

City of Fayetteville Item Review Form

2013-0151

Legistar File Number

11-19-2013

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Jesse Fulcher

Submitted By

Planning

Department

Action Required:

VAC 13-4516: Vacation (BRENDA DRIVE, COURT AND WALTON STREET/UNIVERSITY OF ARKANSAS, 482): Submitted by DEVELOPMENT CONSULTANTS, INC. for property located WEST OF RAZORBACK ROAD AND NORTH OF CENTER STREET. The request is to vacate the right-of-way of Brenda Drive, Court and Walton Street, and a 30-foot wide alley off of Hotz Drive.

Does this item have a cost? No

Cost of this request	Category or Project Budget	Program or Project Name
Account Number	Funds Used to Date \$0.00	Program or Project Category
Project Number	Remaining Balance	Fund Name
Budgeted Item? <input type="checkbox"/> No	Budget Adjustment Attached? <input type="checkbox"/> No	

V20130812

Previous Ordinance or Resolution # _____

Original Contract Number: _____

Comments:

11-01-13 P03:07 RCVD

Paul a. Behm 11-1-2013

Ray Man 11-1-13

Donald Jordan 11/2/13

dm

ENT
11/1/13
PH

Kat



www.accessfayetteville.org

THE CITY OF FAYETTEVILLE, ARKANSAS
DEPARTMENT CORRESPONDENCE

CITY COUNCIL AGENDA MEMO

To: Mayor Jordan, City Council

Thru: Jeremy Pate, Development Services Director *JP*

From: Jesse Fulcher, Senior Planner

Date: October 31, 2013

Subject: VAC 13-4516 Vacation (BRENDA DRIVE, COURT STREET, WALTON STREET, ALLEY/UNIVERSITY OF ARKANSAS)

RECOMMENDATION

Staff recommends approval of an ordinance to vacate the right-of-way of Brenda Drive, Court Street, Walton Street, and a 30-foot wide alley off of Hotz Drive.

BACKGROUND

The subject properties consist of three developed public streets and an alley right-of-way that is utilized as a driveway for an adjacent house now owned by the University of Arkansas. All four right-of-ways are located between Razorback Road and Palmer Avenue, and Hotz Drive and Center Street. Every property directly adjacent to the four right-of-ways (23 total properties) is owned by the University. Most of the structures along these streets have already been removed and temporary parking lots have been installed.

The applicant's request is to vacate three developed public streets and an alley right-of-way that has been used as a driveway, as indicated on the depicted exhibit. All four right-of-ways are surrounding by property owned by the University, including the residential driveway.

Pursuant to Arkansas Code (A.C.A), Title 14, Chapter 301 Municipal Streets Generally, cities and towns of the first and second class and incorporated towns are given power and authority to vacate public streets and alleys within the cities and towns under the conditions and in the manner herein provided.

In all cases where the owner of property within a city or town shall have dedicated, or may hereafter dedicate, a portion of the property to the public use as streets or alleys by platting the property and causing the plat to be filed for record, as provided by law, and any street or alley, or section thereof, shown on the plat so filed shall not have been actually used by the public as a street or alley for a period of five (5) years and in all cases where all property abutting any street or alley, or section thereof, is owned by any educational institution or college, whether the property shall have been actually used by the public as a street or alley for a period of five (5) years or not, the city or town council shall have power to vacate and abandon the street or alley, or any portion thereof, by proceeding the manner set forth in this subchapter.

In this particular case, all of the right-of-ways have been used by the public in the last five years, either by the residents who lived in the houses along the streets, or those attending University events. At this time, all of the houses have been removed and the property is used exclusively by the University for parking.

DISCUSSION

On October 28, 2013, the Planning Commission forwarded this item to the City Council with a recommendation of approval with a vote of 8-0-0.

BUDGET IMPACT

None.

ORDINANCE NO.

AN ORDINANCE APPROVING VAC 13-4516 SUBMITTED BY DEVELOPMENT CONSULTANTS, INCORPORATED FOR PROPERTY LOCATED WEST OF RAZORBACK ROAD AND NORTH OF CENTER STREET TO VACATE THE RIGHT-OF-WAY OF BRENDA DRIVE, COURT STREET, WALTON STREET, AND A THIRTY FOOT WIDE ALLEY OFF OF HOTZ DRIVE.

WHEREAS, the City Council has the authority under A.C.A. § 14-301-301 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 portions of the platted right-of-ways and alley are not required for corporate purposes; and

WHEREAS, all property abutting said right-of-ways are owned by the University of Arkansas.

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 and abandons the following described right-of-ways in Exhibit B (attached).

Section 2: That a copy of this Ordinance duly certified by the City Clerk along with the map attached and labeled Exhibit A shall be filed in the office of the Recorder of the County and recorded in the Deed Records of the County.

Section 3: That this vacation approval is subject to the Condition of Approval and shall not be in effect until the condition is met.

1. Development of this site shall include the construction and dedication of two public streets as indicated in Exhibit "C" attached hereto.
2. All right-of-ways shall be retained as general utility easements.
3. Any relocation or, or damage to any existing utility facilities shall be repaired at the property owners expense.

PASSED and **APPROVED** this day of , 2013.

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

By: _____
SONDRA E. SMITH, City Clerk/Treasurer

EXHIBIT 'A'

