

**City of Fayetteville Staff Review Form**

**2022-0757**

**Legistar File ID**

**9/6/2022**

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

Jonathan Curth

8/19/2022

DEVELOPMENT REVIEW (630)

**Submitted By**

**Submitted Date**

**Division / Department**

**Action Recommendation:**

VAC-2022-0018: Vacation (W SLIGO ST AND S. RAZORBACK RD/MEADOW VALE DEVELOPMENT, LLC, 599):  
Submitted by MCCLELLAND CONSULTING for property located at W. SLIGO ST AND S. RAZORBACK RD in WARD 1.  
The property is zoned CS, COMMUNITY SERVICES and contains approx. 0.39 acres. The request is to vacate a portion of S. Brower Ave right-of-way.

**Budget Impact:**

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

V20210527

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

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

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

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

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

**Comments:**



**MEETING OF SEPTEMBER 6, 2022**

**TO:** Mayor; Fayetteville City Council

**THRU:** Susan Norton, Chief of Staff  
Jonathan Curth, Development Services Director  
Jessie Masters, Development Review Manager

**FROM:** Ryan Umberger, Senior Planner

**DATE:** August 19, 2022

**SUBJECT:** **VAC-2022-0018: Vacation (W SLIGO ST AND S. RAZORBACK RD/MEADOW VALE DEVELOPMENT, LLC, 599):** Submitted by MCCLELLAND CONSULTING for property located at W. SLIGO ST AND S. RAZORBACK RD in WARD 1. The property is zoned CS, COMMUNITY SERVICES and contains approx. 0.39 acres. The request is to vacate a portion of S. Brower Ave right-of-way.

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**RECOMMENDATION:**

Planning Commission recommends denial of VAC-2022-0018. Staff recommends approval as shown in the attached Exhibits 'A' and 'B', and with the following condition of approval:

1. Any damage or relocation of existing facilities will be at the property owner/developer's expense; and
2. A utility easement shall be granted to AEP/SWEPCO at the time of development.

**BACKGROUND:**

The subject right-of-way is north of the intersection of S. Brower Avenue and W. Sligo Street, roughly 90 feet west of W. Sligo Street and S. Razorback Road. The unbuilt right-of-way contains approximately 0.39 acres and dead ends into private property after extending approximately 430 feet going north of W. Sligo Street. The right-of-way itself is not within floodway or floodplain, though the property to the north which it abuts is impacted by both. A previous request to vacate the subject right-of-way was tabled indefinitely at a Planning Commission meeting on January 14, 2019 (VAC 18-6412). A property line adjustment recorded with Washington County on April 6, 2022, consolidated five lots adjoining the subject right-of-way to the west into a single property (PLA-2022-000014).

*Request:* The applicant proposes to vacate unbuilt right-of-way representing an extension of S. Brower Avenue. In their request letter the applicant suggests vacating the right-of-way will facilitate development on properties immediately to the east and west. The applicant references findings from the prior vacation request in their letter and asserts that the subject vacation request will not detract from City aims for a compact and connected lot and block pattern and would not inhibit access on S. Razorback Road from meeting access management requirements. The letter

continues to posit that vacating the right-of-way will allow the property to be developed in a way that comports with goals of the Fayette Junction Master Plan.

**DISCUSSION:**

City of Fayetteville staff recommends in favor of the proposed right-of-way vacation finding that the subject right-of-way has limited benefit to the public in creating a compact, complete, and connected neighborhood. Staff maintains that the public interest is served by having fewer curb cuts onto thoroughfares and by creating neighborhoods with high intersection density. However, in this case, staff finds that vacating the subject right-of-way will not undermine those goals. On the contrary, the presence of floodplain and floodway north of the subject right-of-way may signal that a tight, gridded street network continuing that direction is not preferred.

The City's access management regulations limit newly created Residential Link Streets to a block length of 660 feet. Should the subject right-of-way be vacated the block length between S. Razorback Road and S. Ashwood Avenue along W. Sligo Street is less than 450 feet. At the north end of the subject right-of-way, where no intersecting public street is present, the distance between the S. Razorback Road and S. Ashwood Avenue is under 600 feet. Further, it is unclear whether access to the adjoining and nearby properties is improved with the existing right-of-way, either in paper form or fully built out into a public street. Curb cuts for two-family developments or greater are restricted on Residential Link Streets (W. Sligo Street) to a separation distance of 50 feet; and along Regional Link Streets (S. Razorback Road) intersecting drives and streets must have a 250-foot separation. Each of the properties abutting the subject right-of-way also has legal access to either W. Sligo Street or S. Razorback Road. Vacating the right-of-way removes an option to route driveways to the S. Brower right-of-way but does not appreciably introduce potential for additional curb cuts. Three properties located between S. Razorback Road and the lot which adjoins the subject right-of-way to the east do not have access to the S. Brower Street right-of-way and instead have access onto S. Razorback Road directly.

Conversely, staff does recognize the benefit of connecting street stub outs to adjoining undeveloped properties. While the subject right-of-way dead ends at the property line of the lot to the north, staff finds vacation of the right-of-way inhibits the property from connecting south to W. Sligo Street. This is perhaps of particular benefit given that the property to the north is bisected by the Town Branch Trail. That said, neither a public street connection, nor a future trail connection appear on the respective master street plans through the S. Brower Street right-of-way. On the balance of considerations staff supports the vacation request.

