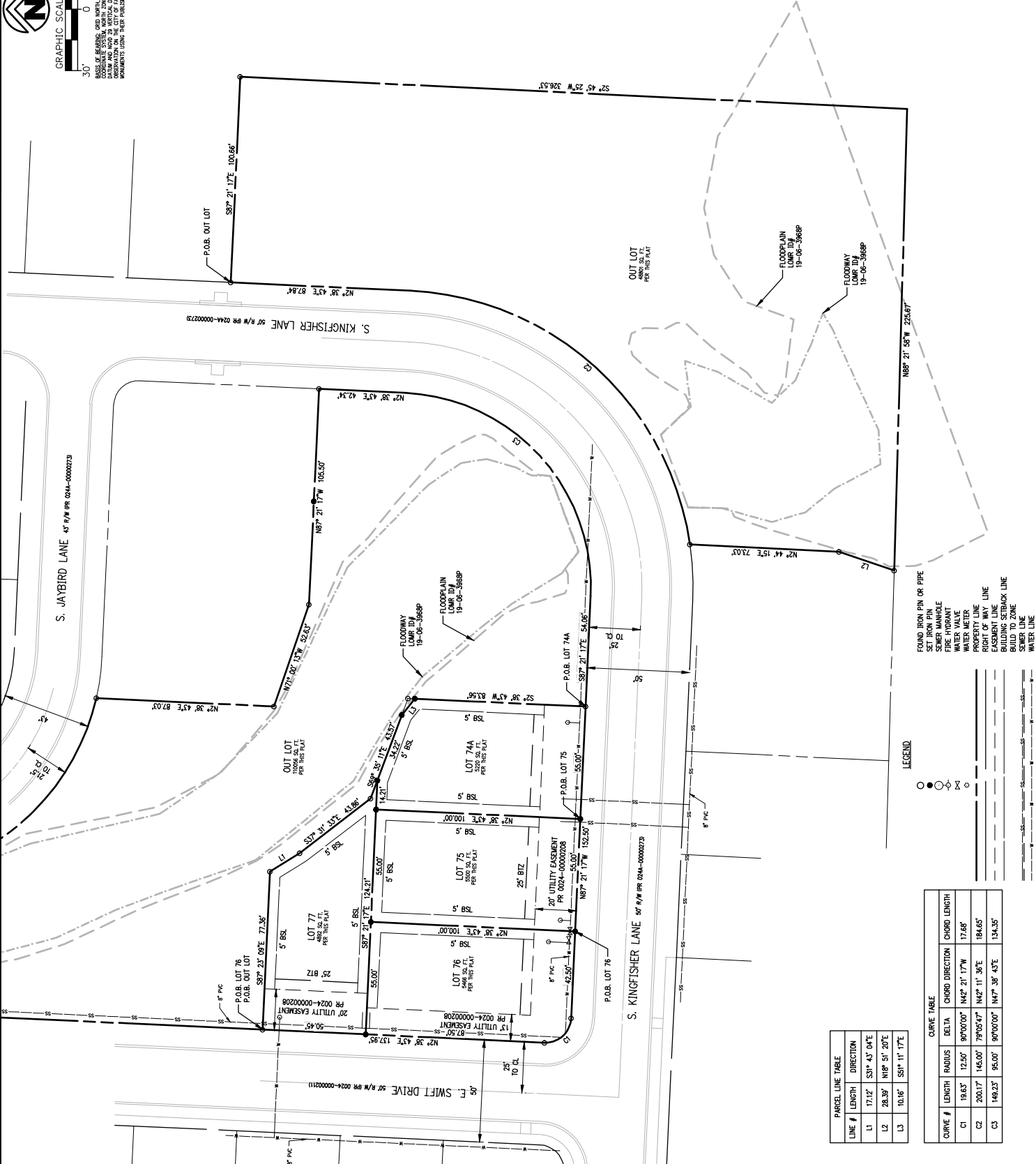
REVIEWER COMMENTS

DATE: 08/24/2020

REVIEWER COMMENTS

SHEET NO.:

2 OF 4



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	171.2'	S31° 43' 04"E
L2	28.39'	N48° 51' 20"E
L3	10.16'	S51° 11' 17"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD DIRECTION
C1	19.63'	12.50'	90°00'00"
C2	200.17'	145.00'	79°05'47"
C3	149.23'	95.00'	90°00'00"

LEGEND

FOUND IRON PIN OR PIPE
SET IRON PIN
SEWER MANHOLE
FIRE HYDRANT
WATER VALVE
WATER METER
PROPERTY LINE
RIGHT OF WAY LINE
EASEMENT LINE
BUILDING SETBACK LINE
CURB LINE
WATER LINE