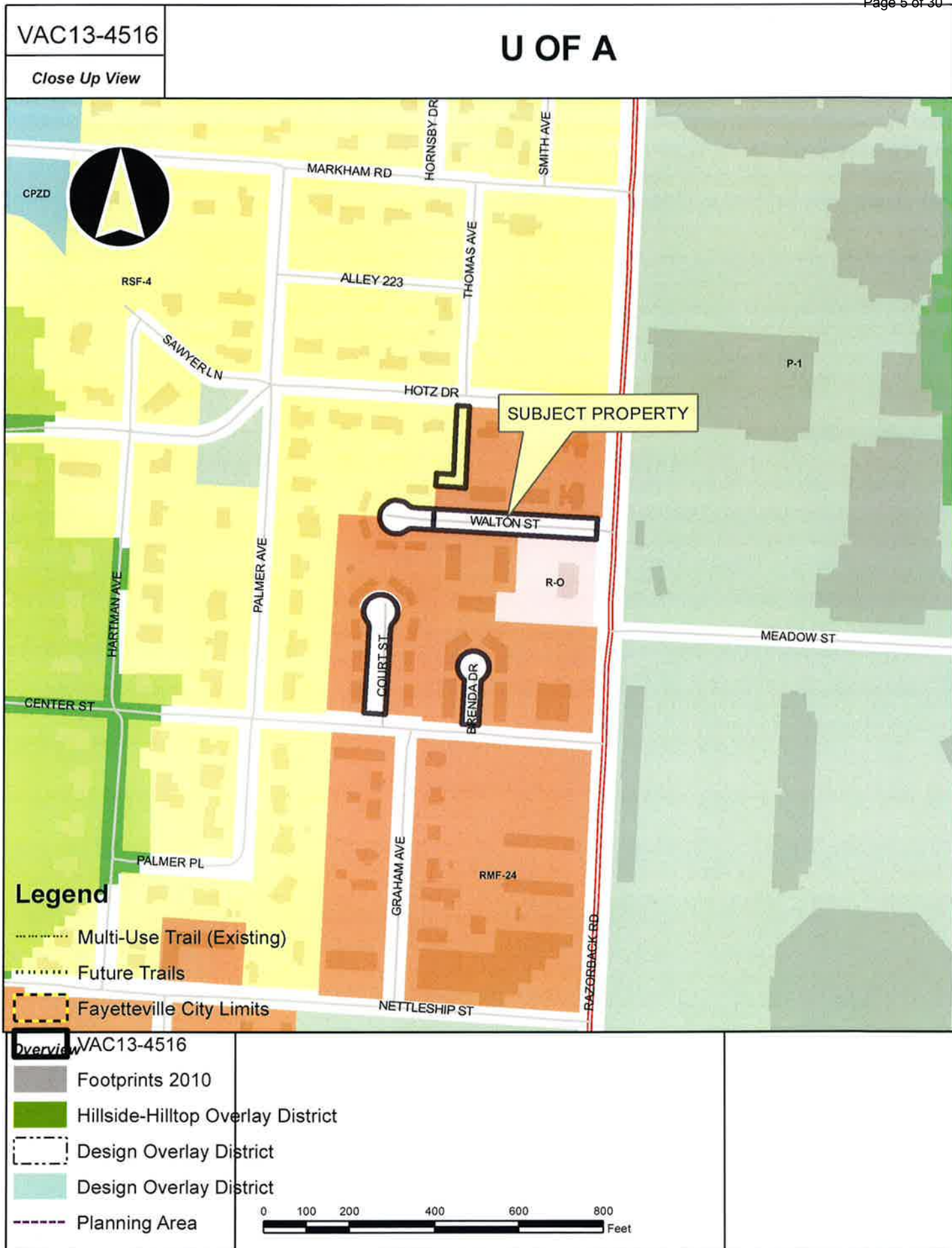


EXHIBIT "B"
VAC 13-4516

BRENDA DRIVE:

BRENDA DRIVE AS SHOWN ON THE OFFICIAL PLAT OF DILL ADDITION FILED FOR RECORD AT PLAT BOOK 1, PAGE 143 IN THE RECORDS OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF SAID DILL ADDITION; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 105.2 FEET; THENCE AROUND THE CUL DE SAC ALONG THE EAST LINE OF SAID LOT 1 AND ALONG THE SOUTHEAST LINE OF LOT 2 AND ALONG THE SOUTHWEST LINE OF LOT 3 AND ALONG THE WEST LINE OF LOT 4 OF SAID DILL ADDITION ALONG A 37.5 FEET RADIUS CURVE TO THE RIGHT FOR A DISTANCE OF 193.4 FEET; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 105.4 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE WESTERLY FOR A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

COURT STREET:

COURT STREET AS SHOWN ON THE OFFICIAL PLAT OF BLOCK 2 OF MCRAE ADDITION FILED FOR RECORD AT PLAT BOOK 3, PAGE 387 IN THE RECORDS OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF SAID BLOCK 2; THENCE NORTHERLY ALONG THE EAST LINE OF LOTS 1-3 OF SAID BLOCK 2, A DISTANCE OF 201.68 FEET TO THE POINT OF CURVATURE OF A 22 FEET RADIUS CURVE; THENCE NORTHWESTERLY ALONG THE EAST LINE OF SAID LOT 3 ALONG THE 22 FEET RADIUS CURVE TO THE LEFT FOR A DISTANCE OF 15.63 FEET TO THE POINT OF REVERSE CURVATURE FOR A 40 FEET RADIUS CURVE; THENCE AROUND THE CUL DE SAC ALONG THE EAST LINE OF SAID LOT 3 AND ALONG THE SOUTHEAST LINE OF LOT 4 AND ALONG THE SOUTH LINE OF LOT 5 AND ALONG THE SOUTHWEST LINE OF LOT 6 AND ALONG THE WEST LINE OF LOT 7 SAID BLOCK 2 ALONG THE 40 FEET RADIUS CURVE TO THE RIGHT FOR A DISTANCE OF 182.50 FEET TO THE POINT OF REVERSE CURVATURE FOR A 22 FEET RADIUS CURVE; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT 7 ALONG THE 22 FEET RADIUS CURVE TO THE LEFT FOR A DISTANCE OF 15.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTHERLY ALONG THE WEST LINE OF LOTS 7-9 OF SAID BLOCK 2, A DISTANCE OF 201.68 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE WESTERLY FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

30' ALLEY:

THE 30 FEET WIDE ALLEY BETWEEN LOTS 18 AND 19 AND SOUTH OF LOT 19 OF HOTZ REVISED ADDITION AS SHOWN ON THE OFFICIAL PLAT OF HOTZ REVISED ADDITION FILED FOR RECORD AT PLAT BOOK 1, PAGE 213 IN THE RECORDS OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 18; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 18, A DISTANCE OF 192.68 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18; THENCE WESTERLY FOR A DISTANCE OF 58.64 FEET TO THE EAST LINE OF LOT 5 OF BLOCK 1 OF MCRAE ADDITION; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF LOT 19 OF HOTZ REVISED ADDITION; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 29.12 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 164.68 FEET TO THE NORTHEAST CORNER OF SAID LOT 19; THENCE EASTERLY FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

