



MEETING OF MARCH 7, 2023

TO: Mayor Jordan and City Council

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

FROM: Gretchen Harrison, Planner

DATE:

SUBJECT: **VAC-2023-0001: Vacation (N. BOB YOUNKIN DR. & W. BISHOP DR./LEGACY VENTURES, 251): Submitted by LEGACY VENTURES NWA INC for property located at N. BOB YOUNKIN DR. & W. BISHOP DR. in WARD 3. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 7.76 acres. The request is to vacate a 0.44-acre portion of right-of-way.**

RECOMMENDATION:

Staff and Planning Commission recommend approval of VAC-2023-0001 as shown in the attached Exhibits 'A' and 'B' and with the following conditions of approval:

1. Any damage or relocation of existing facilities will be at the property owner/developer's expense; and
2. Water and sewer lines must be field located, surveyed, and adequate easements retained and dedicated. Easements must be appropriate widths. Some deep sewer lines may be present, requiring larger easements than the standard 20-foot width.

BACKGROUND:

The subject property consists of seven lots totaling 7.76 acres in the Appleby Landing Subdivision, located on either side of the south end of Bob Younkin Drive in north Fayetteville. The property is currently undeveloped though it is surrounded by established single- and two-family residential neighborhoods to the east and west, a multi-family development to the south, and medical offices to the north. An eight-inch water main and an eight-inch sewer main are present along the west side of Bob Younkin Drive. A separate request to rezone the property from R-O, Residential-Office to CS, Community Services and RMF-24, Residential Multi-Family, 24 Units per Acre (RZN-2022-0055) was recently forwarded by the Planning Commission to City Council with a recommendation of approval.

Request: The applicant proposes to vacate two nine-foot-wide sections of street right-of-way along Bob Younkin Drive totaling 0.44 acres, with approximately 0.249 acres on the west side and 0.189 acres to the east.

Public Comment: Staff received one inquiry about this request though no support or opposition was offered.

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

DISCUSSION:

Staff is supportive of the proposed right-of-way vacation. The existing right-of-way along this portion of Bob Younkin Drive has a total width of 70 feet which exceeds what is typically required for a Residential Link street. The requested vacation would reduce the width of the right-of-way to 52 feet to align with the standard street section for a Residential Link street. Further, any future development along the south end of Bob Younkin Drive has the potential to necessitate a full reconstruction of the street to align with the Master Street Plan, which may help control speeds and traffic flows in the area. The applicant has submitted the required vacation approval forms to relevant City departments and franchise utility companies with conditions as noted above. Since the petitioner is the sole landowner adjacent to the subject right-of-way, adjacent property owner consent is not required.

At the February 13, 2023 Planning Commission meeting, this item was forwarded to City Council with a recommendation of approval by a vote of 8-0-0. Commissioner Garlock made the motion and Commissioner Johnson seconded. Commissioners found the request to be appropriate and offered little comment on the item. No public comment was offered at the meeting.

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS: SRF, Exhibit A, Exhibit B, Applicant Request Letter, Petition to Vacate, Survey

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

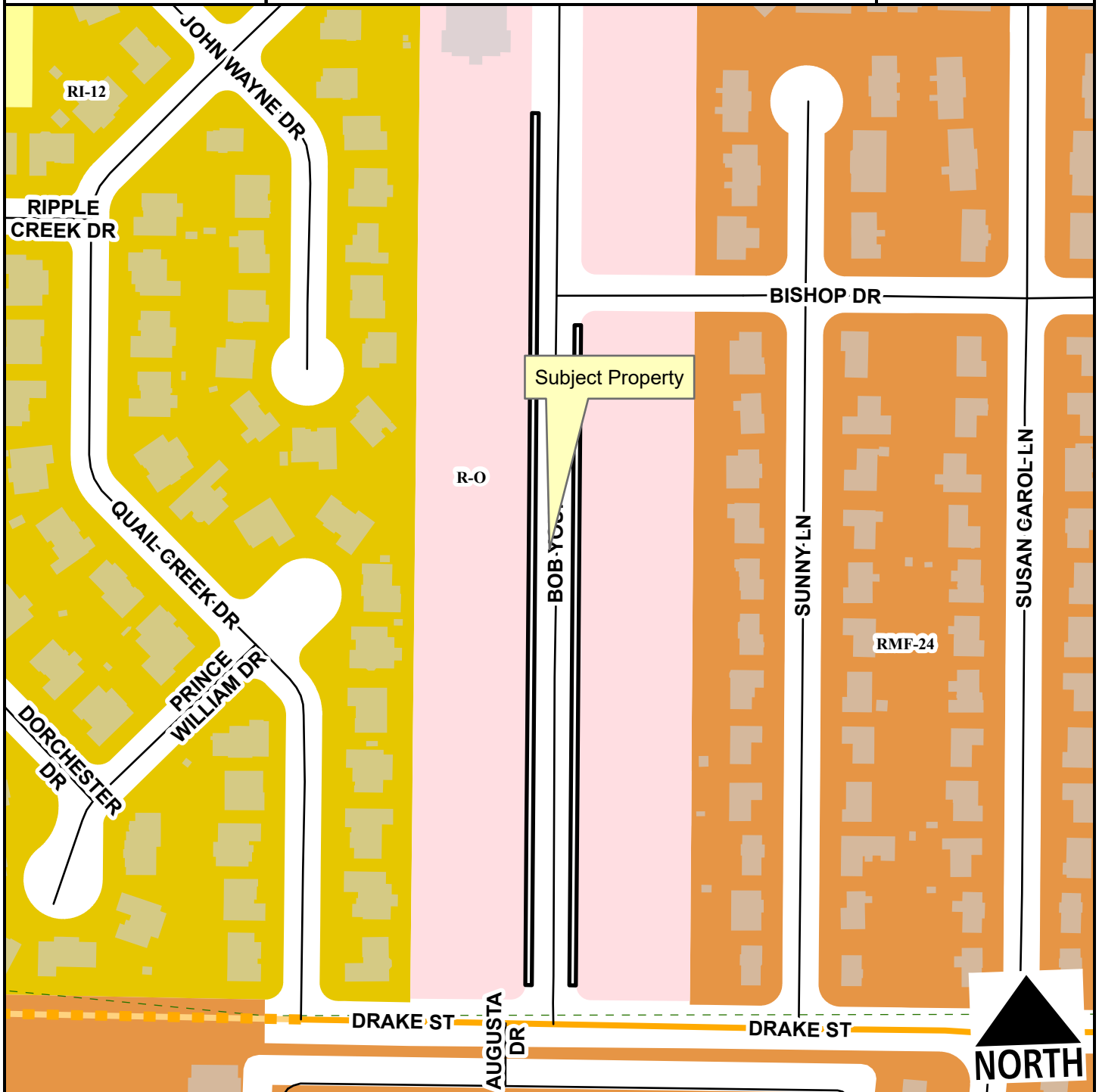
www.fayetteville-ar.gov

VAC-2023-0001

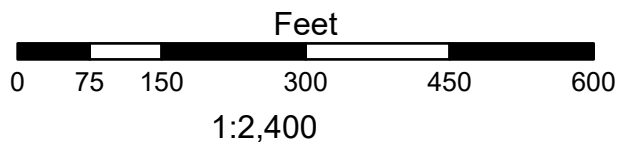
N. BOB YOUNKIN DR & W. BISHOP DR

VAC-2023-0001
EXHIBIT 'A'

Close Up View



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



- RSF-4
- RI-12
- RMF-24
- Residential-Office

