



**MEETING OF NOVEMBER 21, 2023**

**TO:** Mayor Jordan and City Council

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

**FROM:** Donna Wonsower, Planner

**DATE:**

**SUBJECT:** **VAC-2023-0002: Vacation (2395 E. AMHERST ALY/CARRENDER, 137): Submitted by DESIREE CARRENDER for property located at 2395 E AMHERST ALY. in WARD 3. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.08 acres. The request is to vacate a 196 square foot portion of an access easement.**

---

**RECOMMENDATION:**

Staff recommends approval of **VAC-2023-0002** as shown in the attached Exhibits 'A' and 'B.'

**BACKGROUND:**

The subject property is located south of Lake Fayetteville approximately ½ mile west of the intersection of E. Zion Rd. and N. Crossover Rd. The property is zoned RPZD, Residential Planned Zoning District, as part of the Sagely Place subdivision. A concurrent plat (CCP-2020-000007) was approved by Planning Commission on May 24, 2021, which included a 10-foot access easement along the eastern edge of Lot 31 to accommodate a 5-foot sidewalk for pedestrian access to the greenspace-facing housing on the south side of E. Amherst Aly.

*Request:* The applicant proposes to vacate a portion of an existing access easement as indicated in the attached exhibits totaling approximately 196 square feet. This easement is required to be vacated in order to continue with an associated building permit for a deck and pergola.

**DISCUSSION:**

The applicant submitted the required approvals with no objections. The 5-foot of access easement that will remain is sufficient to cover the constructed sidewalk. With submittal of the required vacation forms and utility consent, staff recommends approval.

**BUDGET/STAFF IMPACT:**

NA

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



# City of Fayetteville, Arkansas

113 West Mountain Street  
Fayetteville, AR 72701  
(479) 575-8323

## Legislation Text

---

**File #:** 2023-1261

---

**VAC-2023-0002: Vacation (2395 E. AMHERST ALY/CARRENDER, 137): Submitted by DESIREE CARRENDER for property located at 2395 E AMHERST ALY. in WARD 3. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.08 acres. The request is to vacate a 196 square foot portion of an access easement.**

AN ORDINANCE TO APPROVE VAC 23-02 FOR PROPERTY LOCATED AT 2395 EAST AMHERST ALY IN WARD 3 TO VACATE A 196 SQUARE FOOT PORTION OF AN ACCESS EASEMENT

**WHEREAS**, the City Council has the authority under A.C.A. § 14-54-104 to vacate public grounds or portions thereof which are not required for corporate purposes; and

**WHEREAS**, the City Council has determined that the following described portion of access easement is not required for corporate purposes.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:**

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby vacates the portion of access easement as described in Exhibit B attached to the Planning Department's memo.

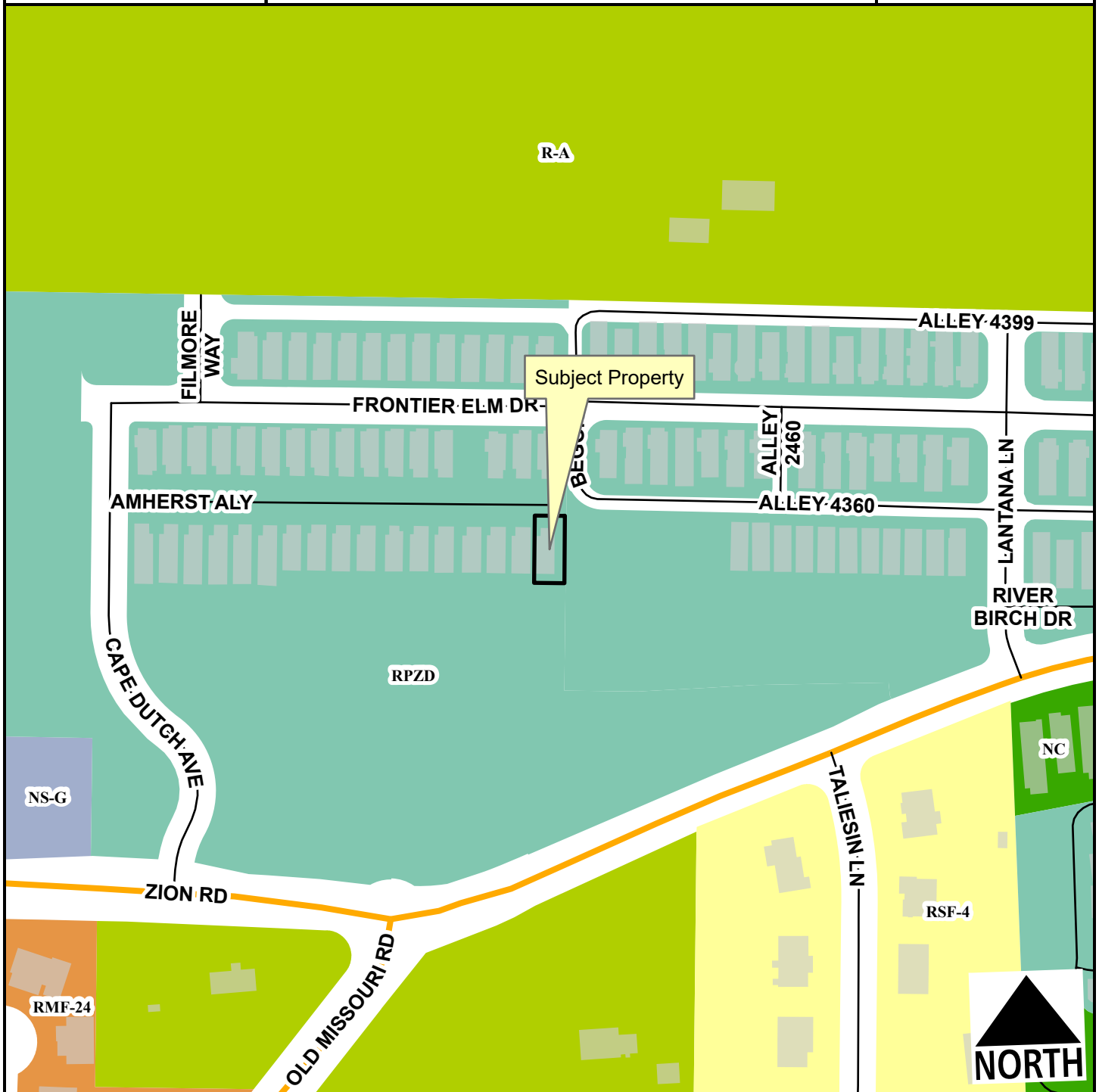
Section 2: A copy of this Ordinance duly certified by the City Clerk along with the map attached as Exhibit A to the Planning Department's memo shall be filed in the office of the Washington County Circuit Clerk.

VAC-2023-0002

# 2395 E AMHERST ALY

EXHIBIT 'A'

Close Up View



Neighborhood Link

Unclassified

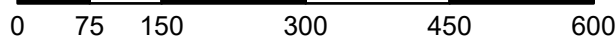
Alley

Residential Link

Planning Area

Fayetteville City Limits

Feet



1:2,400

Residential-Agricultural

RSF-4

RMF-24

Neighborhood Services - Gen.

Neighborhood Conservation

Commercial, Industrial, Residential

NORTH