

City of Fayetteville Item Review Form

2013-0223

Legistar File Number

January 7, 2014

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

Andrew Garner

Submitted By

Development Services

Department

Action Required:

ADM 13-4566: Administrative Item (3145 W. SALEM RD./RAVEN LANE AMENDMENT, 206):  
Submitted by MIK MUCCIO for property located at 3145 WEST SALEM ROAD. The property is in  
the PLANNING AREA and contains approximately 6.53 acres. The request is for a slight  
realignment of Raven Lane on the Master Street Plan.

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"/>	Budget Adjustment Attached? <input type="checkbox"/>	

V20130812

Previous Ordinance or Resolution # \_\_\_\_\_

Original Contract Number: \_\_\_\_\_

Comments:

*Muccio*

*Don Mann 12-19-13*

*Frank J. ... 12/20/13*



*dm*

*Amended Ordinance  
K... 12-18-13*

*Paul a. ... 12-19-2013*

## CITY COUNCIL AGENDA MEMO

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**To:** Mayor Jordan, City Council

**Thru:** Don Marr, Chief of Staff  
Jeremy Pate, Development Services Director

**From:** Andrew Garner, City Planning Director

**Date:** December 13, 2013

**Subject:** ADM 13-4566 (Raven Lane Master Street Plan Amendment)

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### RECOMMENDATION

The Planning Commission and staff recommend approval of a resolution to amend the Master Street Plan to re-align Raven Lane approximately 150 feet to the east of the existing house at 3145 Salem Road.

### BACKGROUND

The subject property is located at 3145 W. Salem Road and is outside the City of Fayetteville and within the Planning Area. The overall property is approximately 6.2 acres and contains a 4,500 square foot house constructed in 1971. Raven Lane is identified on the Master Street Plan as a north-south Collector Street providing connection between Ika Lane and Salem Road. The official Master Street Plan is drawn in the City's Geographic Information System (GIS) at a very broad, conceptual scale of approximately one mile equivalent to two and a half inches. The Master Street Plan does not show final or actual street alignment, but rather indicates the potential location for major street connections. A recent survey/property line adjustment prepared for the property owner revealed the northern end the Raven Lane going through their residence. The property owner has indicated to staff that this survey and the Master Street Plan has caused them difficulty selling their home as potential buyers are concerned with a road taking out the home in the future.

### MASTER STREET PLAN AMENDMENT

The property owner proposes an amendment to the Master Street Plan to re-align Raven Lane approximately 150 feet to the east, along their eastern property line. This would move Raven Lane away from the existing residence at 3145 Salem Road, and still provide the necessary connection as intended on the Master Street Plan. The southern portion of Raven Lane is currently being constructed with the Cobblestone III subdivision. This realignment would not affect the portion that is under construction. When Cobblestone IV is developed Raven Lane will be able to be incorporated into the design of this future neighborhood, before it reaches the subject property.

### STAFF DISCUSSION

The applicant's proposal would meet the intent of the Master Street Plan to provide a north-south connection between Ika Lane and Salem Road, and the realignment would not require changes to any approved developments. Additionally, the Master Street Plan is not intended to represent the actual constructed location

of a future road, or details such as the potential removal of a home for future street construction. This type of minor request probably does not require an official amendment to the Master Street Plan. However, to accommodate the property owner's request, staff recommends the Master Street Plan be officially amended as requested.

**DISCUSSION**

On December 9, 2013, the Planning Commission forwarded this Master Street Plan amendment to the City Council with a recommendation for approval with a vote of 7-0-0 on their consent agenda.

**BUDGET IMPACT**

None.

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION FOR ADM 13-4566 AMENDING THE MASTER STREET PLAN RELOCATING RAVEN LANE, A COLLECTOR STREET, APPROXIMATELY 150 FEET TO THE EAST OF THE EXISTING RESIDENCE AT 3145 SALEM ROAD, AS DESCRIBED AND DEPICTED IN THE ATTACHED MAP

**WHEREAS**, the City Council finds that the relocation of Raven Lane as indicated in the attached maps maintains the intent of the Master Street Plan for connectivity while moving Raven Lane away from the existing residence at 3145 Salem Road.