GRAPHIC SCALE IN FEET



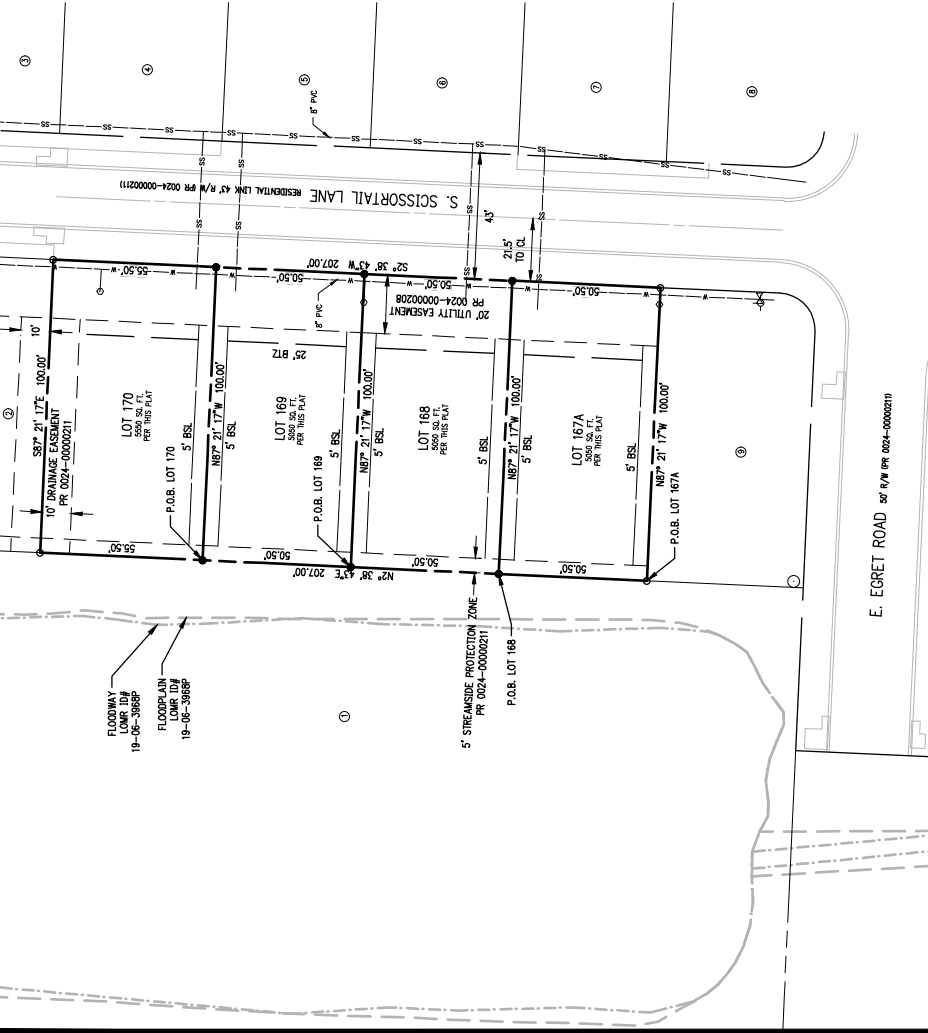
BASE OF RECORD: 2018 NORTH ARKANSAS STATE PLAT
2018 NORTH ARKANSAS STATE PLAT
DATE AND TIME: 2018-06-20 10:00:00
DRAWN BY: J. L. HARRIS
CHECKED BY: J. L. HARRIS
MONUMENTS USING THEIR PUBLISHED VALUE.

LEGEND

- FOUND IRON PIN OR PIPE
- PROPERTY LINE
- SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- PROPERTY LINE
- SEWER LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SEWER LINE
- WATER LINE

ADJOINER LIST:

- 1. PARCEL 765-31205-000
PARK MEADOW PROPERTY OWNERS ASSOCIATION INC
PO BOX 10560
FAYETTEVILLE, AR 72703
ZONED NC
- 2. PARCEL 765-31216-000
BUTLER MCDONOUGH LLC
PO BOX 10560
FAYETTEVILLE, AR 72701
ZONED NC
- 3. PARCEL 765-31207-000
RAO PROPERTY HOLDINGS LLC
2272 RIVERWATER LN
FAYETTEVILLE, AR 72703
ZONED NC
- 4. PARCEL 765-31208-000
RAO PROPERTY HOLDINGS LLC
2272 RIVERWATER LN
FAYETTEVILLE, AR 72701
ZONED NC
- 5. PARCEL 765-31209-000
RAUSCH COLEMAN PARK MEADOWS LLC
PO BOX 10560
FAYETTEVILLE, AR 72703
ZONED NC
- 6. PARCEL 765-31210-000
RAUSCH COLEMAN PARK MEADOWS LLC
PO BOX 10560
FAYETTEVILLE, AR 72703
ZONED NC
- 7. PARCEL 765-31211-000
RAUSCH COLEMAN PARK MEADOWS LLC
PO BOX 10560
FAYETTEVILLE, AR 72703
ZONED NC
- 8. PARCEL 765-31212-000
RAUSCH COLEMAN PARK MEADOWS LLC
PO BOX 10560
FAYETTEVILLE, AR 72703
ZONED NC
- 9. PARCEL 765-31214-000
RAUSCH COLEMAN PARK MEADOWS LLC
PO BOX 10560
FAYETTEVILLE, AR 72703
ZONED NC



PARENT DESCRIPTION:

LOT 167 OF PARK MEADOWS PHASE I, AS PER PLAT RECORD 0024-00000211 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

DESCRIPTION LOT 167A:

PART OF LOT 167 OF PARK MEADOWS PHASE I, AS PER PLAT RECORD 0024-00000211 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 167;
THENCE ALONG THE WEST LINE THEREOF N02°38'45"E 50.50 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID WEST LINE N02°38'45"E 50.50 FEET;
THENCE LEAVING SAID WEST LINE S87°21'17"E 100.00 FEET TO THE WEST RIGHT-OF-WAY OF SOUTH SCISSOR TAIL LANE AS SHOWN ON PLAT RECORD 0024-00000211;
THENCE ALONG SAID WEST RIGHT-OF-WAY S02°28'45"W 50.50 FEET;
THENCE LEAVING SAID WEST RIGHT-OF-WAY S02°28'45"W 50.50 FEET TO THE POINT OF BEGINNING, CONTAINING 5050 SQUARE FEET OR 0.12 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION LOT 168:

PART OF LOT 167 OF PARK MEADOWS PHASE I, AS PER PLAT RECORD 0024-00000211 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 167;
THENCE CONTINUING ALONG SAID WEST LINE N02°38'45"E 50.50 FEET TO THE POINT OF BEGINNING;
THENCE LEAVING SAID WEST LINE S87°21'17"E 100.00 FEET TO THE WEST RIGHT-OF-WAY OF SOUTH SCISSOR TAIL LANE AS SHOWN ON PLAT RECORD 0024-00000211;
THENCE ALONG SAID WEST RIGHT-OF-WAY S02°28'45"W 50.50 FEET;
THENCE LEAVING SAID WEST RIGHT-OF-WAY S02°28'45"W 50.50 FEET TO THE POINT OF BEGINNING, CONTAINING 5050 SQUARE FEET OR 0.12 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION LOT 169:

PART OF LOT 167 OF PARK MEADOWS PHASE I, AS PER PLAT RECORD 0024-00000211 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 167;
THENCE ALONG THE WEST LINE THEREOF N02°38'45"E 100.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID WEST LINE N02°38'45"E 50.50 FEET;
THENCE LEAVING SAID WEST LINE S87°21'17"E 100.00 FEET TO THE WEST RIGHT-OF-WAY OF SOUTH SCISSOR TAIL LANE AS SHOWN ON PLAT RECORD 0024-00000211;
THENCE ALONG SAID WEST RIGHT-OF-WAY S02°28'45"W 50.50 FEET;
THENCE LEAVING SAID WEST RIGHT-OF-WAY S02°28'45"W 50.50 FEET TO THE POINT OF BEGINNING, CONTAINING 5050 SQUARE FEET OR 0.12 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION LOT 170:

PART OF LOT 167 OF PARK MEADOWS PHASE I, AS PER PLAT RECORD 0024-00000211 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 167;
THENCE ALONG THE WEST LINE THEREOF N02°38'45"E 151.50 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID WEST LINE N02°38'45"E 50.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 167;
THENCE LEAVING SAID WEST LINE S87°21'17"E 100.00 FEET TO THE WEST RIGHT-OF-WAY OF SOUTH SCISSOR TAIL LANE AS SHOWN ON PLAT RECORD 0024-00000211;
THENCE ALONG SAID WEST RIGHT-OF-WAY S02°28'45"W 50.50 FEET;
THENCE LEAVING SAID WEST RIGHT-OF-WAY S02°28'45"W 50.50 FEET TO THE POINT OF BEGINNING, CONTAINING 5050 SQUARE FEET OR 0.12 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

LOT SPLIT PLAT OF LOT 167
PARK MEADOWS, PHASE I

FAYETTEVILLE ARKANSAS

PREPARED FOR:
RC PARK MEADOWS, LLC
STATE PLAT CODE:
500-16N-30W-0-22-130-72-1460

DATE: 08/24/2020
PROJECT NO.: 16108505
CONTACT: J. L. HARRIS

Crafton Tull
479.634.4081 • 479.631.6224
www.craftontull.com

CERTIFICATE OF AUTHORIZATION
J. L. HARRIS
JULY 15, 2019
NO. 001

REVISIONS
DATE
DESCRIPTION
REVISION COMMENTS

SHEET NO.:



GRAPHIC SCALE IN FEET



BASE OF BEARING: 2025 NORTH, ARKANSAS STATE PLANE
DATUM AND AZIMUTH: 2011 VERTICAL DATUM ESTABLISHED BY GPS
MONUMENTS: 2011 SURVEY OF THE STATE OF ARKANSAS
MONUMENTS USING THEIR PUBLISHED VALUES

LEGEND

- FOUND IRON PIN OR PIPE
- SET IRON PIN
- SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER METER
- PROPERTY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SETBACK TO ZONE
- SEWER LINE
- WATER LINE

- ADJOINER LIST:
- ① PARCEL 765-31714-000
RAUSCH COLEMAN PARK MEADOWS LLC
PO BOX 10560
FAYETTEVILLE, AR 72703
ZONED NC
 - ② PARCEL 765-15088-004
MAYOR INVESTMENT LLC
1197 HAPPY HOLLOW RD
FAYETTEVILLE, AR 72701
ZONED NC
 - ③ PARCEL 765-15088-000
RC PARK MEADOWS LLC
PO BOX 10560
FAYETTEVILLE, AR 72703
ZONED NC
 - ④ PARCEL 765-31720-000
PARK MEADOW PROPERTY OWNERS ASSOCIATION INC
PO BOX 10560
FAYETTEVILLE, AR 72703
ZONED NC
 - ⑤ PARCEL 765-31714-000
RAUSCH COLEMAN PARK MEADOWS LLC
PO BOX 10560
FAYETTEVILLE, AR 72703
ZONED NC

PARENT DESCRIPTION:

LOT 286 OF PARK MEADOWS PHASE I, AS PER PLAT RECORD 0024-00000211 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

DESCRIPTION LOT 165:

PART OF LOT 286 OF PARK MEADOWS PHASE I, AS PER PLAT RECORD 0024-00000211 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 286;
THENCE ALONG THE EAST LINE THEREOF S02°38'43"W 90.81 FEET;
THENCE LEAVING SAID EAST LINE N80°23'41"W 46.89 FEET;
THENCE ALONG THE NORTH LINE THEREOF S02°38'43"W 90.81 FEET;
THENCE N02°38'44"E 93.24 FEET TO THE SOUTH RIGHT-OF-WAY OF EAST FOREST ROAD AS SHOWN ON PLAT RECORD 0024-00000211;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY S87°21'17"E 50.41 FEET TO THE POINT OF BEGINNING, CONTAINING 4408 SQUARE FEET OR 0.10 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION LOT 286A:

PART OF LOT 286 OF PARK MEADOWS PHASE I, AS PER PLAT RECORD 0024-00000211 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 286;
THENCE LEAVING SAID NORTH LINE S02°38'43"W 76.21 FEET;
THENCE S02°38'43"E 87.22 FEET TO THE EAST LINE OF SAID LOT 286;
THENCE ALONG SAID EAST LINE S02°38'43"W 2.68 FEET TO THE SOUTH CORNER OF SAID LOT 286, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY OF EAST 15TH STREET / HIGHWAY 16 AS SHOWN ON PLAT RECORD 0024-00000211;
THENCE ALONG SAID NORTH RIGHT-OF-WAY N87°15'05"W 149.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 286;
THENCE ALONG THE WEST LINE THEREOF N02°38'44"E 93.24 FEET TO THE POINT OF BEGINNING, CONTAINING 9564 SQUARE FEET OR 0.22 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	9.72'	S20° 48' 00"E
L2	46.89'	S80° 23' 41"E
L3	2.69'	S2° 38' 43"W

E. 15TH STREET / HWY. 16

Lots approved with
PPL 16-5642

LINEWORK

	FOUND IRON PIN	EASEMENT	-----
	LIGHT POLE		=====
	CURB		=====

	TREE	RIGHT OF WAY	-----

LINEWORK

ZONING: RES.
 FRONT: BUILD TO 0'-25"
 SIDE: 5' 8/5
 REAR: 12' 8/5
 PARCEL: 785-15065-000
 OWNER: CITY OF EVANSTON
 745 S. SHERN HILLS CT
 EVANSTON, IL 60202
 SIDEWALK
 PARCEL: 785-15079-001

CENTERLINE CURVE TABLE

PARAMETER NAME		CENTRELINE CURVE TABLE			
LINE #	INTERSECTION	CURVE #	LENGTH	START POINT	END POINT
1	3340' 59" 25' 35"	C20	50.00	877446.52, 916503.29	877507.52, 916566.30
2	3340' 59" 25' 35"	C21	76.54	877507.52, 916566.30	877832.17, 916566.30
3	3340' 59" 25' 35"	C22	76.54	877832.17, 916566.30	877832.17, 916566.30
4	3340' 59" 25' 35"	C23	120.00	885.30	877831.65, 916449.45
5	3340' 59" 25' 35"	C24	90.00	14.37	877746.34, 916227.33
6	3340' 59" 25' 35"	C25	90.00	14.37	877746.34, 916227.33
7	3340' 59" 25' 35"	C26	90.00	14.37	877746.34, 916227.33
8	3340' 59" 25' 35"	C27	50.00	76.54	877722.80, 916230.80
9	3340' 59" 25' 35"	C28	50.00	76.54	877722.80, 916230.80
10	3340' 59" 25' 35"	C29	100.00	76.54	877722.80, 916230.80
11	3340' 59" 25' 35"	C30	176.00	126.06	877754.42, 916339.72

PROPERTY DESCRIPTION

[illegible]

CONTROL POINT TABLE

CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	630980.42	678439.50	1268.22	5/PRER W BLUE CAP
2	631126.54	676661.11	1214.71	5/PRER W BLUE CAP
3	633696.15	677066.00	1273.46	5/PRER W BLUE CAP
4	635597.77	678426.23	1268.42	5/PRER W BLUE CAP

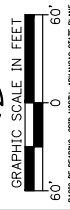
PARK MEADOWS

RECORD INFORMATION

Lots approved with
FPL 18-6362

ARKANSAS

FAYETTEVILLE



BASES OF BEARING, GRID NORTH, ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NGVD 29 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF FAYETTEVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