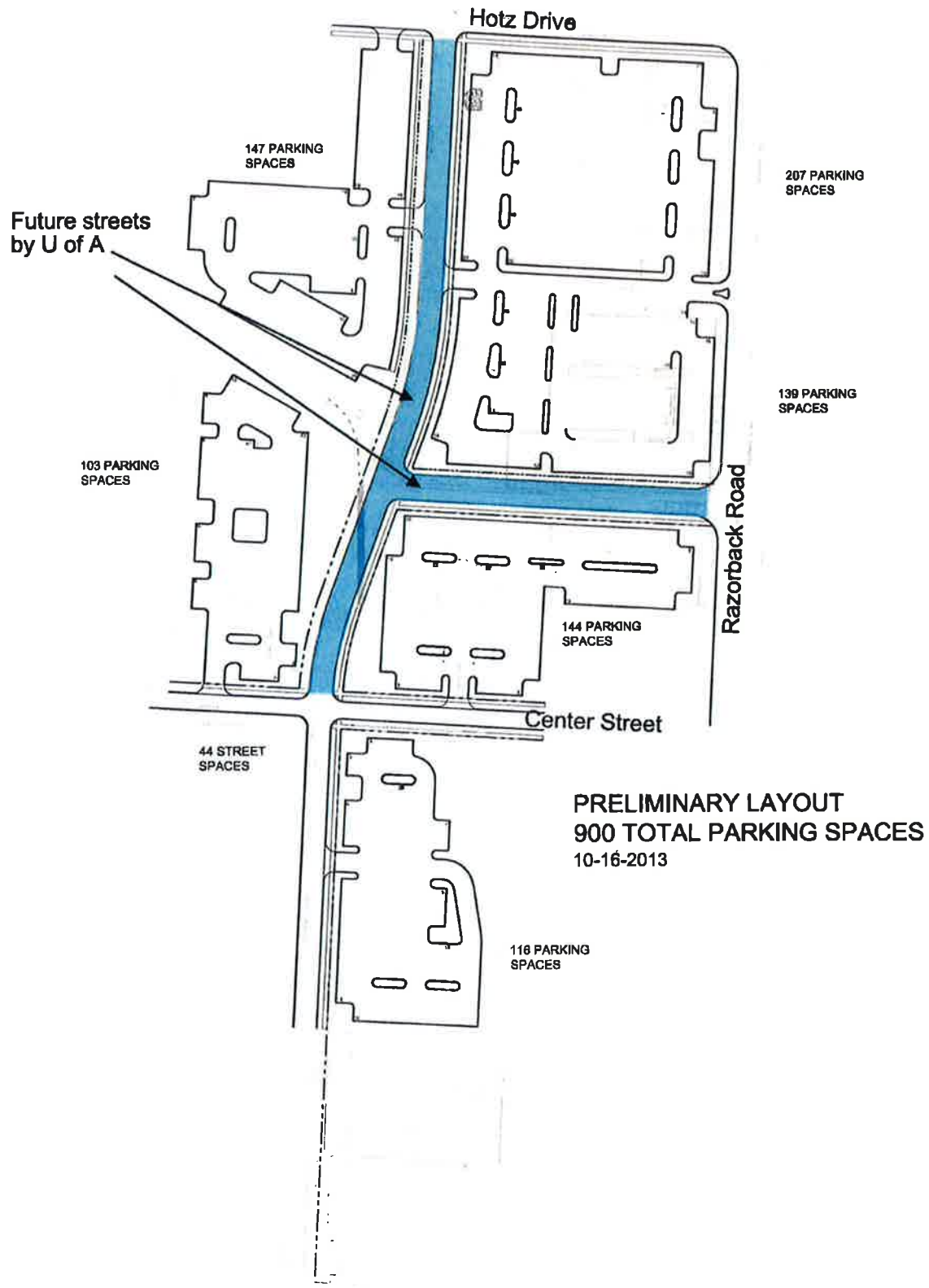
WALTON STREET:

1. WALTON STREET AS SHOWN ON THE OFFICIAL PLAT OF BLOCK 1 OF MCRAE ADDITION FILED FOR RECORD AT PLAT BOOK 3, PAGE 305 IN THE RECORDS OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 5 OF SAID BLOCK 1;
THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 48.45 FEET TO THE POINT OF CURVATURE OF A 22 FEET RADIUS CURVE; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT 5 ALONG THE 22 FEET RADIUS CURVE TO THE RIGHT FOR A DISTANCE OF 15.63 FEET TO THE POINT OF REVERSE CURVATURE FOR A 40 FEET RADIUS CURVE; THENCE AROUND THE CUL DE SAC ALONG THE SOUTH LINE OF SAID LOT 5 AND ALONG THE EAST LINES OF LOTS 3 & 4 AND ALONG THE NORTH LINES OF LOTS 1 & 2 OF SAID BLOCK 1 ALONG THE 40 FEET RADIUS CURVE TO THE LEFT FOR A DISTANCE OF 182.50 FEET TO THE POINT OF REVERSE CURVATURE FOR A 22 FEET RADIUS CURVE; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 1 ALONG THE 22 FEET RADIUS CURVE TO THE RIGHT FOR A DISTANCE OF 15.63 FEET TO THE POINT OF TANGENCY; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 48.45 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTHERLY FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

2. WALTON STREET AS DESCRIBED IN WARRANTY DEED 526, PAGE 558 IN THE RECORDS OF WASHINGTON COUNTY, ARKANSAS BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION SEVENTEEN (17) IN TOWNSHIP SIXTEEN (16) NORTH, OF RANGE THIRTY (30) WEST OF THE 5TH P.M., DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS FOUR HUNDRED SEVENTY FIVE AND TWELVE HUNDREDTHS (475.12) FEET NORTH AND TWENTY NINE (29) FEET WEST OF THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT, AND RUNNING THENCE WEST THREE HUNDRED EIGHTY-NINE (389) FEET; THENCE NORTH FIFTY (50) FEET; THENCE EAST THREE HUNDRED EIGHTY-NINE (389) FEET; THENCE SOUTH FIFTY (50) FEET TO THE PLACE OF BEGINNING, CONTAINING ONE-HALF OF AN ACRE, MORE OR LESS

EXHIBIT "C"



 ROW to be vacated

EXHIBIT "C"

 Future streets



DEDICATION OF
56,708.32 SQ. FT.
(1.3018 Ac)

ABANDONMENT OF
58,698.04 SQ. FT.
(1.3475 Ac)



PC Meeting of October 28, 2013

THE CITY OF FAYETTEVILLE, ARKANSAS

125 W. Mountain St.
 Fayetteville, AR 72701
 Telephone: (479) 575-8267

PLANNING DIVISION CORRESPONDENCE

TO: Fayetteville Planning Commission
 FROM: Jesse Fulcher, Senior Planner
 THRU: Andrew Garner, City Planning Director
 DATE: ~~October 22, 2013~~ Updated October 31, 2013

VAC 13-4516: Vacation (BRENDA DRIVE, COURT STREET, WALTON STREET, ALLEY/UNIVERSITY OF ARKANSAS, 482): Submitted by DEVELOPMENT CONSULTANTS, INC. for properties located WEST OF RAZORBACK ROAD AND NORTH OF CENTER STREET. The request is to vacate the right-of-way of Brenda Drive, Court Street, Walton Street, and a 30-foot wide alley off of Hotz Drive.

Planner: Jesse Fulcher

Findings:

Property and Background: The subject properties consist of three developed public streets and an alley right-of-way that is utilized as a driveway for an adjacent house now owned by the University of Arkansas. All four right-of-ways are located between Razorback Road and Palmer Avenue, and Hotz Drive and Center Street. Every property directly adjacent to the four right-of-ways (23 total properties) is owned by the University. Most of the structures along these streets have already been removed and temporary parking lots have been installed. Surrounding land use and zoning is depicted in *Table 1*.

**Table 1
 Surrounding Land Use and Zoning**

Direction from Site	Land Use	Zoning
North	Single-family on Hotz Drive	RSF-4, Residential Single-Family 4 Units per Acre
South	Single/Multi-family on Center Street	RMF-24, Residential Multi-Family 24 Units per Acre
East	University of Arkansas buildings	RMF-24, Residential Multi-Family 24 Units per Acre
West	Single-family on Palmer Avenue	RSF-4, Residential Single-Family 4 Units per Acre

Request: The applicant's request is to vacate three developed public streets and an alley right-of-way that has been used as a driveway, as indicated on the depicted exhibit. All four right-of-ways are surrounding by property owned by the University, including the residential driveway.

Pursuant to Arkansas Code (A.C.A), Title 14, Chapter 301Municipal Streets Generally, cities and towns of the first and second class and incorporated towns are given power and authority to vacate public streets and alleys within the cities and towns under the conditions and in the manner herein provided.