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

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby amends the Master Street Plan by moving Raven Lane about 150 Feet to the East as shown on Exhibit "A," attached hereto and made a part hereof.

**PASSED** and **APPROVED** this 7<sup>th</sup> day of January, 2014.

APPROVED:

ATTEST:

By: \_\_\_\_\_  
**LIONELD JORDAN**, Mayor

By: \_\_\_\_\_  
**SONDRA E. SMITH**, City Clerk/Treasurer



**Legend**

- 1 inch = 400 feet
- 0 105 210 420 630 840 Feet
- Fayetteville City Limits

**Exhibit "A"**  
**ADM 13-4566 Raven Lane Master Street Plan Amendment**



PC Meeting of December 9, 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: Andrew Garner, City Planning Director  
 DATE: ~~November 25, 2013~~ *Updated December 10, 2013*

**ADM 13-4566: Administrative Item (3145 W. SALEM RD./RAVEN LANE AMENDMENT, 206):** Submitted by MIK MUCCIO for property located at 3145 WEST SALEM ROAD. The property is in the PLANNING AREA and contains approximately 6.53 acres. The request is for a slight realignment of Raven Lane on the Master Street Plan. Planner: Andrew Garner

**Findings:**

*Property Description:* The subject property is located at 3145 W. Salem Road and is outside the City of Fayetteville and within the Planning Area. The overall property is approximately 6.2 acres and contains a 4,500 square foot house constructed in 1971. The 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 residential	Planning Area
South	Rural residential	Planning Area
West	Single family residential	Planning Area
East	Rural residential	R-A, Residential Agricultural

*Master Street Plan:* Raven Lane is identified on the Master Street Plan as a north-south Collector Street providing connection between Ika Lane and Salem Road. The official Master Street Plan is drawn in the City's Geographic Information System (GIS) at a very broad, conceptual scale of approximately one mile equivalent to two and a half inches. The Master Street Plan does not show final or actual street alignment, but rather indicates the potential location for major street connections. A recent survey/property line adjustment prepared for the property owner revealed the northern end the Raven Lane going through their residence. The property owner has indicated to staff that this survey and the Master Street Plan has caused them difficulty selling their home as potential buyers are concerned with a road taking out the home in the future.

*Proposal:* The property owner proposes an amendment to the Master Street Plan to re-align Raven Lane approximately 150 feet to the east, along their eastern property line. This would move Raven Lane away from the existing residence at 3145 Salem Road, and still provide the necessary connection as intended on the Master Street Plan. The southern portion of Raven Lane is currently

being constructed with the Cobblestone III subdivision. This realignment would not affect the portion that is under construction. When Cobblestone IV is developed Raven Lane will be able to be incorporated into the design of this future neighborhood, before it reaches the subject property.

*Public Comment:* The applicant notified the adjacent property owner to the east that would be immediately affected by the proposed Master Street Plan amendment. The applicant also posted a public notice sign on their property. Staff has not received any public comment.

**RECOMMENDATION: Staff recommends the Planning Commission forward ADM 13-4566 to the City Council with a recommendation for approval.**

**The applicant's proposal would meet the intent of the Master Street Plan to provide a north-south connection between Ika Lane and Salem Road, and the realignment would not require changes to any approved developments. Additionally, the Master Street Plan is not intended to represent the actual constructed location of a future road, or details such as the potential removal of a home for future street construction. This type of minor request probably does not require an official amendment to the Master Street Plan. However, to accommodate the property owner's request, staff recommends the Master Street Plan be officially amended as requested.**

Additional Conditions/Comments:

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**PLANNING COMMISSION ACTION: yes Required**

**X Forwarded    \_\_\_\_\_ Denied    \_\_\_\_\_ Tabled**

**Motion: Chesser**

**Second: Cook**

**Vote: 7-0-0**

**Note: On consent agenda**

**Date: December 9, 2013**

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# **Blew & Associates, P.A.**