DELTA	DESCRIPTION	DATE
1	REV. PER CITY COMMENTS	09/17/2018

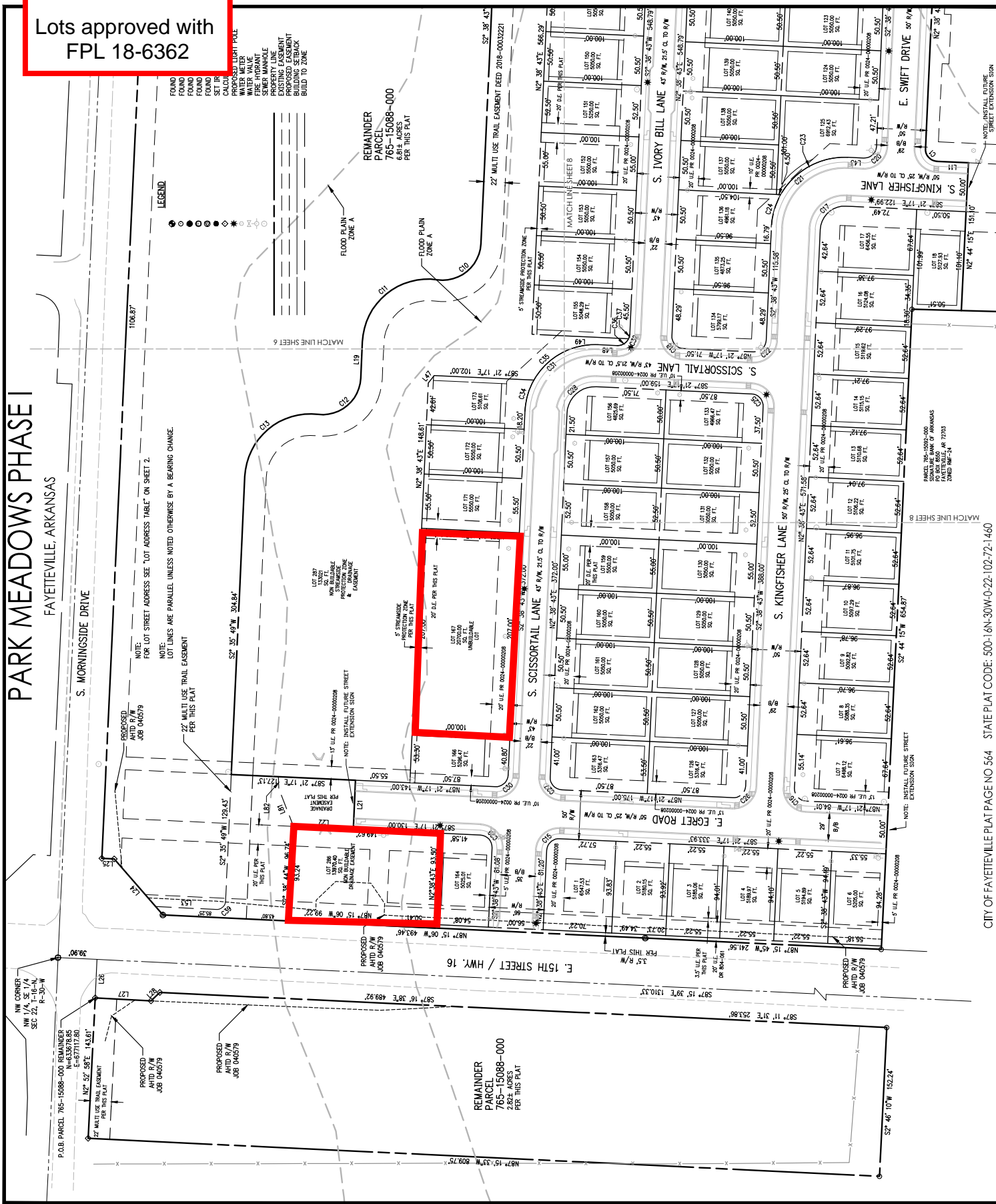
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PROJECT NO:	16108501
ISSUE DATE:	10/29/2018
CONTACT:	K. MONTGOMERY
CHECKED BY:	
SHEET NO.:	

5 OF 9



CITY OF FAYETTEVILLE PLAT PAGE NO 564 STATE PLAT CODE: 500-16N-30W-0-22-102-72-1460

EXHIBIT

Lots approved with
FPL 20-7054

PARK MEADOWS PHA
PLAT RECORD 0024-

SEE THE LOT ADDRESS TABLE ON
SHEET 2 FOR ALL LOT ADDRESS.

DIRECT ACCESS TO HUNTSVILLE ROAD, MORNINGSIDE ROAD, AND 15TH STREET SHALL NOT BE PERMITTED FOR INDIVIDUAL LOTS, PER PPL.

ALL SIDEWALKS NOT LOCATED DIRECTLY ADJACENT TO A RESIDENTIAL LOT ARE CONSIDERED TO BE COMMON AREA SIDEWALKS AND ARE TO BE INSTALLED BY THE DEVELOPER.