In all cases where the owner of property within a city or town shall have dedicated, or may hereafter dedicate, a portion of the property to the public use as streets or alleys by platting the property and causing the plat to be filed for record, as provided by law, and any street or alley, or section thereof, shown on the plat so filed shall not have been actually used by the public as a street or alley for a period of five (5) years *and in all cases where all property abutting any street or alley, or section thereof, is owned by any educational institution or college, whether the property shall have been actually used by the public as a street or alley for a period of five (5) years or not, the city or town council shall have power to vacate and abandon the street or alley, or any portion thereof, by proceeding the manner set forth in this subchapter.*

In this particular case, all of the right-of-ways have been used by the public in the last five years, either by the residents who lived in the houses along the streets, or those attending University events. At this time, all of the houses have been removed and the property is used exclusively by the University for parking.

Easement Vacation Approval: The applicant has submitted the required right-of-way vacation forms to the City Utilities Departments, franchise utilities, and adjacent property owners (the University of Arkansas) with no objections.

UTILITIES

RESPONSE

Ozarks Electric	No objections
Cox Communications	No objections
AEP/SWEPCO	No objections, but retain right-of-ways as easements.
Source Gas	No objections
AT&T	No objections

CITY OF FAYETTEVILLE:

RESPONSE

Water/Sewer	No objections
Transportation	No objections
Solid Waste	No objections

ADJACENT PROPERTY OWNER:

RESPONSE

University of Arkansas	No objections
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Public Comment: No public comment has been received.

Recommendation: This is a unique request, in that the applicant is requesting to vacate public streets that have used by the public for many decades. Removing streets tends to reduce connectivity within a neighborhood, which is contrary to the City's adopted policies. However, in this particular case, all four of the right-of-ways dead-end into University property and provide no connectivity within the neighborhood. Further, it is the University's plan to redevelop this entire area, including constructing two new streets that will increase connectivity in the neighborhood. In staff's opinion, the long-term plan for this block of property will greatly increase connectivity for the neighborhood, University students, and those attending athletic events. Staff recommends forwarding **VAC 13-4516** to the City Council with a recommendation for approval with the following conditions:

- 1. Development of this site shall include the construction and dedication of two public streets as indicated in Exhibit "C" attached hereto.**
- 2. All right-of-ways shall be retained as general utility easements.**
- 3. Any relocation or, or damage to any existing utility facilities shall be repaired at the property owners expense.**

CITY COUNCIL ACTION: Required

PLANNING COMMISSION ACTION: Required

Planning Commission Action: - **Forwarded** **Denied** **Tabled**

Date: October 28, 2013

Motion: Chesser

Second: Pennington

Vote: 8-0-0

Notes:



1450 E. Zion Road – Suite 7
Fayetteville, AR 72703

File No.: 13-3101

For the use and benefit of: **Development Consultants, Inc**

STATE OF ARKANSAS)
COUNTY OF WASHINGTON)

We the undersigned, being an employee of City Title & Closing LLC, do hereby certify that we have made due and diligent search of the Records in the Assessor's Office within and for Washington County, Arkansas, and find the adjacent owners, which touch the subject property, and addresses as shown in Exhibit "A".

IN-SO-FAR as the same affects the following described property, to-wit:

Brenda Drive, Court Street, West Walton Street and the 30' alley between Lots 18 and 19 and South of Lot 19 of Hotz Addition, in the City of Fayetteville, Washington County, Arkansas..

Dated September 10, 2013

City Title & Closing LLC
1450 E. Zion Road, Suite 7
Fayetteville, AR 72703
479-935-4177

A handwritten signature in black ink, appearing to read 'Jessica L. Wooten', is written over the printed name.

By:
Jessica L. Wooten, Authorized Signatory
Agency License No. 382820
Signing Agent No. 324795

****DISCLAIMER****

This report is being issued from the dates specified above and does not make any representation as to the status or validity of the title and the company assumes no liability by virtue of errors of omission and liability of the company shall not exceed the amount paid for the search.

Exhibit "A"

Parcel Nos.

765-06484-000	765-04742-000
765-06482-000	765-04741-000
765-06483-000	765-04740-000
765-14513-000	765-05219-000
765-08273-000	765-08281-000
765-08272-000	765-08280-000
765-08271-000	765-08279-000
765-08270-000	765-08278-000
765-08269-000	765-08277-000
765-14517-000	765-08276-000
765-14517-001	765-08275-000
765-14508-000	765-08274-000
765-04743-000	

**University of Arkansas
Board of Trustees
316 Administration Bldg
Fayetteville, AR 72701**

**Parcel No. 765-05227-000
Smith Revocable Trust
5835 E Estate View Road
Fayetteville, AR 72703**

****DISCLAIMER****

This report is being issued from the dates specified above and does not make any representation as to the status or validity of the title and the company assumes no liability by virtue of errors of omission and liability of the company shall not exceed the amount paid for the search.

**ADJACENT PROPERTY OWNER WRITTEN CONSENT FORM
FOR STREET AND ALLEY VACATION REQUEST**

Date: September 18, 2013

Location of Vacation: Brenda Drive, Court Street, Walton Street and the 30' Alley between Lots 18 & 19 and south of Lot 19 of Hotz Revised Addition, City of Fayetteville, Arkansas

Adjacent Property Owner: University of Arkansas
Adjacent Property Address: Various along Brenda Dr, Court St, Walton St, Hotz Dr, & Razorback Rd
Property: Lots 1-4 of Dill Addition, Lots 1-5 of Block 1 of McRae Addition, Lots 1-9 of Block 2 of McRae Addition, Lots 18-19 of Hotz Revised Addition and Parts of the SW1/4 NE1/4 Section 17, T16N, R30W all in the City of Fayetteville

REQUESTED VACATION:

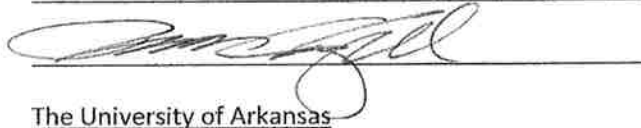
I have requested the petition and I consent to vacate the following streets and alley, as described on the attached legal description and as shown on the attached sketch:

In the matter of the vacation of the aforesaid streets and alley, Allen J. Young of Development Consultants, Inc is authorized to process the petition on my behalf.

Printed Name of Adjacent Owner:

Board of Trustees of The University of Arkansas

Signature of Adjacent Owner:



Applicant Name:

The University of Arkansas

UTILITY APPROVAL FORM

**FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS**

DATE: 9-16-2013

UTILITY COMPANY: AEP-SWEPCO

APPLICANT NAME: Allen J. Young, DCI, For UoFA APPLICANT PHONE: 479-444-7880
REQUESTED VACATION (applicant must check all that apply):

- Utility Easement
- Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- Alley
- Street right-of-way

I have been notified of the petition to vacate the following (alley, easement, right-of-way), described as follows:

General location/ Address (referring to attached document- must be completed**)

** Brenda Drive, Court Street, Walton Street, 30' Alley south from Hotel Dr.

(ATTACH legal description and graphic representation of what is being vacated-SURVEY)
[See attached Legal Description, Survey and Exhibit Map.]

