



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2024-1874

VAC-2024-0003: Vacation (1722 N. STARR DR./ST. JOSEPH'S CATHOLIC CHURCH, 373): Submitted by CRAFTON TULL for property located at 1722 N. STARR DR. in WARD 3. The property is zoned P-1, INSTITUTIONAL and contains approximately 25.3 acres. The request is to vacate 0.18 acres of general utility easements.

AN ORDINANCE TO APPROVE VAC-24-03 FOR PROPERTY LOCATED AT 1722 NORTH STARR DRIVE IN WARD 3 TO VACATE A 0.18 ACRE PORTION OF GENERAL UTILITY 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 general utility 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 general utility 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.

Section 3: This vacation approval is subject to the following conditions:

1. A new water line with associated easements must be permitted, constructed, and accepted by the City; and
2. Any damage to or relocation of any existing facilities will be at the applicant's expense.



MEETING OF APRIL 16, 2024

TO: Mayor Jordan and City Council

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

FROM: Kylee Cole, Planner

SUBJECT: **VAC-2024-0003: Vacation (1722 N. STARR DR./ST. JOSEPH'S CATHOLIC CHURCH, 373): Submitted by CRAFTON TULL for property located at 1722 N. STARR DR. in WARD 3. The property is zoned P-1, INSTITUTIONAL and contains approximately 25.3 acres. The request is to vacate 0.18 acres of general utility easements.**

RECOMMENDATION:

Staff recommends approval of **VAC-2024-0003** as shown in the attached Exhibits 'A' and 'B', and with the following conditions of approval:

1. Prior to easement vacation, new water line with associated easements must be permitted, constructed, and accepted by the City.
2. Any damage or relocation of any existing facilities will be at the applicant's expense.

BACKGROUND:

The subject property is in east Fayetteville and contains two parcels totaling approximately 25.3 acres zoned P-1, Institutional. A property line adjustment has been approved to combine two parcels but has not yet been recorded (PLA-2024-0007). The site is currently developed with the St. Joseph's Catholic School and associated parking. In late 2023, a grading permit and associated building permit for the construction of a church in a portion of the existing parking lot was submitted.

Request: The applicant proposes to vacate an existing twenty-foot-wide general utility easement on the property. This easement is required to be vacated in order to continue with an associated proposed project for a church at this property.

DISCUSSION:

The applicant submitted the required approvals with no objections, though with added conditions from the City and 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

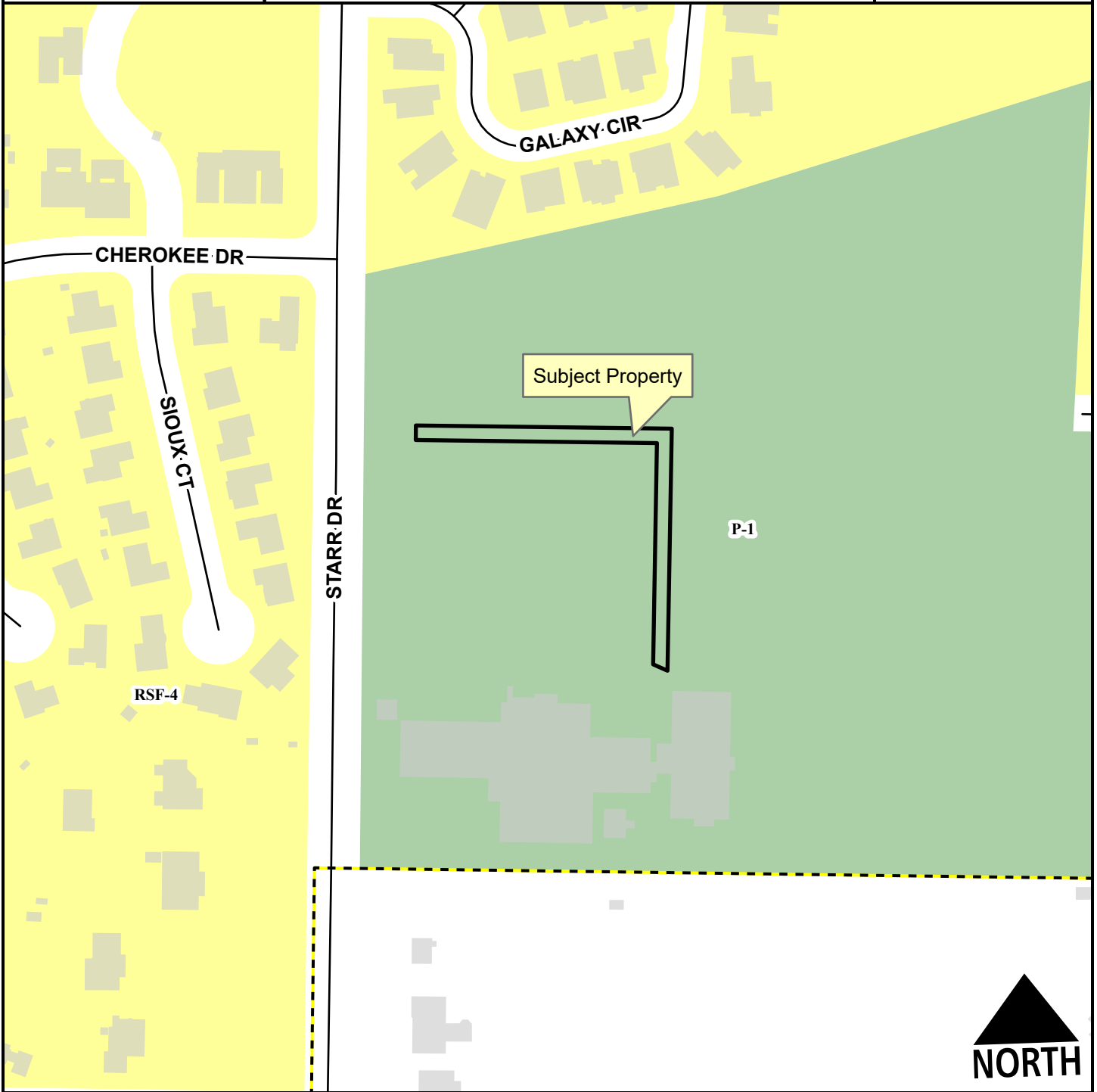
www.fayetteville-ar.gov

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

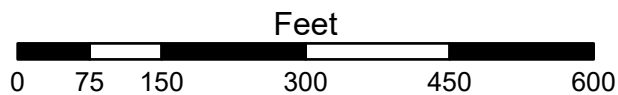
VAC-2024-0003

1722 N. STARR DR

Close Up View



- Residential Link
- - - Planning Area
- . - . Fayetteville City Limits



1:2,400

- RSF-4
- P-1