PARK MEADOWS PHASE II

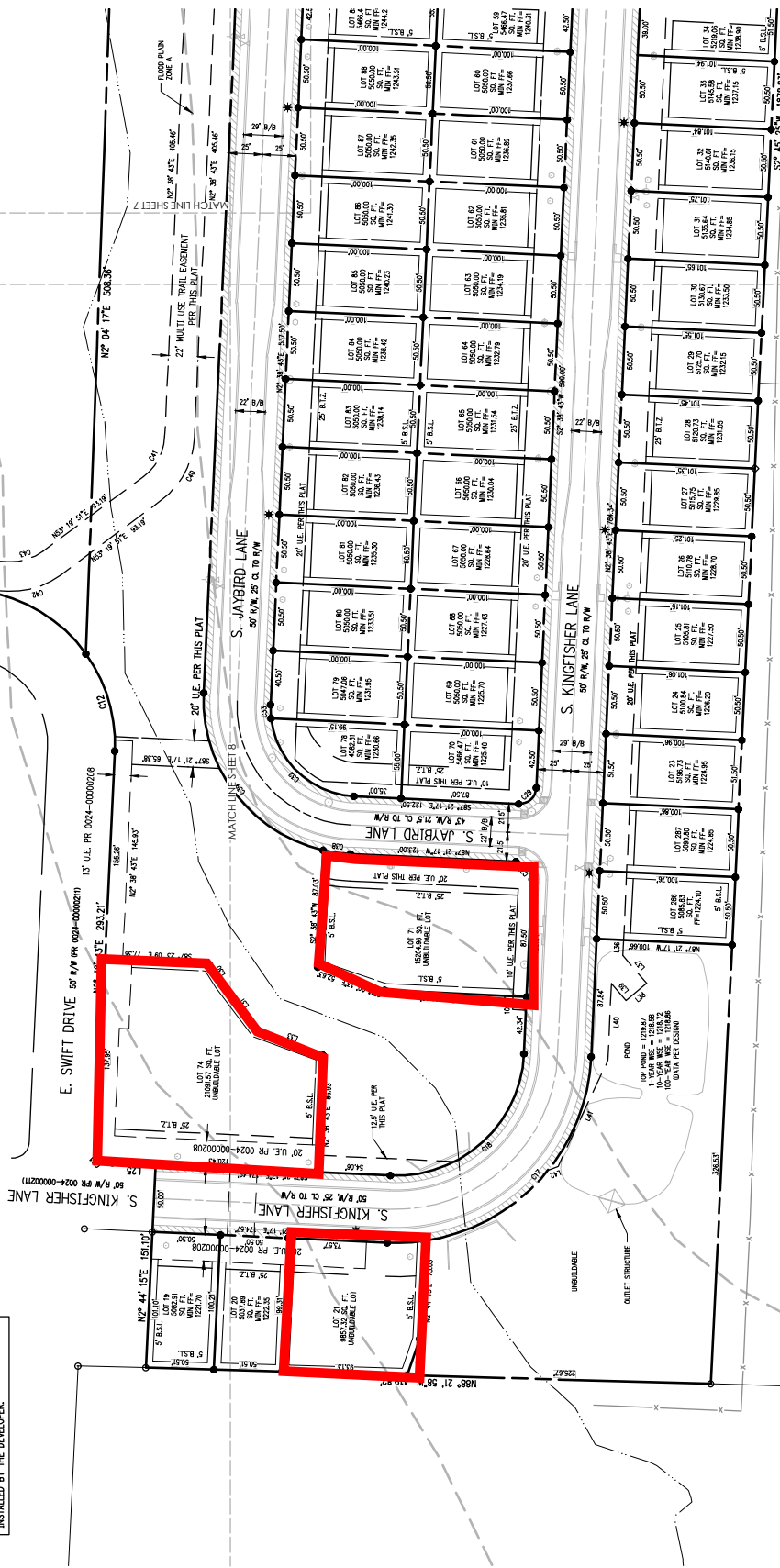
FAYETTEVILLE, ARKANSAS

CITY OF FAYETTEVILLE PLAT PAGE NO 564

STATE PLAT CODE: 500-16N-30W-0-22-100-72-1460

FOUND ALM CAP
FOUND IRON NAIL
FOUND MAG NAIL
FOUND RR SPIKE
FOUND R/W MON
SET IRON PIN
CALCULATED
PROPOSED LIGHT POLE
WATER METER
WATER VALVE
FIRE HYDRANT
SEWER MANHOLE
PROPERTY LINE
EXISTING EASEMENT
PROPOSED EASEMENT
BUILDING SETBACK
BUILD TO ZONE
CENTERLINE