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above.
- No objections to the vacation(s) described above, provided following described easements are retained.
(State the location, dimensions, and purpose below.)

Retain all of the right of ways and alleys as utility easements.

No objections provided the following conditions are met:

John Boyer
Signature of Utility Company Representative

Dist. Engineer
Title

UTILITY APPROVAL FORM

**FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS**

DATE: 9-16-2013

UTILITY COMPANY: _____

APPLICANT NAME: Allen J. Young, DCI, For UoFA APPLICANT PHONE: 479-444-7880

REQUESTED VACATION (applicant must check all that apply):

- Utility Easement
- Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- Alley
- Street right-of-way

I have been notified of the petition to vacate the following (alley) easement (right-of-way), described as follows:

General location/ Address (referring to attached document- must be completed)**)

** Brenda Drive, Court Street, Walton Street, 30' Alley south from Hotz Dr.

(ATTACH legal description and graphic representation of what is being vacated-SURVEY)

[See attached Legal Description, Survey and Exhibit Maps.]

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above.
- No objections to the vacation(s) described above, provided following described easements are retained. (State the location, dimensions, and purpose below.)

No objections provided the following conditions are met:

[Signature]
Signature of Utility Company Representative

Division Manager
Title

UTILITY APPROVAL FORM

**FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS**

DATE: 9-16-2013

UTILITY COMPANY: _____

APPLICANT NAME: Allen J. Young, DCI, For UoFA APPLICANT PHONE: 479-444-7880
REQUESTED VACATION (*applicant must check all that apply*):

- Utility Easement
- Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- Alley
- Street right-of-way

I have been notified of the petition to vacate the following (alley; easement; right-of-way), described as follows:

General location/ Address (referring to attached document- must be completed**)

** Brenda Drive, Court Street, Walton Street, 30' Alley south from Horse Dr.

(ATTACH legal description and graphic representation of what is being vacated-SURVEY)
[See attached Legal Description, Survey and Exhibit Map.]

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above.
- No objections to the vacation(s) described above, provided following described easements are retained.
(State the location, dimensions, and purpose below.)

- No objections provided the following conditions are met:

Greg McGee
Signature of Utility Company Representative

Lead Staking Tech
Title

UTILITY APPROVAL FORM
FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: 9-16-2013

UTILITY COMPANY: _____

APPLICANT NAME: Allen J. Young, DCI, For UoFA APPLICANT PHONE: 479-444-7880
REQUESTED VACATION (applicant must check all that apply):

- Utility Easement
- Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- Alley
- Street right-of-way

I have been notified of the petition to vacate the following (alley, easement, right-of-way), described as follows:

General location/ Address (referring to attached document- must be completed**) ** Brenda Drive, Court Street, Walton Street, 30' Alley south from Hotz Dr.

(ATTACH legal description and graphic representation of what is being vacated-SURVEY)
[See attached Legal Description, Survey and Exhibit Map.]

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above.
- No objections to the vacation(s) described above, provided following described easements are retained. (State the location, dimensions, and purpose below.)

No objections provided the following conditions are met:
Any damage to or relocation of existing facilities will be at owners/developers expense.

Signature of Utility Company Representative

Construction Planner III NWA
Title

UTILITY APPROVAL FORM
FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: 9-16-2013

UTILITY COMPANY: _____

APPLICANT NAME: Allen J. Young, DCI, For UoFA APPLICANT PHONE: 479-444-7880
REQUESTED VACATION (*applicant must check all that apply*):

- Utility Easement
- Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- Alley
- Street right-of-way

I have been notified of the petition to vacate the following (alley) easement, (right-of-way), described as follows:

General location/ Address (referring to attached document- must be completed**)

** Brenda Drive, Court Street, Walton Street, 30' Alley south from Hotz Dr.

(ATTACH legal description and graphic representation of what is being vacated-SURVEY)
[See attached Legal Description, Survey and Exhibit Map.]

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above.
- No objections to the vacation(s) described above, provided following described easements are retained.
(State the location, dimensions, and purpose below.)

No objections provided the following conditions are met:

RELOCATION OF OR DAMAGE TO ANY EXISTING AT/SWMT FACILITIES
WILL BE CARED FOR ^{AT} BY THE PROPERTY OWNER'S EXPENSE

Susan K. Clouser
Signature of Utility Company Representative

OSP DESIGN ENGINEER
Title

UTILITY APPROVAL FORM

**FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS**

DATE: 9-16-2013

UTILITY COMPANY: City of Fayetteville - Water/Sewer

APPLICANT NAME: Allen J. Young, DCI, FC UoA APPLICANT PHONE: 479-444-7880
REQUESTED VACATION (*applicant must check all that apply*):

- Utility Easement
- Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- Alley
- Street right-of-way

I have been notified of the petition to vacate the following (alley, easement, right-of-way), described as follows:

General location/ Address (referring to attached document- must be completed**)

** Brenda Drive, Court Street, Walton Street, 30' Alley south from Hotz Dr.

(ATTACH legal description and graphic representation of what is being vacated-SURVEY)
[See attached Legal Description, Survey and Exhibit Map.]

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above.
- No objections to the vacation(s) described above, provided following described easements are retained.
(State the location, dimensions, and purpose below.)

- No objections provided the following conditions are met:

Shanna Jones

Signature of Utility Company Representative

Utilities Engineer

Title

UTILITY APPROVAL FORM

**FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS**

DATE: 9-16-2013

UTILITY COMPANY: _____

APPLICANT NAME: Allen J. Young, DCI, For UoFA APPLICANT PHONE: 479-444-7880
REQUESTED VACATION (applicant must check all that apply):

- Utility Easement
- Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- Alley
- Street right-of-way

I have been notified of the petition to vacate the following (alley, easement, right-of-way), described as follows:

General location/ Address (referring to attached document- must be completed**)

** Brenda Drive, Court Street, Walton Street, 30' Alley south from Horz Dr.

(ATTACH legal description and graphic representation of what is being vacated-SURVEY)

[See attached Legal Description, Survey and Exhibit Maps.]

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above.
- No objections to the vacation(s) described above, provided following described easements are retained.
(State the location, dimensions, and purpose below.)

No objections provided the following conditions are met:


 Signature of Utility Company Representative
ASSISTANT TRANSPORTATION MANAGER
 Title

UTILITY APPROVAL FORM
FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: 9-16-2013

UTILITY COMPANY: _____

APPLICANT NAME: Allen J. Young, DCI, For UoEA APPLICANT PHONE: 479-444-7880
REQUESTED VACATION (*applicant must check all that apply*):

- Utility Easement
- Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- Alley
- Street right-of-way

I have been notified of the petition to vacate the following (alley) easement, (right-of-way), described as follows:

General location/ Address (referring to attached document- must be completed**)

** Brenda Drive, Court Street, Walton Street, 30' Alley south from Horz Dr.

(ATTACH legal description and graphic representation of what is being vacated-SURVEY)
[See attached Legal Description, Survey and Exhibit Maps.]

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above.
- No objections to the vacation(s) described above, provided following described easements are retained.
(State the location, dimensions, and purpose below.)