**DISCUSSION:**

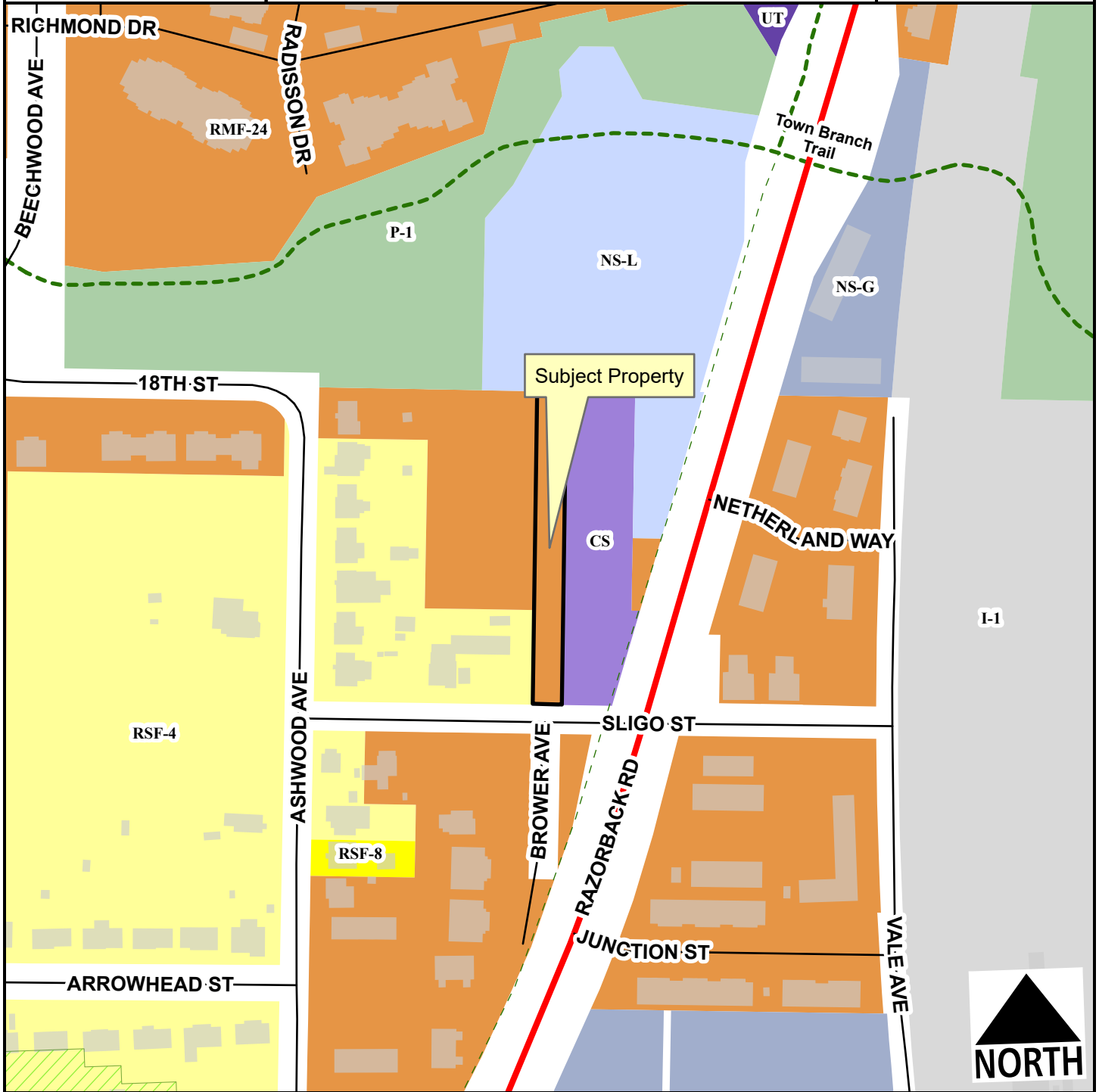
At the August 8, 2022 Planning Commission meeting, this item was forwarded to City Council with a recommendation to deny by a vote of 8-0-0. Commissioner Johnson made the motion and Commissioner Garlock seconded. Commissioners who spoke in opposition mentioned issues with an internally focused development pattern, loss of opportunity for future connectivity, and the right-of-way's presence on the Fayette Junction Master Plan. No public comment was received on the item.

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

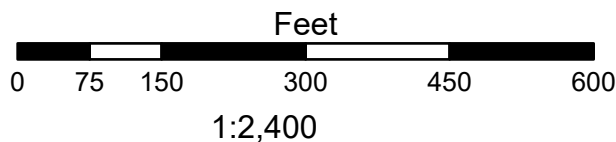
**Attachments:**

- Exhibit A
- Exhibit B
- Request Letter
- Petition to Vacate
- Survey

Close Up View



- Regional Link
- Unclassified
- Residential Link
- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Shared-Use Paved Trail
- Trail (Proposed)



- RSF-4
- RSF-8
- RMF-24
- I-1 Heavy Commercial and Light Industrial
- Urban Thoroughfare
- Community Services
- Neighborhood Services - Ltd.
- Neighborhood Services - Gen.
- P-1

**VAC-2022-0018**  
**EXHIBIT 'B'**

Metes and Bounds, Legal Description of the Undeveloped Brower St. R.O.W.

Beginning at a 1/2" rebar marking the Northwest Corner of said Block 1, Meadowvale Subdivision, Fayetteville, Arkansas and running thence N 87° 07' 36" W 40 to the Northeast Corner of said Block 2, Meadowvale Subdivision thence

S 02° 48' 25" W 430.19 to the Southeast Corner of said Block 2, Meadowvale Subdivision, thence

S 86° 31' 52" E 40 to a found 1/2" rebar marking the Southwest Corner of said Block 1, Meadowvale Subdivision thence

N 02° 48' 25" E 430.57 the point of the beginning.

Containing .39 acres more or less.

\*The metes and bounds were deed plotted to show the area to be vacated and the metes and bounds were taken from the surveys from the surrounding pieces of property. These surveys are attached that also show the perimeter property lines of the R.O.W.