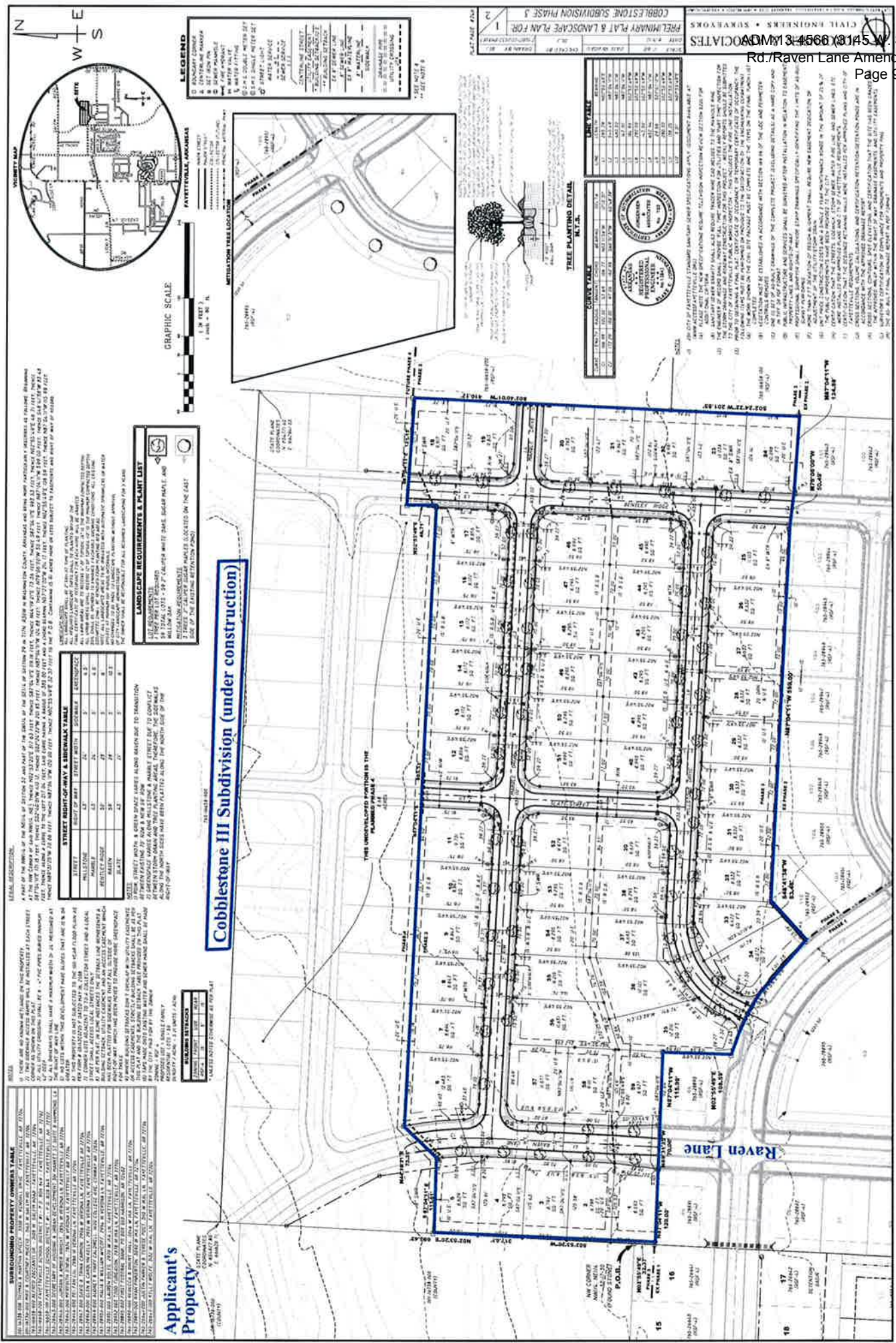
**Civil Engineers**

**Professional Land Surveyors**

524 W. Sycamore Street Suite #4 Fayetteville, AR 72703  
PH: 479-443-4506 \* FAX: 479-582-1883  
<http://www.blewinc.com>

We respectfully request that the location of Raven Lane as currently depicted on the City's Master Street Plan (classified as a Collector street) be slightly relocated to the east property line of the property shown in the attached survey. This request is being made to move the proposed right of way out of the existing residence.