- No objections provided the following conditions are met:

Ben Puff

Signature of Utility Company Representative

Waste Reduction Coordinator

Title

Street and Alley Vacation Legal Descriptions

Brenda Drive:

Brenda Drive as shown on the official plat of Dill Addition filed for record at Plat Book 1, Page 143 in the records of Washington County, Arkansas, being more particularly described as follows: Beginning at the southeast corner of Lot 1 of said Dill Addition; Thence northerly along the east line of said Lot 1, a distance of 105.2 feet; Thence around the cul de sac along the east line of said Lot 1 and along the southeast line of Lot 2 and along the southwest line of Lot 3 and along the west line of Lot 4 of said Dill Addition along a 37.5 feet radius curve to the right for a distance of 193.4 feet; Thence southerly along the west line of said Lot 4, a distance of 105.4 feet to the southwest corner of said Lot 4; Thence westerly for a distance of 40.00 feet to the Point of Beginning.

Court Street:

Court Street as shown on the official plat of Block 2 of McRae Addition filed for record at Plat Book 3, Page 387 in the records of Washington County, Arkansas, being more particularly described as follows: Beginning at the southeast corner of Lot 1 of said Block 2; Thence northerly along the east line of Lots 1-3 of said Block 2, a distance of 201.68 feet to the point of curvature of a 22 feet radius curve; Thence northwesterly along the east line of said Lot 3 along the 22 feet radius curve to the left for a distance of 15.63 feet to the point of reverse curvature for a 40 feet radius curve; Thence around the cul de sac along the east line of said Lot 3 and along the southeast line of Lot 4 and along the south line of Lot 5 and along the southwest line of Lot 6 and along the west line of Lot 7 said Block 2 along the 40 feet radius curve to the right for a distance of 182.50 feet to the point of reverse curvature for a 22 feet radius curve; Thence southwestly along the west line of said Lot 7 along the 22 feet radius curve to the left for a distance of 15.63 feet to the point of tangency; Thence southerly along the west line of Lots 7-9 of said Block 2, a distance of 201.68 feet to the southwest corner of said Lot 9; Thence westerly for a distance of 50.00 feet to the Point of Beginning.

30' Alley:

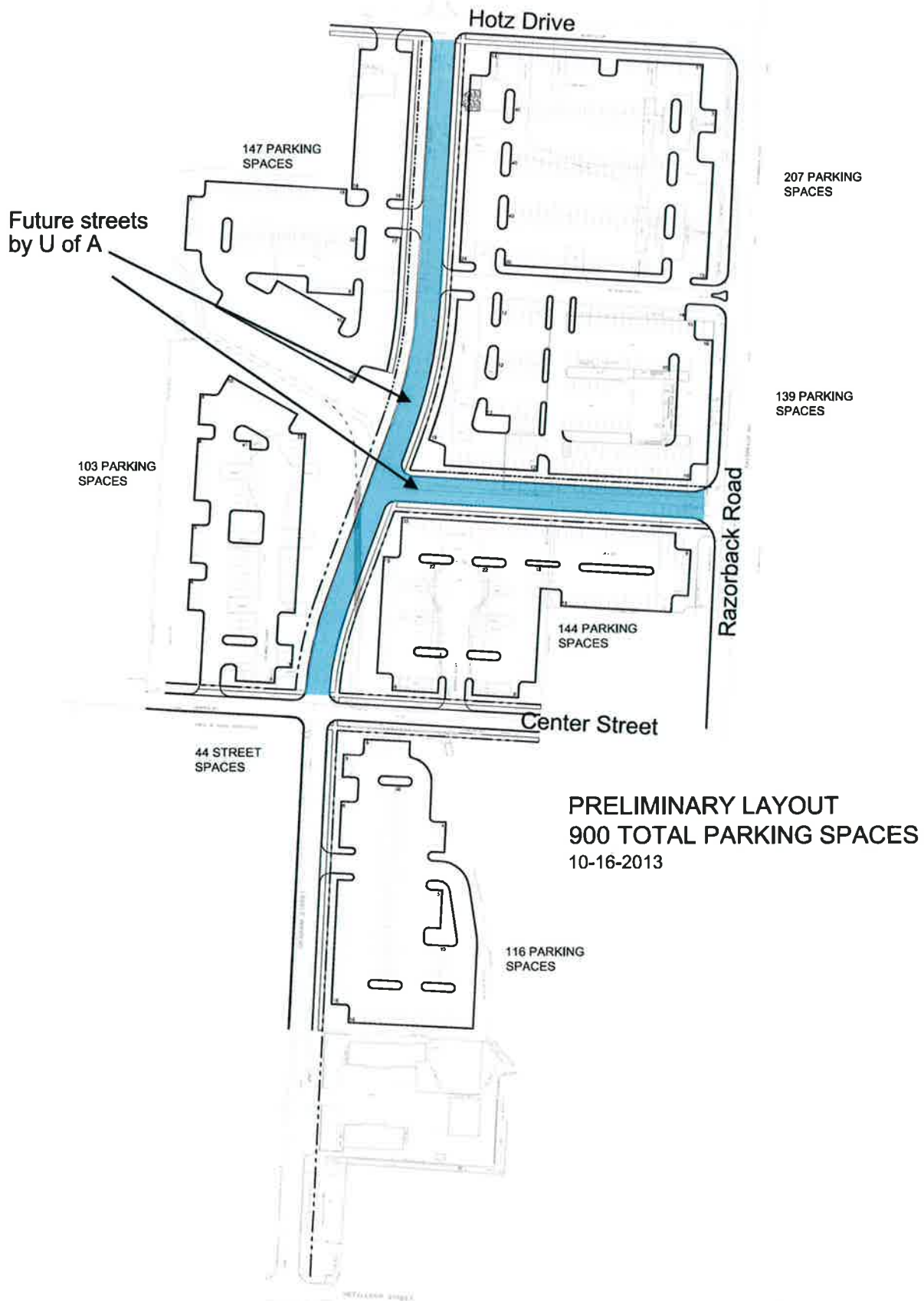
The 30 feet wide Alley between Lots 18 and 19 and south of Lot 19 of Hotz Revised Addition as shown on the official plat of Hotz Revised Addition filed for record at Plat Book 1, Page 213 in the records of Washington County, Arkansas, being more particularly described as follows: Beginning at the northwest corner of said Lot 18; Thence southerly along the west line of said Lot 18, a distance of 192.68 feet to the southwest corner of said Lot 18; Thence westerly for a distance of 58.64 feet to the east line of Lot 5 of Block 1 of McRae Addition; Thence northerly along the west line of said Lot 5, a distance of 30.00 feet to the south line of Lot 19 of Hotz Revised Addition; Thence easterly along the south line of said Lot 19, a distance of 29.12 feet to the southeast corner of said Lot 19; Thence northerly along the east line of said Lot 19, a distance of 164.68 feet to the northeast corner of said Lot 19; Thence easterly for a distance of 30.00 feet to the Point of Beginning.

