



MEETING OF OCTOBER 17, 2023

TO: Mayor Jordan and City Council

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

FROM: Kylee Hevrdejs, Planner

DATE:

SUBJECT: **VAC-2023-0010: Vacation (33 E. 4TH ST./BERQUIST, 523): Submitted by ALAN REID & ASSOCIATES for property located at 33 E. 4TH ST. in WARD 1. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.19 acres. The request is to vacate a utility easement containing 0.03 acres.**

RECOMMENDATION:

Staff recommends approval of VAC-2023-0010 as shown in the attached Exhibits 'A' and 'B', and with the following conditions of approval:

1. Any damage or relocation of any existing facilities will be at the applicant's expense.
2. The western 10 feet of lot 6 must be dedicated as an easement to retain a 20 foot easement for the existing sewer line.

BACKGROUND:

The subject property is located in downtown Fayetteville, west of S. College Ave. The property is zoned NC, Neighborhood Conservation and contains approximately 0.19 acres. The property is currently developed with a 1,012 sq. ft. single-family home constructed in 1940.

Request: The applicant proposes to vacate a portion of an existing water/sewer easement as indicated in the attached exhibits and totaling approximately 0.3 acres, or the west ten (10) feet of Lot 7. In exchange, the property owner will dedicate the west ten (10) feet of Lot 6 which is the actual location of the sewer line.

DISCUSSION:

The applicant submitted the required approvals with no objections, though with the added conditions as listed above. With submittal of the required vacation forms and utility consent, staff recommends approval.

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS: SRF (#3), Exhibit A (#4), Exhibit B (#5), Request Letter (#6), Petition to Vacate (#7), Survey (#8)

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

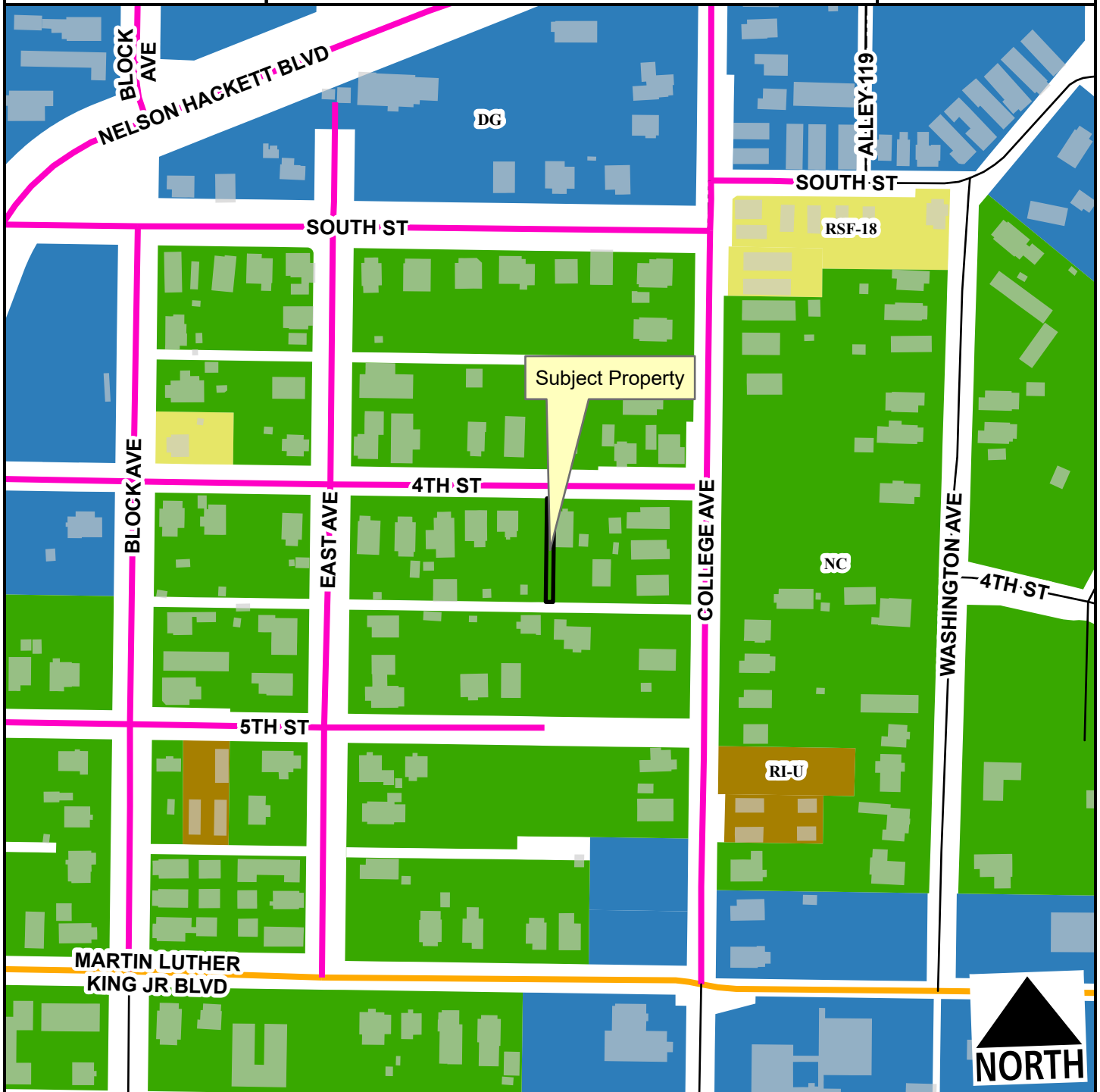
www.fayetteville-ar.gov









VAC-2023-0010

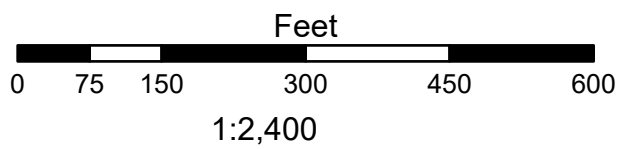
33 E. 4TH ST





EXHIBIT 'A'

Close Up View



-  Neighborhood Link
-  Urban Center
-  Unclassified
-  Alley
-  Residential Link
-  Planning Area
-  Fayetteville City Limits
-  Design Overlay District



-  RSF-18
-  RI-U
-  Downtown General
-  Neighborhood Conservation