\*The R.O.W. is platted on the Book 5, Page 79 of the Land Records as well. This page has also been attached to this application



**TO:** Fayetteville Planning Commission

**THRU:** Jessie Masters, Development Review Manager

**FROM:** Ryan Umberger, Senior Planner

**MEETING DATE:** August 8, 2022 (Updated with Planning Commission Results)

**SUBJECT:** **VAC-2022-0018: Vacation (W SLIGO ST AND S. RAZORBACK RD/MEADOW VALE DEVELOPMENT, LLC, 599):** Submitted by MCCLELLAND CONSULTING for property located at W. SLIGO ST AND S. RAZORBACK RD. The property is zoned CS, COMMUNITY SERVICES and contains approx. 0.39 acres. The request is to vacate a portion of S. Brower Ave right-of-way.

**RECOMMENDATION:**

Staff recommends forwarding **VAC-2022-0018** to City Council with a recommendation of approval, with conditions.

**RECOMMENDED MOTION:**

“I move to forward **VAC-2022-0018** to City Council with a recommendation of approval, with conditions.”

**BACKGROUND:**

The subject right-of-way is north of the intersection of S. Brower Avenue and W. Sligo Street, roughly 90 feet west of W. Sligo Street and S. Razorback Road. The unbuilt right-of-way contains approximately 0.39 acres and dead ends into private property after extending approximately 430 feet going north of W. Sligo Street. A previous request to vacate the subject right-of-way was tabled indefinitely at a Planning Commission meeting on January 14, 2019 (VAC 18-6412). A property line adjustment recorded with Washington County on April 6, 2022, consolidated five lots adjoining the subject right-of-way to the west into a single property (PLA-2022-000014). Surrounding land uses and zoning are depicted in *Table 1*.

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

Direction	Land Use	Zoning
North	Undeveloped	NS-L, Neighborhood Services – Limited
South	Undeveloped/S. Brower Ave. ROW	RMF-24, Residential Multi-family, 24 Units per Acre
East	Undeveloped	CS, Community Services
West	Undeveloped/Single-family Residential	RMF-24, Residential Multi-family, 24 Units per Acre

*Proposal:* The applicant proposes to vacate unbuilt right-of-way representing an extension of S. Brower Avenue. In their request letter the applicant suggests vacating the right-of-way will facilitate development on properties immediately to the east and west. The applicant references findings from the prior vacation request in their letter and asserts that the subject vacation request

will not detract from City aims for a compact and connected lot and block pattern and would not inhibit access on S. Razorback Road from meeting access management requirements. The letter continues to posit that vacating the right-of-way will allow the property to be developed in a way that comports with goals of the Fayette Junction Master Plan.

**DISCUSSION:**

City of Fayetteville staff recommends in favor of the proposed right-of-way vacation finding that the subject right-of-way has limited benefit to the public in creating a compact, complete, and connected neighborhood. Staff has historically opposed vacating rights-of-way when its presence represents an opportunity to create a tightly connected grid or side- and rear-load access to adjoining properties. Staff’s previous findings reinforce this opinion where a recommendation to deny was founded on the subject right-of-way contributing to an established lot and block pattern where smaller tracts of land would have access to a lower classification street. In the previous request staff also considered the potential for access management issues along S. Razorback Road. Staff maintains that the public interest is served by having fewer curb cuts onto thoroughfares and by creating neighborhoods with high intersection density. However, in this case, staff finds that vacating the subject right-of-way will not undermine those goals.

The City’s access management regulations limit newly created Residential Link Streets to a block length of 660 feet. Should the subject right-of-way be vacated the block length between S. Razorback Road and S. Ashwood Avenue along W. Sligo Street is less than 450 feet. At the north end of the subject right-of-way, where no intersecting public street is present, the distance between the S. Razorback Road and S. Ashwood Avenue is under 600 feet. Further, it is unclear whether access to the adjoining and nearby properties is improved with the existing right-of-way, either in paper form or fully built out into a public street. Curb cuts for two-family developments or greater are restricted on Residential Link Streets (W. Sligo Street) to a separation distance of 50 feet; and along Regional Link Streets (S. Razorback Road) intersecting drives and streets must have a 250-foot separation. Each of the properties abutting the subject right-of-way also has legal access to either W. Sligo Street or S. Razorback Road. Vacating the right-of-way removes an option to route driveways to the S. Brower right-of-way but does not appreciably introduce potential for additional curb cuts. Three properties located between S. Razorback Road and the lot which adjoins the subject right-of-way to the east do not have access to the S. Brower Street right-of-way and instead have access onto S. Razorback Road directly.

Conversely, staff does recognize the benefit of connecting street stub outs to adjoining undeveloped properties. While the subject right-of-way dead ends at the property line of the lot to the north, staff finds vacation of the right-of-way inhibits the property from connecting south to W. Sligo Street. This is perhaps of particular benefit given that the property to the north is bisected by the Town Branch Trail. That said, neither a public street connection, nor a future trail connection appear on the respective master street plans through the S. Brower Street right-of-way. On the balance of considerations staff supports the vacation request.

*Vacation Approval:* The applicant has submitted the required vacation forms to the City utility departments, franchise utility companies, and abutting property owners, with the following responses:

<u>Utility</u>	<u>Response</u>
Cox Communications	No objections provided that any damage or relocation of any existing Cox facilities will be at the applicant’s expense.



AEP/SWEPCO	No objections provided a utility easement is granted when the project goes through large scale development.
Black Hills Energy AR	No objections and no comment.
AT&T	No objections and no comment.
Ozarks Electric	No objections and no comment.
<u>City of Fayetteville</u>	<u>Response</u>
Water/Sewer	No objections and no comment.
Solid Waste & Recycling	No objections and no comment.
Transportation	No objections and no comment.

*Public Comment:* Staff has not received any public comment regarding the request.