LEGEND



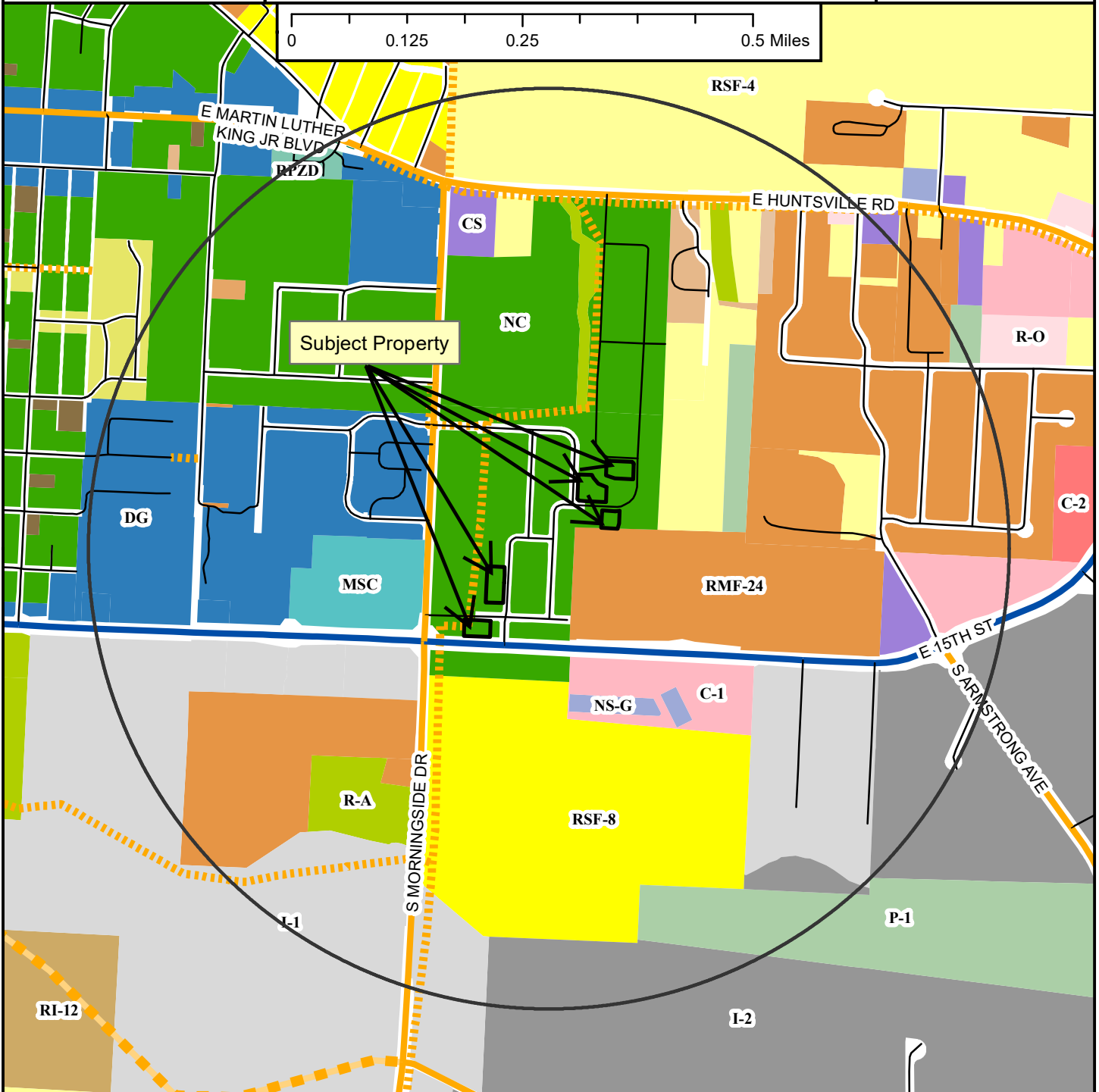
ADM-2020-000006

Park Meadows Lot Splits

One Mile View



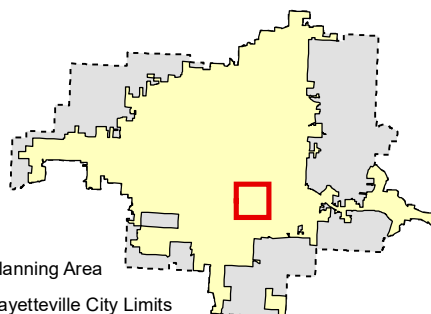
0 0.125 0.25 0.5 Miles



Legend

- Planning Area
- Fayetteville City Limits
- Trail (Proposed)

- Planning Area
- Fayetteville City Limits

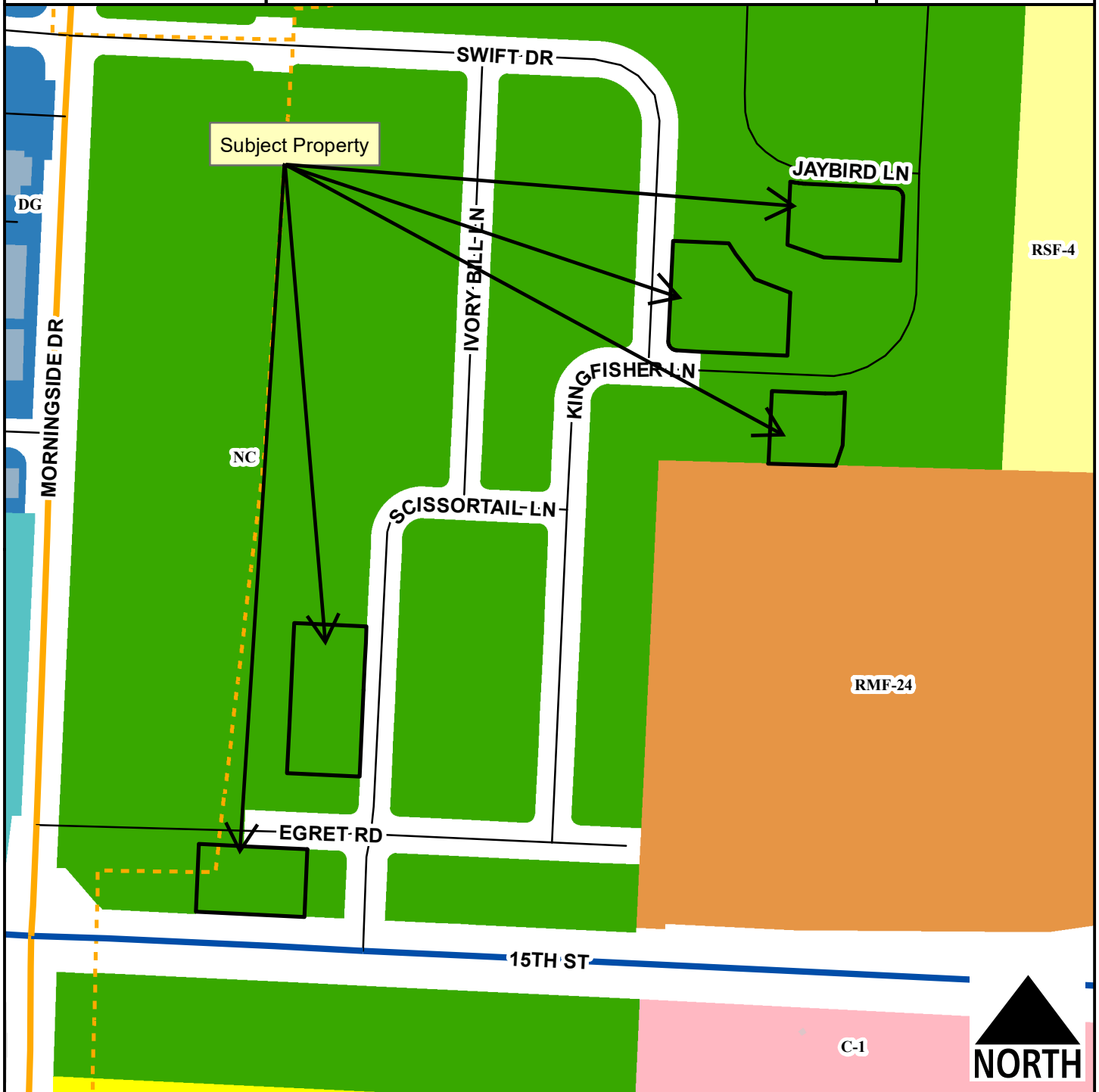


- | | | |
|---|---|---|
| Zoning
RESIDENTIAL SINGLE-FAMILY
NS-G
RI-U
RI-12
NS-L
Residential-Agricultural
RSF-1
RSF-2
RSF-4
RSF-7
RSF-8
RSF-18
RESIDENTIAL MULTI-FAMILY
RMF-6
RMF-12
RMF-18
RMF-24
RMF-40
INDUSTRIAL
I-1 Heavy Commercial and Light Industrial | EXTRACTION
E-1
COMMERCIAL
C-1
C-2
C-3
FORM BASED 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 | I-2 General Industrial
I-1 Heavy Commercial and Light Industrial |
|---|---|---|