Walton Street:

1. Walton Street as shown on the official plat of Block 1 of McRae Addition filed for record at Plat Book 3, Page 305 in the records of Washington County, Arkansas, being more particularly described as follows: Beginning at the southeast corner of Lot 5 of said Block 1;

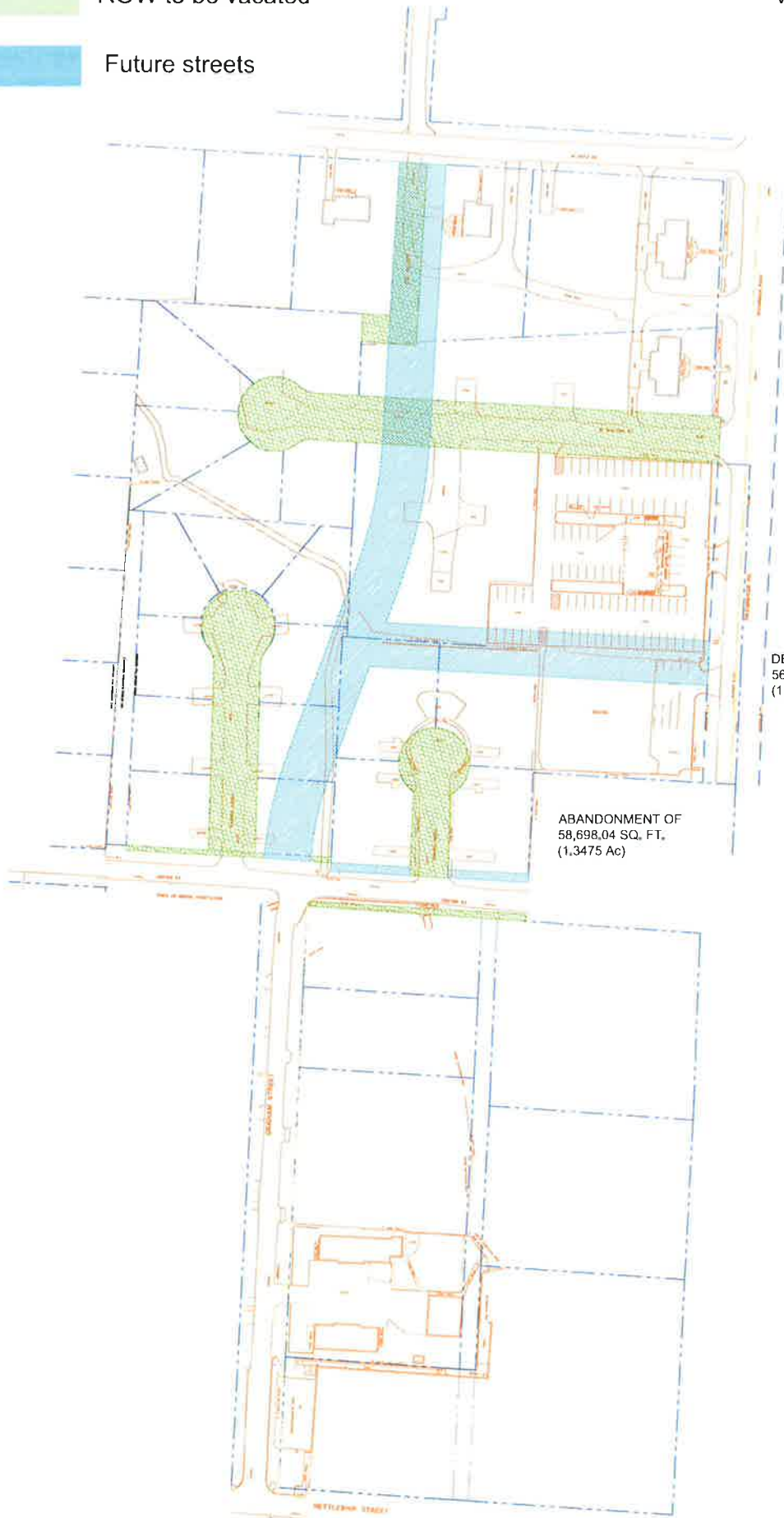
Thence westerly along the south line of said Lot 5, a distance of 48.45 feet to the point of curvature of a 22 feet radius curve; Thence northwesterly along the south line of said Lot 5 along the 22 feet radius curve to the right for a distance of 15.63 feet to the point of reverse curvature for a 40 feet radius curve; Thence around the cul de sac along the south line of said Lot 5 and along the east lines of Lots 3 & 4 and along the north lines of Lots 1 & 2 of said Block 1 along the 40 feet radius curve to the left for a distance of 182.50 feet to the point of reverse curvature for a 22 feet radius curve; Thence northeasterly along the north line of said Lot 1 along the 22 feet radius curve to the right for a distance of 15.63 feet to the point of tangency; Thence easterly along the north line of said Lot 1, a distance of 48.45 feet to the northeast corner of said Lot 1; Thence northerly for a distance of 50.00 feet to the Point of Beginning.

2. Walton Street as described in Warranty Deed 526, Page 558 in the records of Washington County, Arkansas being a Part of the Southwest quarter of the Northeast quarter of Section seventeen (17) in Township sixteen (16) North, of Range thirty (30) west of the 5th P.M., described as follows, to-wit: Beginning at a point which is four hundred seventy five and twelve hundredths (475.12) feet North and twenty nine (29) feet West of the Southeast corner of said forty acre tract, and running thence West three hundred eighty-nine (389) feet; thence North fifty (50) feet; thence East three hundred eighty-nine (389) feet; thence south fifty (50) feet to the place of beginning, containing one-half of an acre, more or less.