**RECOMMENDATION:** Staff recommends forwarding **VAC-2022-0018** with the following conditions:

**Conditions of Approval:**

1. Any damage or relocation of existing facilities will be at the property owner/developer's expense; and
2. A utility easement shall be granted to AEP/SWEPCO at the time a development is submitted for large scale development.

<b>PLANNING COMMISSION ACTION:</b>				Required	<u>YES</u>
Date: <u>August 8, 2022</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied		
Motion: Johnson	Recommending denial				
Second: Garlock					
Vote: 8-0-0					

**BUDGET/STAFF IMPACT:**

None

**Attachments:**

- Applicant Request Letter
- Applicant Petition to Vacate
- Site Exhibit – ROW to be vacated
- One Mile Map
- Close-up Map
- Current Land Use Map

August 1, 2022

TO: Fayetteville City Planning Commission &  
Fayetteville City Council

**RE: BROWER STREET RIGHT-OF-WAY VACATION APPLICATION**

Meadow Vale Development, LLC formally petitions to vacate said right-of-way which is described as follows:

**BEGINNING AT A ½" REBAR MARKING THE NORTHWEST CORNER OF SAID BLOCK 1, MEADOWVALE SUBDIVISION, FAYETTEVILLE, ARKANSAS AND RUNNING THENCE N 87°07'36" W 40' TO THE NORTHEAST CORNER OF SAID BLOCK 2, MEADOWVALE SUBDIVISION, THENCE S 02°48'25" W 430.19' TO THE SOUTHEAST CORNER OF SAID BLOCK 2, MEADOWVALE SUBDIVISION, THENCE S 86°31'52" E 40' TO A FOUND ½" REBAR MARKING THE SOUTHWEST CORNER OF SAID BLOCK 1, MEADOWVALE SUBDIVISION, THENCE N 02°48'25" E 430.57' TO THE BOINT OF BEGINNING, CONTAINING 0.39 ACRES MORE OR LESS.**

The intent of the proposed vacation is to support the development of the parcels immediately adjacent to the east (765-08374-001, 765-08374-002, and 765-08375-003) and west (765-08385-000) of the above-described right-of-way, while maintaining the spirit of the Fayette Junction Master Plan.

Vacation of the above-described right-of-way was denied via VAC 18-6412 on January 14, 2019. Staff did not support the proposal, finding it was not in the public interest. Staff cited that:

- (1) vacating the right-of-way would negate the established lot and block pattern in this older neighborhood, resulting in larger blocks of land with limited street frontage in contrast with the city's policies for connectivity and maximum block length, and
- (2) that the vacation would encourage more curb cuts along Razorback Road, a Principal Arterial.

The following statements are in response to previous staff findings.

- (1) Connectivity – While the importance and value of connectivity is understood, the result of constructing a city street is a strain and hinderance on successful development. In the context of the information below, it is in the opinion of the applicant that vacating the right-of-way is in the better interest of the public interest than maintaining the existing right-of-way.
  - a. Public feedback surveys gathered during the Fayette Junction Master Plan charette found that the connectivity was the lowest priority. 5% of survey respondents cited the "street grid" as the top priority, and an additional 5% cited "infrastructure" as the top priority. Conversely 30% cited "stormwater management", 20% stated "sustainability", and 20% cited "greenspace" as the top priority. Vacation of the right-of-way supports 70% of the public feedback by providing the most flexibility to accommodate stormwater sensitive, green infrastructure in this area, which is conveniently located near the University of Arkansas Research & Technology Park.
  - b. The lot and block pattern today differs from the original Meadow Vale Subdivision plat, primarily with the development of Razorback Road. The original plat is now fragmented leaving small, irregular parcels between Razorback Road and the portion of Brower Street in question that are challenging to develop individually. The Fayette Junction Illustrative Masterplan, while understood to be schematic in nature, shows one development on the northwest corner of Sligo and Razorback. Vacation of the right-of-way in question further promotes a development pattern aligned with the Fayette Junction Master Plan (though the parcel 765-08375-000 is held by separate ownership than the applicant).
  - c. Financial burden alone should not be the basis of right-of-way vacation. However, taken in context with the previous point, the unavoidable truth is that the combination of increased infrastructure

costs associated with city street construction combined with the resulting long, slender parcels hinders the development potential of the adjacent properties. Should the right-of-way remain in place, the 52' wide Residential Link street section would result in approximately 1.32 acres of buildable area across the adjacent parcels once building setbacks and landscape buffers are applied. If vacated the buildable area increases to approximately 2.03 acres. An Opinion of Probable Cost has been developed estimating an infrastructure budget of approximately \$300,000 to develop the city street, in addition to the loss of approximately 0.71 acres of developable land. This results in an initial financial strain on any future real estate developer with limited development options due to the resulting parcel layouts, thus impacting the success of future development.

(2) Access Management (Razorback Road)

- a. The right-of-way serves the parcels to the east (765-08374-001) and west (765-08385-000) owned by Meadow Vale Development, LLC and parcel 765-14877-000 to the north. Vacation will require the parcel to the north (765-14877-000) to acquire access to Razorback Road, which would likely be sought as the property is developed regardless of the outcome of this vacation request. A curb cut could be placed in parallel alignment with a new curb cut has recently been installed to serve parcel 765-325000-000 on the east side of Razorback Road which would align with City Access Management and separation standards with adjacent properties. The parcel 765-08375-000 does not have direct access to Brower Street so will require a curb cut to Razorback Road regardless of the outcome of this vacation request.
- b. Since the previous vacation request, a replat of the five (5) Lots 8-12 immediately adjacent to the west of the right-of-way has been filed as Washington County Parcel 765-08385-000.

