



# City of Fayetteville, Arkansas

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

## Legislation Text

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**File #:** 2024-6

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**VAC-2024-0006: Vacation (151 W. DICKSON ST/151 DICKSON DEVELOPMENT, 484):  
Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 151 W.  
DICKSON ST. in WARD 2. The property is zoned MSC, MAIN STREET CENTER and contains  
approximately 0.23 acres. The request is to vacate a sidewalk easement containing 273 square feet.**

AN ORDINANCE TO APPROVE VAC-24-006 FOR PROPERTY LOCATED AT 151 WEST DICKSON STREET IN WARD 2 TO VACATE A 273 SQUARE FEET PORTION OF 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 sidewalk 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.



**MEETING OF MAY 7, 2024**

**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

**SUBJECT:** **VAC-2024-0006: Vacation (151 W. DICKSON ST/151 DICKSON DEVELOPMENT, 484): Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 151 W. DICKSON ST. in WARD 2. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.23 acres. The request is to vacate a sidewalk easement containing 273 square feet.**

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**RECOMMENDATION:**

Staff recommends approval of **VAC-2024-0006** as shown in the attached Exhibits 'A' and 'B.'

**BACKGROUND:**

The subject property is located just southeast of the intersection of Church Avenue and Dickson Street. The property is zoned MSC, Main Street/Center and contains five parcels totaling approximately 1.42 acres. A semicircular access easement on the north side of the property, totaling roughly 273 square feet, was dedicated to the City of Fayetteville in 2001 for use in placing a public bench along Dickson Street by a previous landowner. Currently, there is no bench in that easement.

*Request:* The applicant is requesting to vacate the 273-square-foot access easement on the north side of the property. According to the applicant, this easement vacation is required since there are plans to redevelop the property and the footprint of the proposed building would encroach into that easement.

**DISCUSSION:**

The applicant submitted the required approvals with no objections. With the submittal of required vacation forms and utility consent, staff recommends approval.

**BUDGET/STAFF IMPACT:**

N/A

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

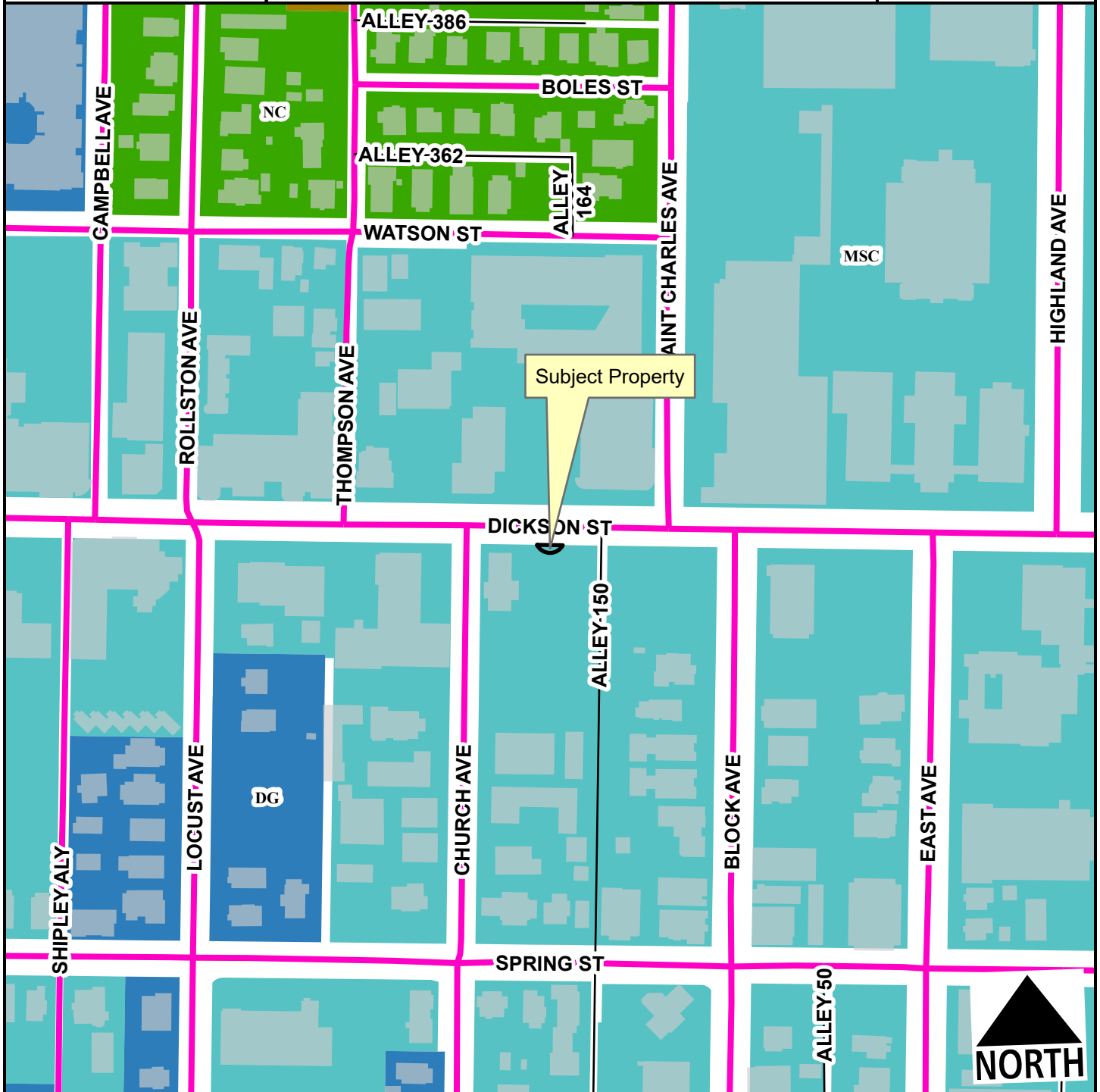
VAC-2024-0006

# 151 W. DICKSON ST

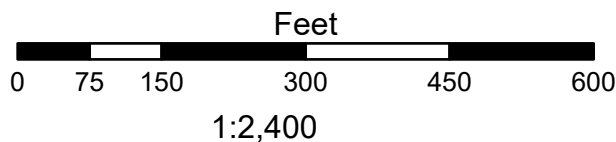
VAC-2024-0006





Close Up View

EXHIBIT 'A'



-  Urban Center
-  Alley
-  Planning Area
-  Fayetteville City Limits
-  Design Overlay District



-  RI-U
-  Main Street Center
-  Downtown General
-  Neighborhood Conservation