



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2024-156

VAC-2024-0010: Vacation (3334 N. MANA CT./HALF MOON ORAL SURGERY, 212): Submitted by ENGINEERING SERVICES, INC. for property located at 3334 N. MANA CT. in WARD 3. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 2.62 acres. The request is to vacate 0.03 acres of a utility easement.

AN ORDINANCE TO APPROVE VAC-24-10 FOR PROPERTY LOCATED AT 3334 NORTH MANA COURT IN WARD 3 TO VACATE A 0.03 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. Any damage to relocation of any existing facilities will be at the applicant's expense;
2. New easements must be granted to SWEPSCO/AEP for future service; and
3. Adjustment of sewer facilities must be designed and constructed by the applicant and accepted and approved by the city prior to this vacation becoming final.



MEETING OF JUNE 18, 2024

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

SUBJECT: **VAC-2024-0010: Vacation (3337 N. MANA CT./HALF MOON ORAL SURGERY, 212): Submitted by ENGINEERING SERVICES, INC. for property located at 3334 N. MANA CT. in WARD 3. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 2.62 acres. The request is to vacate 0.03 acres of a utility easement.**

RECOMMENDATION:

Staff recommends approval of **VAC-2024-0010** 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. New easements must be granted to SWEPCO/AEP for future service.
3. Adjustment of sewer facilities must be designed, approved, constructed, and accepted prior to vacation.

BACKGROUND:

The 2.26-acre subject property is in north Fayetteville on E. Longview St. within a portion of the city that includes numerous existing medical facilities, including Washington Regional Medical Center, the Washington County Health Department, North Hills Medical Park, and others. An associated large-scale development (LSD-2024-0008) to develop the property with an 18,270 square-foot oral surgery facility and associated parking was approved at the May 28, 2024 Planning Commission meeting.

Request: The applicant proposes to vacate a 70'x20' portion of an existing general utility easement to the north of the proposed building that contains an existing sewer main. Because the proposed building and underground detention conflict with the location of the existing sewer main and manhole, the applicant proposes to pour a new manhole over the existing sewer main and connect with a 6" sanitary sewer service.

DISCUSSION:

The applicant submitted the required approvals with no objections, though with 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:

NA

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

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

VAC-2024-0010

3334 N. MANA CT

VAC-2024-0010
Exhibit 'A'

Close Up View

FULBRIGHT
EXPY

MILLSAP RD

FUTRALL-DR

C-2

WIMBERLY-DR

R-A

Parcel Boundary

MANA CT







R-O

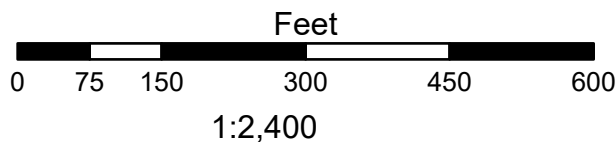
Proposed Vacation





LONGVIEW ST

P-1



-  Freeway/Expressway
-  Unclassified
-  Residential Link
-  Planning Area
-  Fayetteville City Limits
-  Design Overlay District



-  Residential-Agricultural
-  Residential-Office
-  C-2
-  P-1