The long-term goal of the Fayette Junction Master Plan is to extend the Razorback Road boulevard cross-section from 15<sup>th</sup> Street to I-49. The Plan acknowledges the significant infrastructure investment, and states that this will occur “as capital funds become available and **development occurs along the Razorback Road corridor to merit the investment**”. While dissolving the established lot and block pattern is not the preferred method, it is the belief of the applicant based on the information presented herein that the vacation of Brower Street right-of-way will help fulfil this long-term goal by promoting development along this important entry into the City, while not adversely impacting public interest and welfare. We appreciate your time and consideration of this endeavor.

Respectfully,



Adam Osweiler, PE  
McClelland Consulting Engineers, Inc.  
On behalf of Meadow Vale Development, LLC



**FAYETTE JUNCTION**  
**ILLUSTRATIVE MASTER PLAN**  
 FAYETTEVILLE, ARKANSAS  
 SEPTEMBER 2008  
 ADOPTED BY RESOLUTION NO. 95-09  
 APRIL 21, 2009

N  
  
 0 100 200 300 400  
 Feet

- Proposed Parking Structure
- Existing Building
- Proposed Building
- Existing Civic Building
- Study Area Boundary
- ARTP Master Plan Roads



REV	DATE	DESCRIPTION



**Meadow Vale Development, LLC**  
**Brower Street - 52' ROW**

Civil Site/Utility/Landscaping Utility  
 Estimate of Probable Construction Costs  
 Prepared by McClelland Consulting Engineers, Inc.



**Date: 6/27/2022**

**Civil Site/Landscape/Utility Package - Construction Costs**

Item No.	Description	Unit	Estimated Quantity	Estimated Unit Costs	Estimated Cost
<b>EARTHWORK</b>					
1	Unclassified Excavation Allowance	CY	800	\$30.00	\$24,000.00
2	Select Fill Allowance	CY	800	\$35.00	\$28,000.00
<b>SITE PAVING</b>					
3	Class 7 Aggregate Base Course (9" Depth)	SY	1200	\$25.00	\$30,000.00
4	Standard Duty Asphalt Paving (4" Depth)	SY	1200	\$75.00	\$90,000.00
5	Install Concrete Curb and Gutter	LF	875	\$30.00	\$26,250.00
6	Install 6' Wide Concrete Sidewalk	SY	500	\$50.00	\$25,000.00
<b>STORMWATER</b>					
7	Install Curb Inlet	EA	2	\$4,500.00	\$9,000.00
8	Install 24" Class III RCP Storm Drain, Complete	LF	225	\$125.00	\$28,125.00
<b>MISCELLANEOUS CONSTRUCTION</b>					
9	Light Pole	EA	1	\$3,500.00	\$3,500.00
10	Greenspace Trees	EA	29	\$500.00	\$14,500.00
<b>Subtotal Estimate of Probable Construction Costs</b>					<b>\$278,375.00</b>
<b>10% Construction Contingency</b>					<b>\$27,837.50</b>
<b>Total Estimate of Probable Construction Costs</b>					<b>\$306,212.50</b>

REV.	DATE	DESCRIPTION

NO ROW



MEADOW VALE DEVELOPMENT, LLC  
 BROWER ST VACATION  
 BROWER STREET  
 FAYETTEVILLE, AR

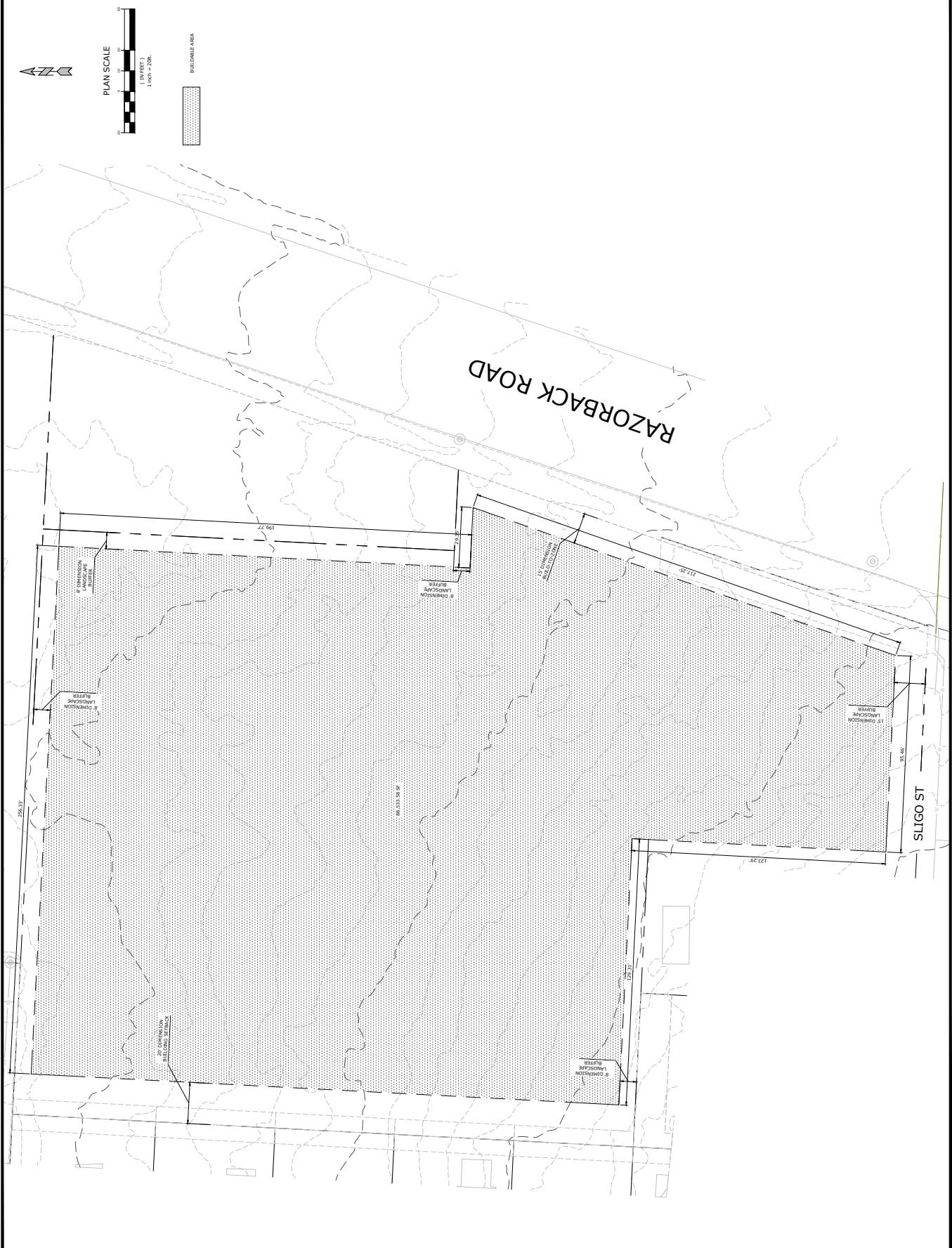
**MCE**  
 CONSULTING, INC.  
 1580 E STEARNS ST  
 FAYETTEVILLE, ARKANSAS 72703  
 (479) 443-2377  
 HTTP://WWW.MCE.US.COM

