



**MEETING OF SEPTEMBER 19, 2023**

**TO:** Mayor Jordan and City Council

**THRU:** Susan Norton, Chief of Staff  
Jonathan Curth, Development Services Director

**FROM:** Jessica Masters, Development Review Manager

**DATE:**

**SUBJECT:** **VAC-2023-0006: Vacation (N. SHILOH DR/JUNCTION AT SHILOH, 363): Submitted by CRAFTON TULL for property located at N. SHILOH DR in WARD 4. The property is zoned CS, COMMUNITY SERVICES and RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 11.73 acres. The request is to vacate a 0.39-acre portion of a multi-use trail easement.**

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**RECOMMENDATION:**

Staff recommends approval of **VAC-2023-0006** as shown in the attached Exhibits 'A' and 'B', and with the following condition of approval:

1. Any damage or relocation of any existing facilities will be at the applicant's expense.
2. Trail easement vacation shall be conditioned on the dedication of additional right of way sufficient for the Shiloh Trail on the approved associated development plans (LSD-2023-0004, Junction at Shiloh).

**BACKGROUND:**

The subject property is located south of W. Mount Comfort Road and west of I-49, where N. Shiloh Drive dead-ends. The property is split zoned RMF-24, Residential Multi-Family, Twenty-Four Units Per Acre and CS, Community Services. A portion of the site totaling 9.11 acres was rezoned from I-1, Heavy Commercial and Light Industrial to CS by City Council on February 15, 2022, and a large-scale development (LSD-2023-0004) was approved by Planning Commission on April 10, 2023. An appeal by the surrounding neighborhood was heard by City Council on May 16, 2023, but the approval was upheld. Surrounding land uses and zoning are depicted in Table 1.

*Request:* The applicant proposes to vacate a portion of an existing multi-use trail easement as indicated in the attached exhibits and totaling approximately 0.39 acres. This easement is required to be vacated in order to continue with an associated approved large-scale development project for multi-family housing.

**DISCUSSION:**

The applicant submitted the required approvals with no objections, though with the added conditions above from the City of Fayetteville Transportation Division. With submittal of the required vacation forms and consent, staff recommends approval.

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Mailing address:

113 W. Mountain Street  
Fayetteville, AR 72701

[www.fayetteville-ar.gov](http://www.fayetteville-ar.gov)

**BUDGET/STAFF IMPACT:**

N/A

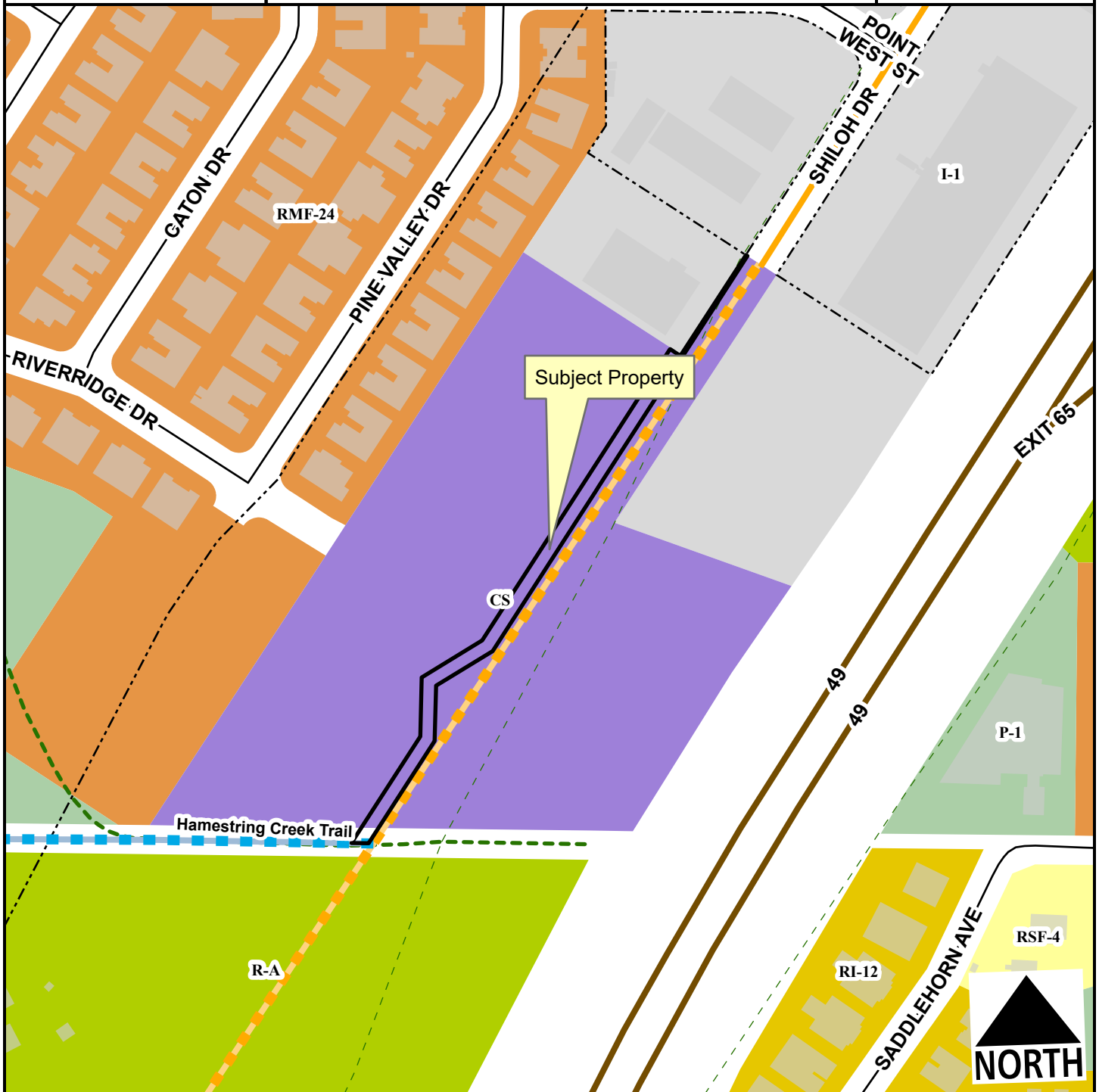
**ATTACHMENTS:** SRF, EXHIBIT A, EXHIBIT B, Applicant Request Letter, Petition to Vacate, Survey

VAC-2023-0006

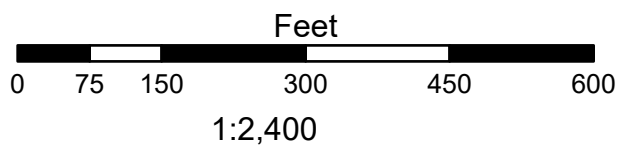
# N. SHILOH DR

EXHIBIT 'A'

Close Up View



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



- Residential-Agricultural
- RSF-4
- RI-12
- RMF-24
- I-1 Heavy Commercial and Light Industrial
- Community Services
- P-1