# PROPERTY LINE ADJUSTMENT

### SURVEYING NOTES

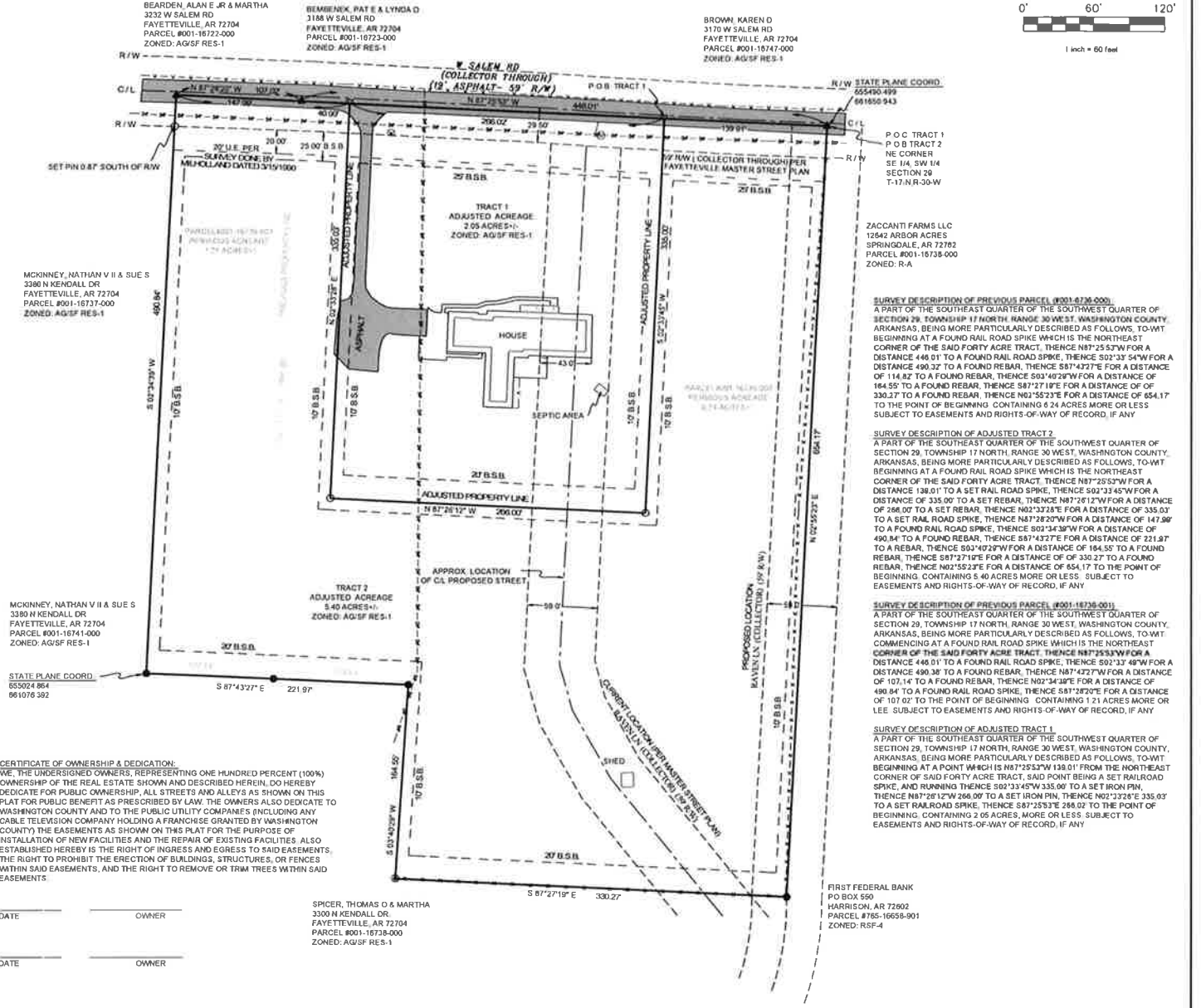
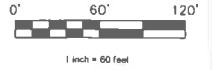
STATE RECORDING NUMBER  
500-17N-30W-2B-32-12-1532

COMPLETED FIELD WORK:  
FEBRUARY 2, 2013

BASIS OF BEARING  
ARKANSAS STATE PLANE, NORTH ZONE, NAD83

REFERENCE DOCUMENTS  
1. WARRANTY DEED FILED IN DEED BOOK 2003 AT PAGE 00021532  
2. SURVEY PLAT BY MIL-HOLLAND DATED MARCH 15 1990, JOB NUMBER 72-14.