PRELIMINARY  
 CONSTRUCTION

ORIGINAL SQUARE ON FILE  
 22022

PROJECT NO.	11-2207
DATE	6/29/2022
SCALE	AS SHOWN
BY	
CHECKED BY	

2





**PETITION TO VACATE BROWER STREET RIGHT-OF-WAY LOCATED 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, lying in Block 2, Meadowvale Subdivision, City of Fayetteville, Arkansas, a municipal corporation, petition to vacate said right-of-way which is described as follows:

**BEGINNING AT A ½" REBAR MARKING THE NORTHWEST CORNER OF SAID BLOCK 1, MEADOWVALE SUBDIVISION, FAYETTEVILLE, ARKANSAS AND RUNNING THENCE N 87°07'36" W 40' TO THE NORTHEAST CORNER OF SAID BLOCK 2, MEADOWVALE SUBDIVISION, THENCE S02°48'25"W 430.19' TO THE SOUTHEAST CORNER OF SAID BLOCK 2, MEADOWVALE SUBDIVISION, THENCE S86°31'52"E 40' TO A FOUND ½" REVAR MARKING THE SOUTHWEST CORNER OF SAID BLOCK 1, MEADOWVALE SUBDIVISION, THENCE N02°48'25"E 430.57' TO THE BOINT OF BEGINNING, CONTAINING 0.39 ACRES MORE OR LESS.**

That the abutting real estate affected by said abandonment of the right-of way are all of the tracts of lands on the east and west sides of the right-of-way and are owned by the clients of the Petitioner, and that the public interest and welfare would not be adversely affected by the abandonment of the portion of the above described right-of-way.

The petitioners pray 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 right-of-way and use as a public street.

Dated this 1st day of August, 2022.

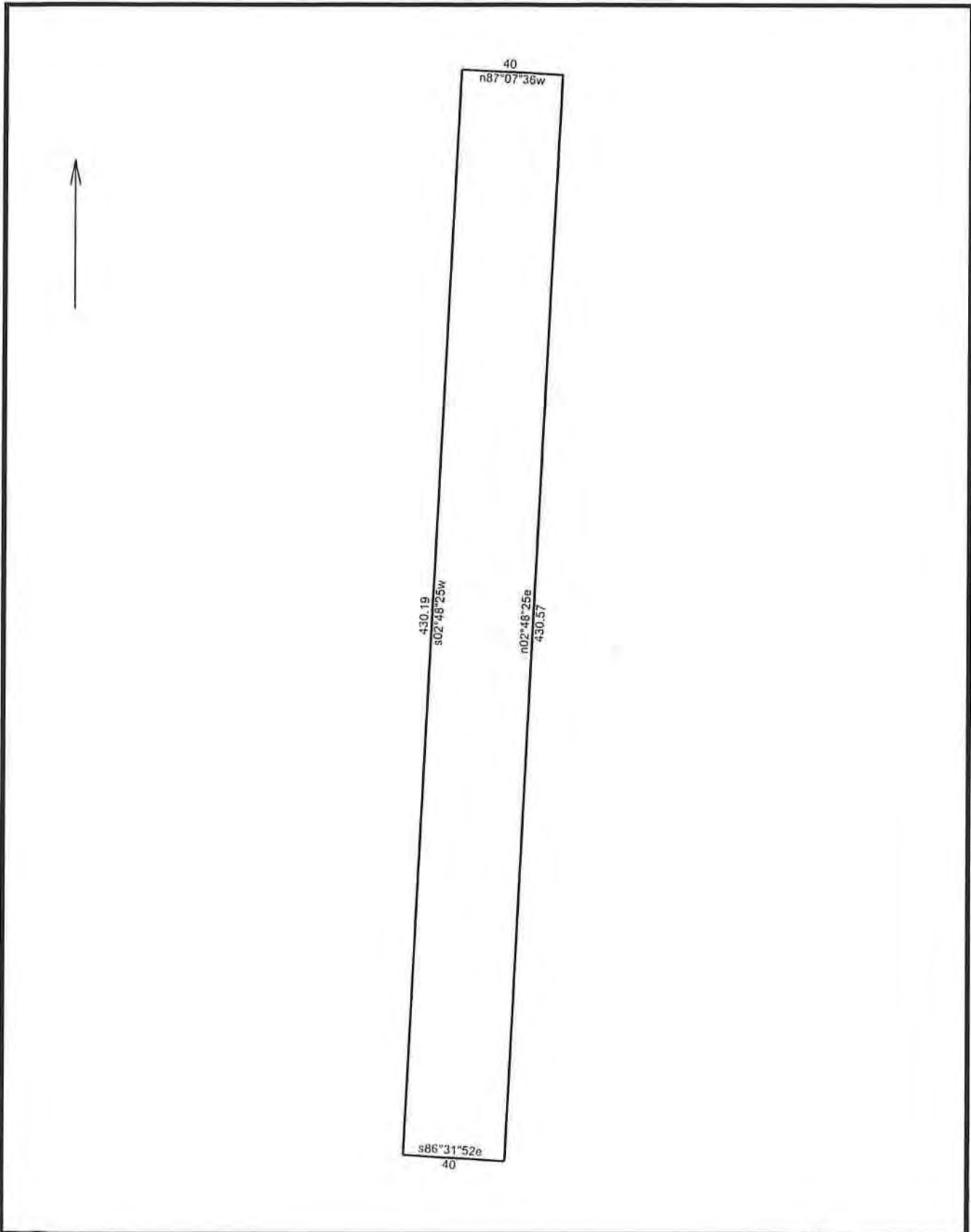
Adam Osweiler, PE/Authorized Agent on behalf of Meadow Vale Development, LLC