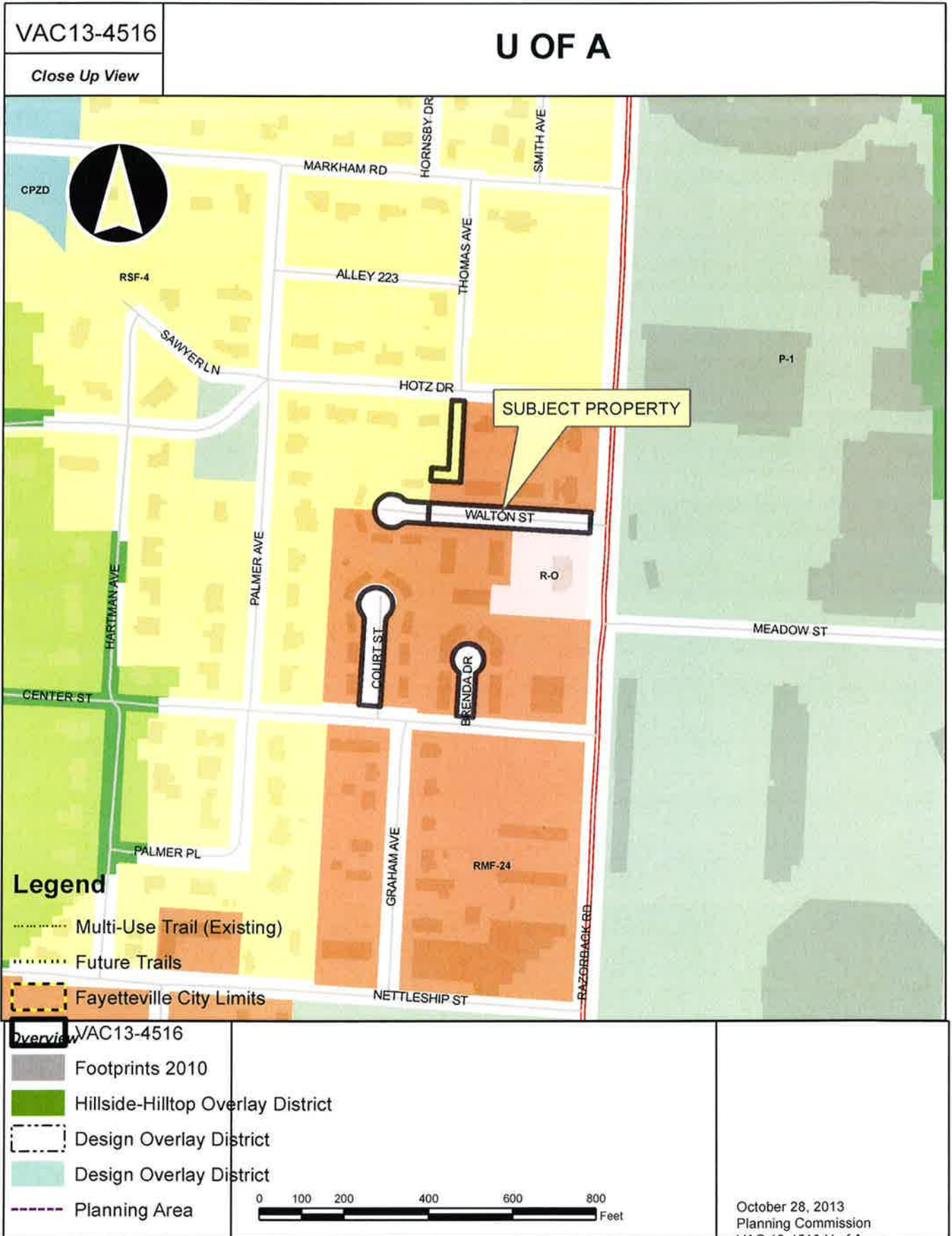
 ROW to be vacated

 Future streets



DEDICATION OF
56,708.32 SQ. FT.
(1.3018 Ac)

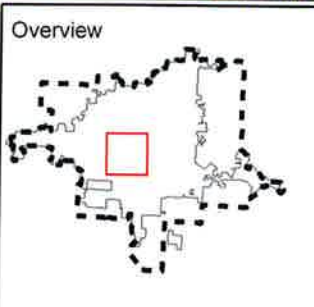
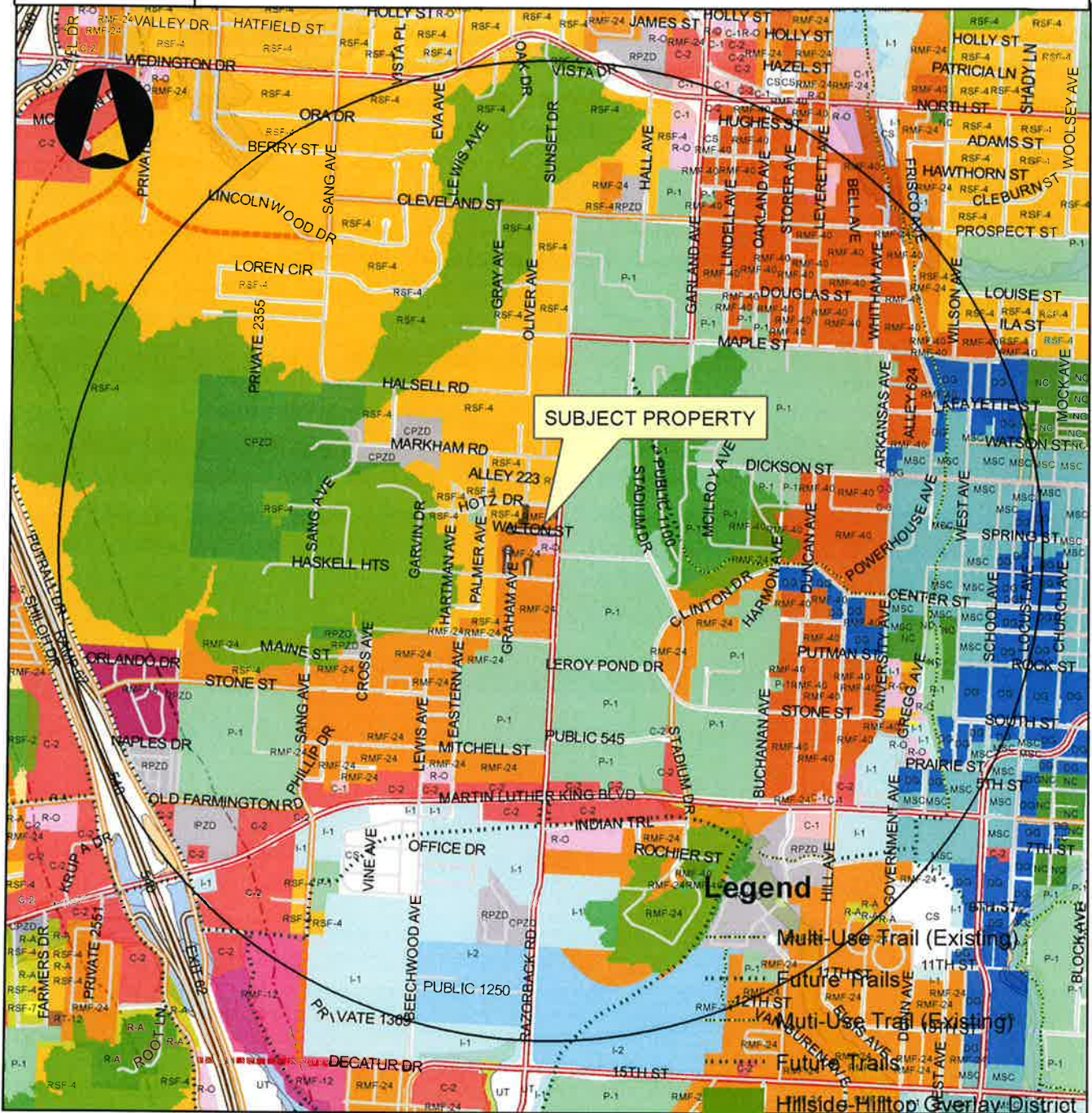
ABANDONMENT OF
58,698.04 SQ. FT.
(1.3475 Ac)



VAC13-4516

U OF A

One Mile View



<p>Legend</p> <p>Subject Property</p> <p>VAC13-4516</p> <p>Boundary</p>	<p>VAC13-4516</p> <p>Design Overlay District</p> <p>Planning Area</p> <p>Fayetteville</p>
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0 0.25 0.5 1 Miles

October 28, 2013
 Planning Commission
 VAC 13-4516 U of A
 Agenda Item 3
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