



**MEETING OF OCTOBER 17, 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-2023-0008: Vacation (WEST OF 4089 N. SHILOH DR/CLAUDE SHILOH LLC, 135): Submitted by CEI ENGINEERING ASSOCIATES for property located at 4089 N. SHILOH DR in WARD 3. The property is zoned CS, COMMUNITY SERVICES and contains approximately 7.37 acres. The request is to vacate three separate utility easements containing 0.17, 0.19 and 0.002 acres.**

---

**RECOMMENDATION:**

Staff recommends approval of VAC-2023-0008 as shown in the attached Exhibits 'A' and 'B', and with the following conditions of approval:

1. City of Fayetteville Engineering Division must review and approve new utility construction and new utility easement dedications required to offset these requested vacations.
2. Any damage or necessary relocation of existing facilities will be at the applicant's expense.

**BACKGROUND:**

The subject property, west of 4089 N. Shiloh Drive, is in north Fayetteville, just south of the Northwest Arkansas Mall. The east side of the property in question was recently redeveloped with an office and retail space along the N. Shiloh Avenue frontage. A large multi-family project with approximately 200 units was recently approved for the 6-acre portion of the site to the west (LSIP-2023-0001).

*Request:* The applicant proposes to vacate three separate utility easements as indicated in the attached exhibits and totaling approximately 0.36 acres. These easements require vacation to develop an approved large site improvement plan for multi-family housing.

**DISCUSSION:**

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

**BUDGET/STAFF IMPACT:**

N/A

---

Mailing address:

113 W. Mountain Street  
Fayetteville, AR 72701

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

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









VAC-2023-0008

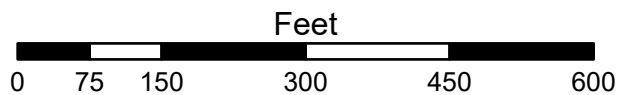
# 4089 N. SHILOH DR

EXHIBIT 'A'

Close Up View



-  Neighborhood Link
-  Regional Link - High Activity
-  Unclassified
-  Residential Link
-  Planning Area
-  Fayetteville City Limits
-  Trail (Proposed)
-  Design Overlay District



1:2,400

-  C-2
-  Community Services