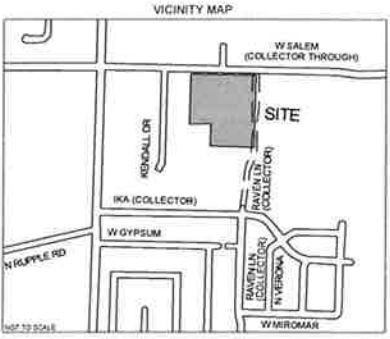
FLOOD CERTIFICATION:  
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS (FIRM PANEL 06140C0205 DATED MAY 16, 2008)



**CERTIFICATE OF OWNERSHIP & DEDICATION:**  
WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP, ALL STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PRESCRIBED BY LAW. THE OWNERS ALSO DEDICATE TO WASHINGTON COUNTY AND TO THE PUBLIC UTILITY COMPANIES (INCLUDING ANY CABLE TELEVISION COMPANY HOLDING A FRANCHISE GRANTED BY WASHINGTON COUNTY) THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS.

DATE	OWNER	SPICER, THOMAS O & MARTHA 3300 N KENDALL DR. FAYETTEVILLE, AR 72704 PARCEL #001-16738-000 ZONED: AG/SF RES-1
DATE	OWNER	

NOTE: MASTER STREET PLAN RIGHT-OF-WAY FOR SALEM ROAD AND RAVEN LANE ARE NOT DEDICATED BY THIS PLAT



### STANDARD LEGEND

SURVEY FEATURES	SURVEYING SYMBOLS	EASEMENTS	UTILITY SYMBOLS
BOUNDARY LINE	SETBACK 10' REBAR	INGRESS & EGRESS EASEMENT	SANITARY SEWER
FOURTY LINE	SETBACK 20' REBAR	BOULDER SET BACK	WATER MAIN
CENTRELINE OF ROAD	SETBACK 30' REBAR	UTILITY EASEMENT	WATER VALVE
RIGHT OF WAY	SETBACK 40' REBAR		GAS METER
EDGE	SETBACK 50' REBAR		STORM WATER
FOUND STONE	SETBACK 60' REBAR		TELEPHONE PREDESTAL
STATE MONUMENT	SETBACK 70' REBAR		WATER METER
FOUND PIPE	SETBACK 80' REBAR		SEPTIC
COMPUTED POINT	SETBACK 90' REBAR		FIRE HYDRANT
	SETBACK 100' REBAR		STORM WATER
	SETBACK 110' REBAR		LIGHT
	SETBACK 120' REBAR		
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OWNER / DEVELOPER  
MUCCIO, MIKE & COURTNEY  
3145 W SALEM RD  
FAYETTEVILLE, AR 72704  
PARCEL #001-16738-000  
PARCEL #001-16736-001  
PLAT PAGE 206

HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 22ND DAY OF FEBRUARY, 2013

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BEING USED AS SUCH, THIS SEAL IS VOID. THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