Printed Name



Signature

#13  
6 pages



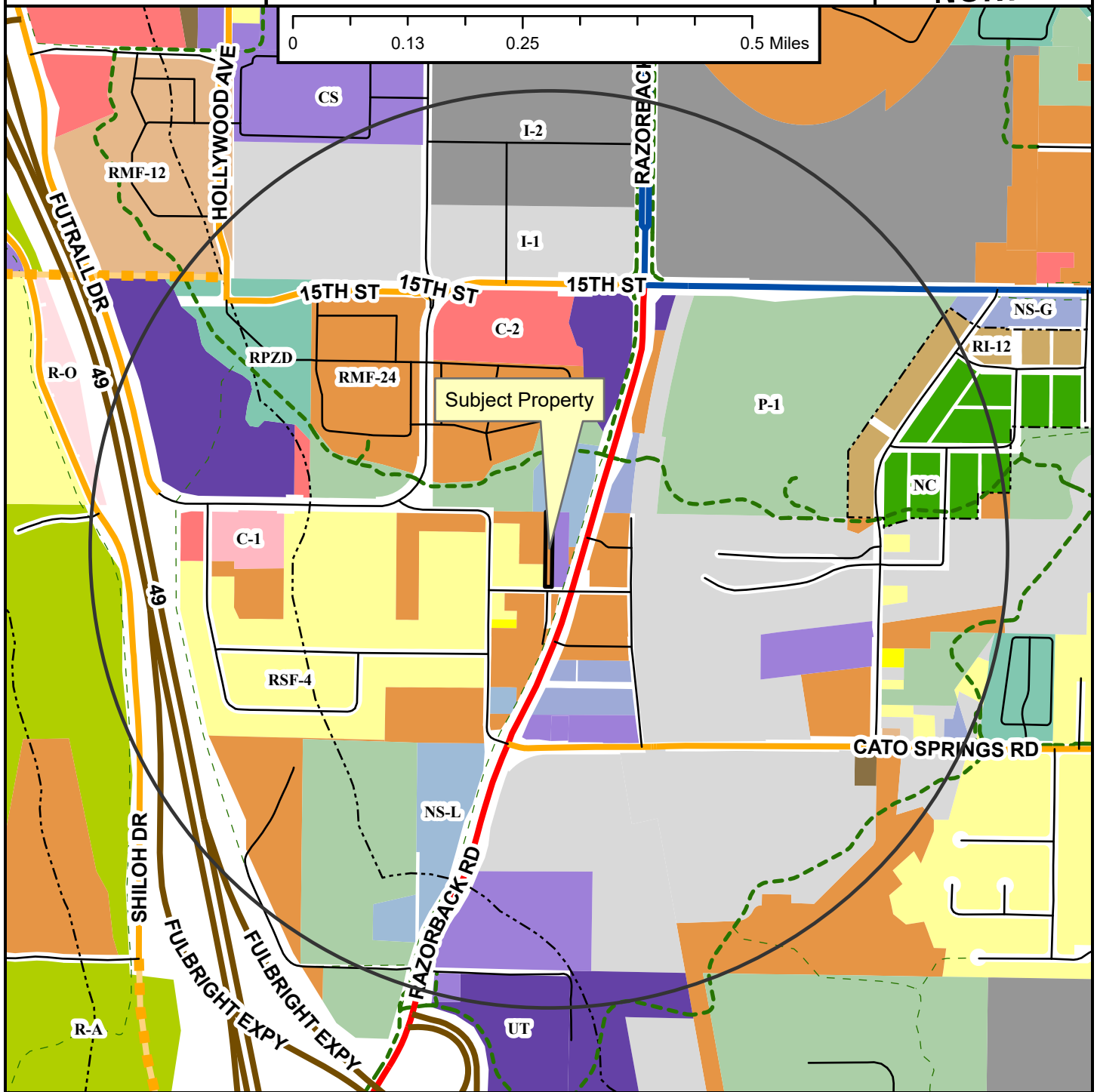
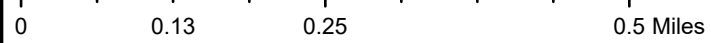
9/19/2018

Scale: 1 inch= 49 feet

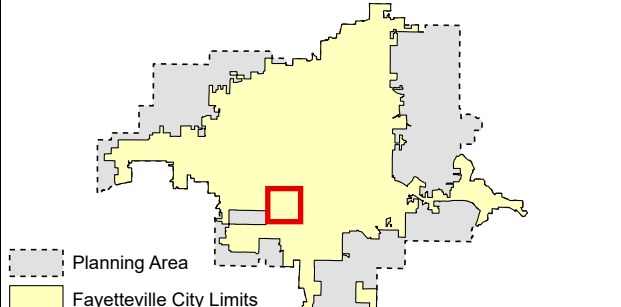
File:

Tract 1: 0.3952 Acres (17215 Sq. Feet), Closure: n07.0157e 0 04 ft. (1/26231), Perimeter=941 ft.

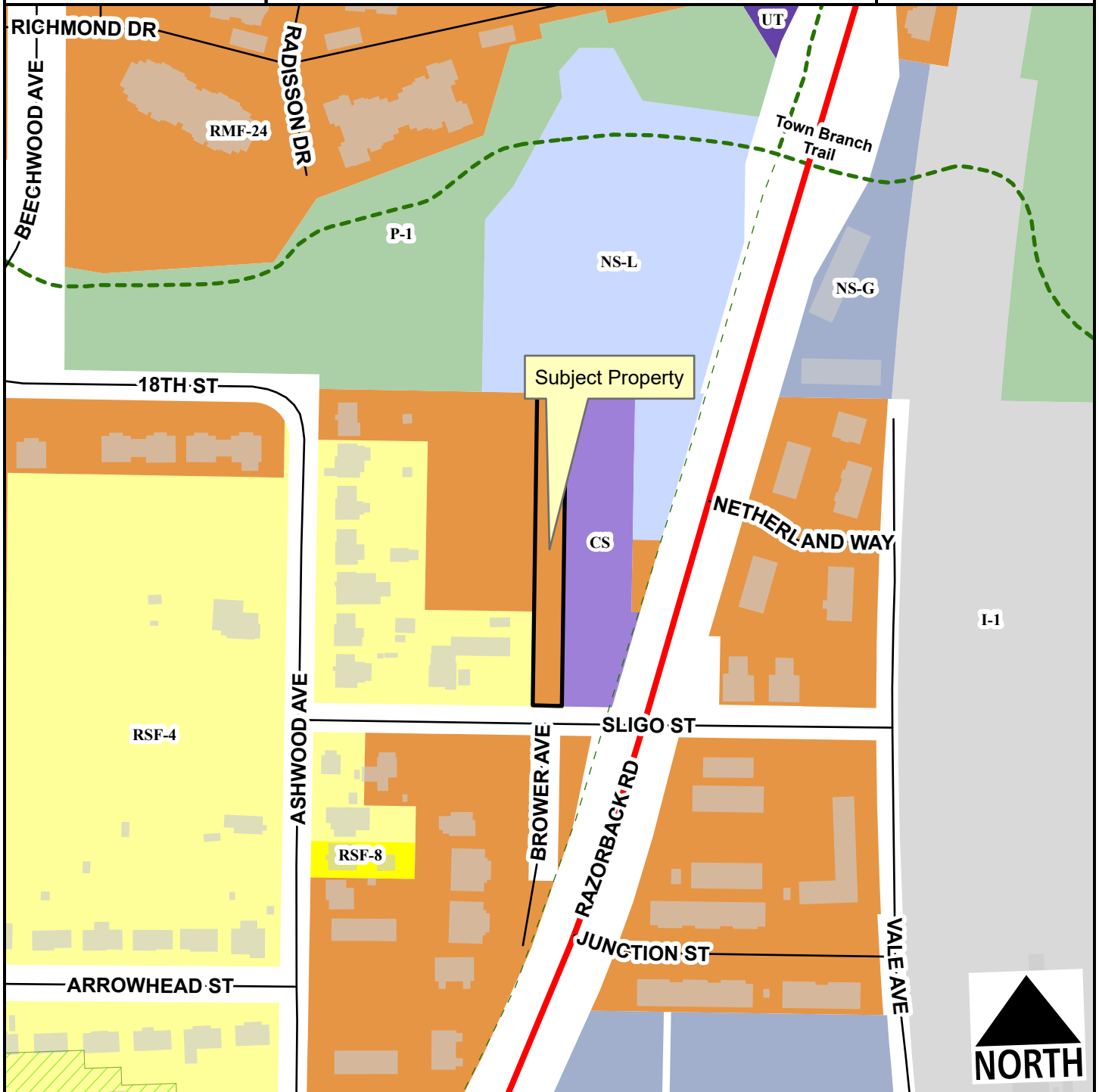
- 01 s86.3152e 40
- 02 n02.4825e 430.57
- 03 n87.0736w 40
- 04 s02.4825w 430.19



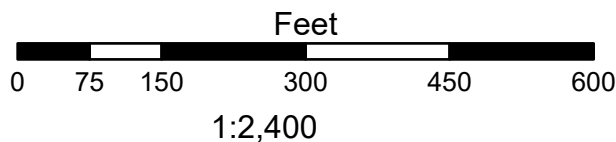
- Regional Link
- Neighborhood Link
- Regional Link - High Activity
- Freeway/Expressway
- Unclassified
- Alley
- Residential Link
- Planned Neighborhood Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
- NS-G
- RH-U
- RI-12
- NS-L
- Residential-Agricultural
- RSF-5
- 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
- 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



- Regional Link
- Unclassified
- Residential Link
- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Shared-Use Paved Trail
- Trail (Proposed)



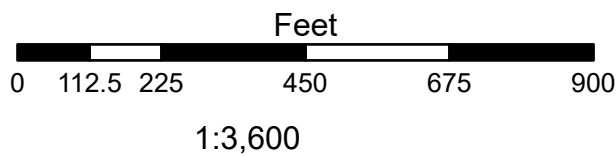
- RSF-4
- RSF-8
- RMF-24
- I-1 Heavy Commercial and Light Industrial
- Urban Thoroughfare
- Community Services
- Neighborhood Services - Ltd.
- Neighborhood Services - Gen.
- P-1



Current Land Use



- Regional Link
- Neighborhood Link
- Unclassified
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits



**FEMA Flood Hazard Data**

- 100-Year Floodplain
- Floodway