



MEETING OF OCTOBER 3, 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, Senior Planner

DATE:

SUBJECT: **VAC-2023-0004: Vacation (817 E. DOGWOOD LN./BUXTON, 486): Submitted by BLEW & ASSOCIATES for property located at 817 E. DOGWOOD LN. in WARD 1. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.52 acres. The request is to vacate a 0.16-acre portion of alley right-of-way.**

RECOMMENDATION:

City Planning staff and the Planning Commission recommend approval of **VAC-2023-0004** 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;
2. A 20-foot access easement shall be dedicated as shown in the attached site exhibit; and
3. A new 15-foot utility easement shall be dedicated along the north side of the subject property as requested by AEP/SWEPCO.

BACKGROUND:

The subject property includes one parcel totaling 0.52 acres which is located on the north side of Mount Sequoyah about 300 feet southeast of the intersection of Dogwood Lane and Lafayette Street. The property is developed with a single-family dwelling which was built in 1967 and is accessed through a public alley. While the alley used to extend farther south to Missouri Way, a portion of the alley was vacated and abandoned in 1972 (Ord. 1878), and the alley now terminates at the east end of the subject property.

Request: The applicant proposes to vacate a portion of the alley right-of-way adjacent to the subject property which totals approximately 0.16 acres.

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

DISCUSSION:

Staff is supportive of the applicant's request to vacate a portion of the alley right-of-way. The right-of-way no longer contributes towards the creation of a complete, compact, and connected neighborhood as it is

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

disconnected from other street rights-of-way and only extends about 300 feet in length. The applicant has submitted the required vacation approval forms to relevant city departments and franchise utility companies with conditions as noted above. The applicant has also obtained approval from the other property owner adjacent to the right-of-way proposed to be vacated with no objections.

At the September 11, 2023 Planning Commission meeting, this item was forwarded to City Council with a recommendation of approval by a vote of 9-0-0. Commissioner Payne made the motion and Commissioner Brink 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 (#3), Exhibit A (#4), Exhibit B (#5), Applicant Request Letter (#6), Petition to Vacate (#7), Survey (#8)

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

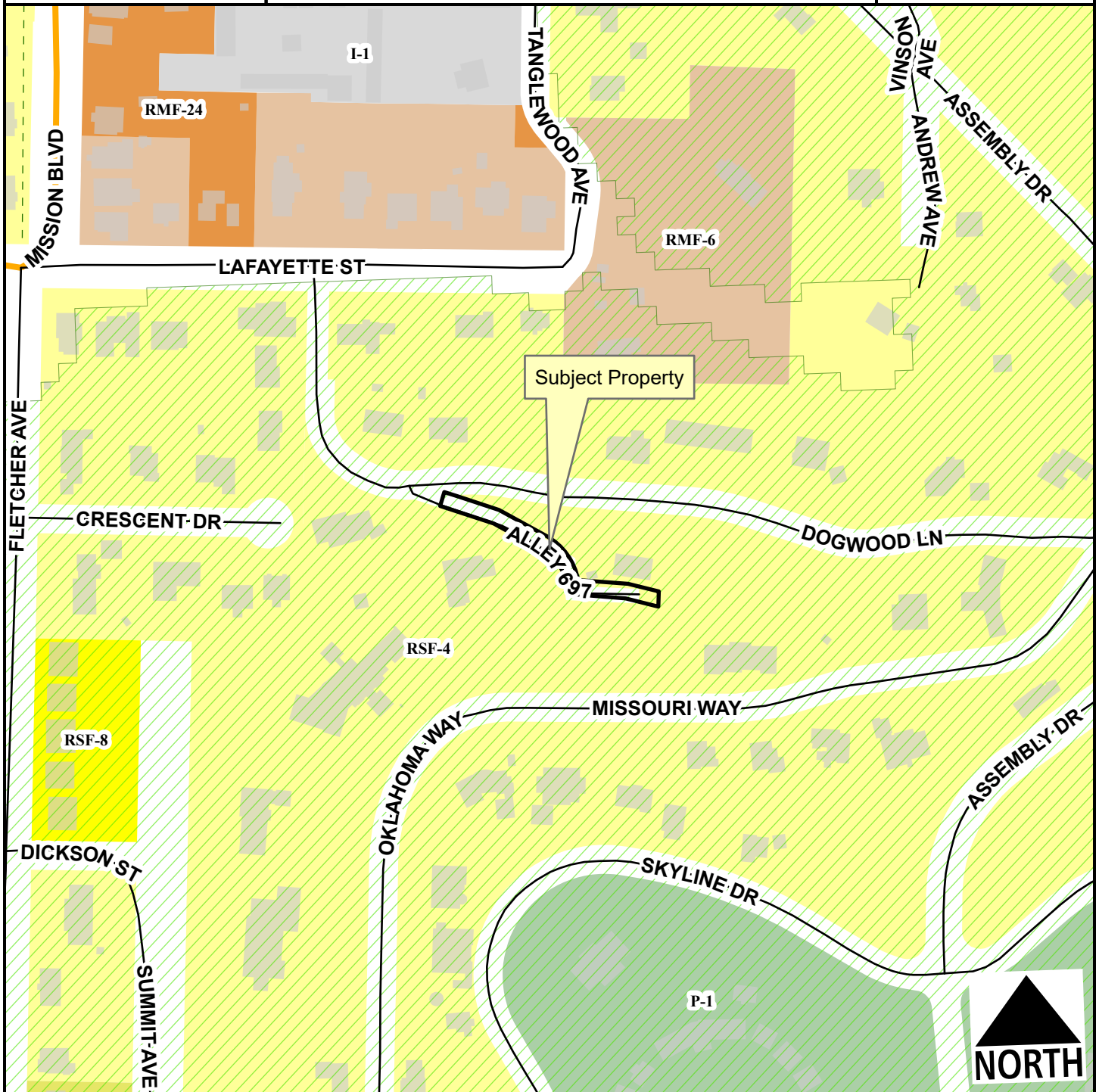
www.fayetteville-ar.gov

VAC-2023-0004

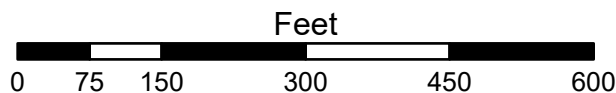
817 E DOGWOOD LN

VAC-2023-0004
EXHIBIT 'A'

Close Up View



- Neighborhood Link
- Alley
- Residential Link
- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Trail (Proposed)



1:2,400

- RSF-4
- RSF-8
- RSF-18
- RMF-6
- RMF-24
- I-1 Heavy Commercial and Light Industrial
- P-1