FOR THE USE AND BENEFIT OF:  
**MIKE MUCCIO**

DATE: 02/22/2013

**BLEW & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS

524 W SYCAMORE ST SUITE 4  
FAYETTEVILLE, AR 72703  
PH: (479) 443-6505 FAX: (479) 542-1883  
http://www.blewinc.com

LOCATION: SECTION 29, TOWNSHIP 17 NORTH, RANGE 30 WEST  
COUNTY: WASHINGTON COUNTY, ARKANSAS

DATE: 02/22/2013

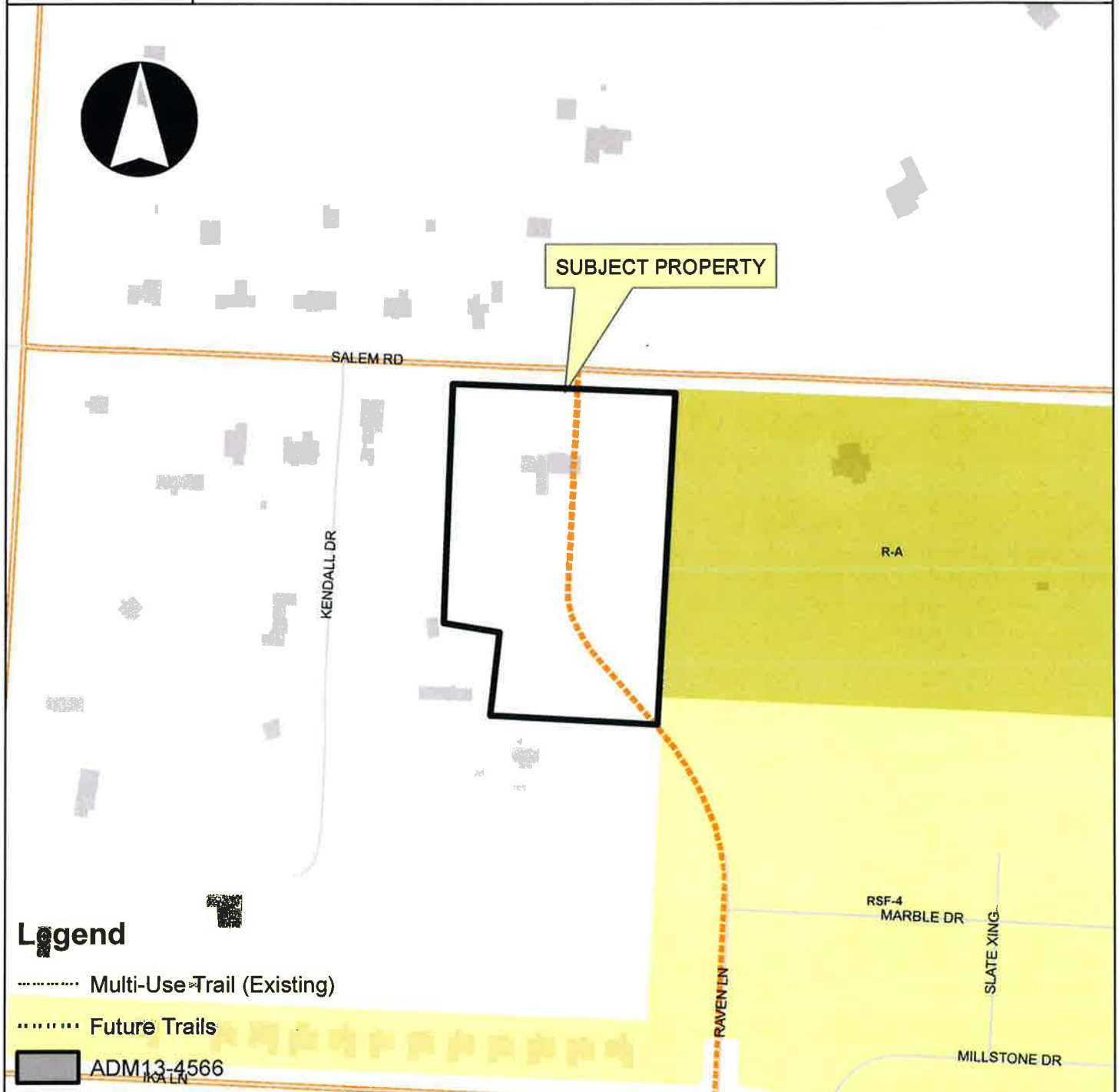
ADM13-4566

# MUCCIO

Close Up View



SUBJECT PROPERTY



## Legend

----- Multi-Use Trail (Existing)

----- Future Trails

ADM13-4566

Footprints 2010

Hillside-Hilltop Overlay District

Design Overlay District

Design Overlay District

Planning Area

Fayetteville