ADM-2020-000006

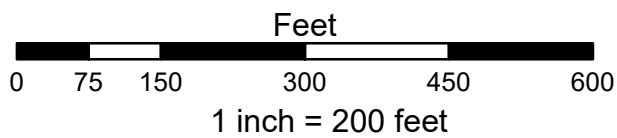
Park Meadows Lot Splits

Close Up View



Legend

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

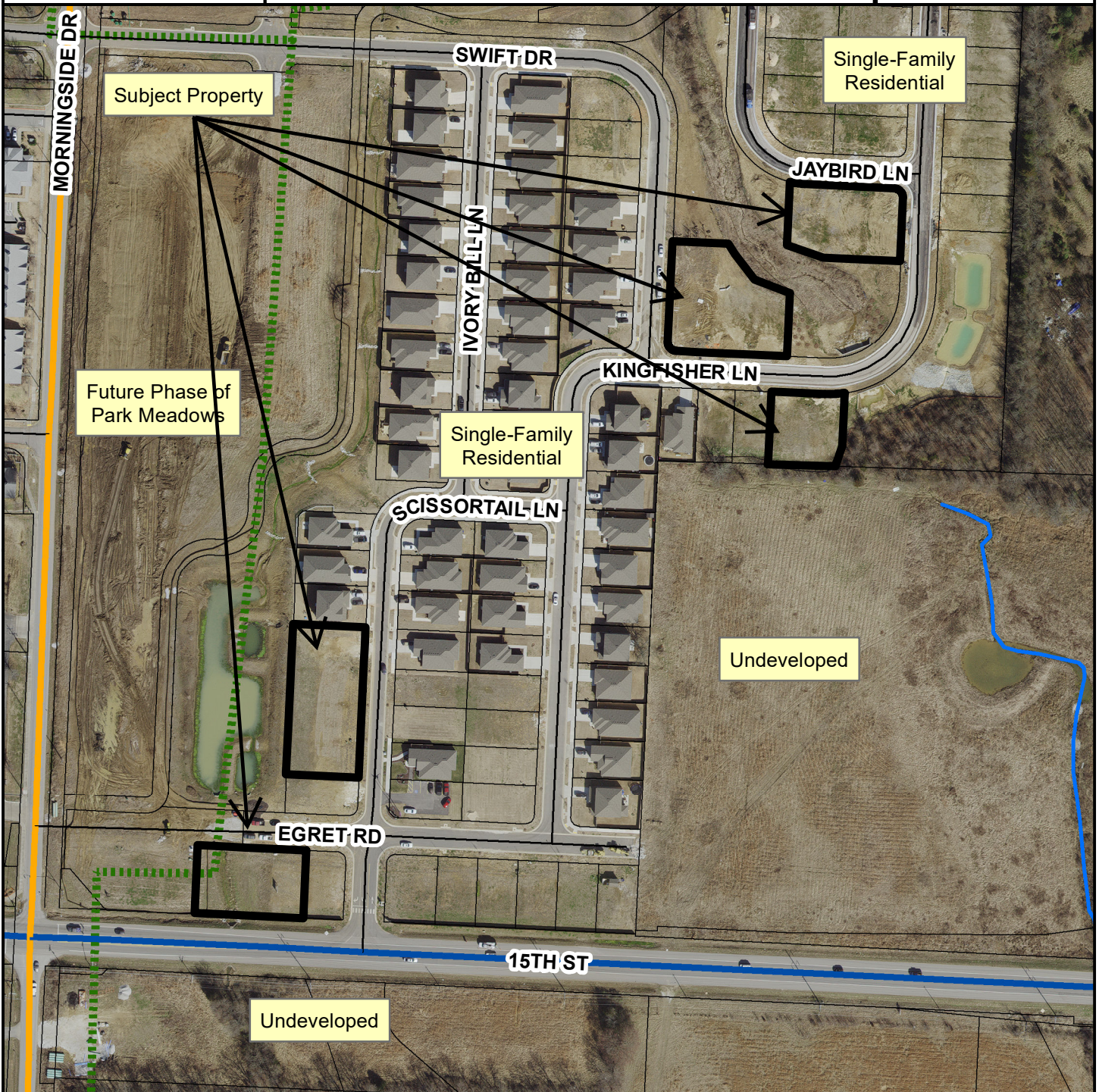


- RSF-4
- RSF-8
- RMF-24
- I-1 Heavy Commercial and Light Industrial
- C-1
- Main Street Center
- Downtown General
- Neighborhood Conservation

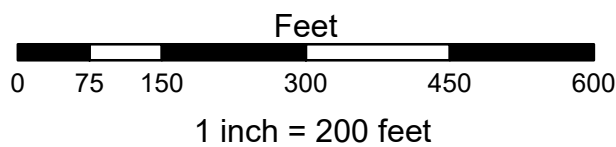
ADM-2020-000006

Park Meadows Lot Splits

Current Land Use



- Trail (Proposed)
- Planning Area
- Fayetteville City Limits



FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway