



**MEETING OF JANUARY 3, 2023**

**TO:** Mayor Jordan and City Council  
**THRU:** Susan Norton, Chief of Staff  
Jonathan Curth, Development Services Director  
Jessica Masters, Development Review Manager  
**FROM:** Ryan Umberger, Senior Planner  
**DATE:** December 15, 2022  
**SUBJECT:** **VAC 22-025 (EAST OF N. STORER AVE.)**

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**RECOMMENDATION:**

AN ORDINANCE TO APPROVE VAC 22-025 FOR PROPERTY LOCATED EAST OF NORTH STORER AVENUE IN WARD 2 TO VACATE A PORTION OF A UTILITY EASEMENT

**BACKGROUND:**

The subject property is in central Fayetteville, roughly ¼ mile north of the University of Arkansas campus on the east side of N. Storer Avenue. The property is zoned RMF-40, Residential Multi-family, 40 Units per Acre and totals approximately 0.30 acres. The property is undeveloped and largely covered by mature tree canopy. A two-family residential structure previously occupied the site. A demolition permit was approved in February of 2022 to raze the structure.

*Request:* The applicant proposes to vacate a portion of an existing utility easement as indicated in the attached exhibits and totaling approximately 0.05 acres.

**DISCUSSION:**

The applicant has submitted the required approvals from adjacent property owners and public utility and service providers with conditions as noted above. With submittal of the required vacation forms and utility consent, staff recommends approval.

Staff recommends approval of VAC-2022-0025 as shown in the attached Exhibits 'A' and 'B' and with the following conditions of approval:

1. A 10-foot-wide utility easement is platted as requested by SWEPCO in the attached exhibit;
2. Retain the east 11 feet of the north 15 feet for sanitary sewer easement;
3. A 20-foot easement centered on the existing north-south sanitary sewer line along the east property line is dedicated; and
4. Any damage or relocation of existing facilities will be at the applicant's expense.

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Mailing address:

113 W. Mountain Street  
Fayetteville, AR 72701

[www.fayetteville-ar.gov](http://www.fayetteville-ar.gov)

**BUDGET/STAFF IMPACT:**

N/A

**ATTACHMENTS:** SRF, Exhibit A, Exhibit B, Exhibit C - AEP/SWEPCO Utility Easement Condition 1, Exhibit D - Water Sewer Easement Condition 2, Applicant Request Letter, Petition to Vacate, Survey, VAC - 22-025  
NORTH STORER - UTILITY EASEMENT

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113 W. Mountain Street  
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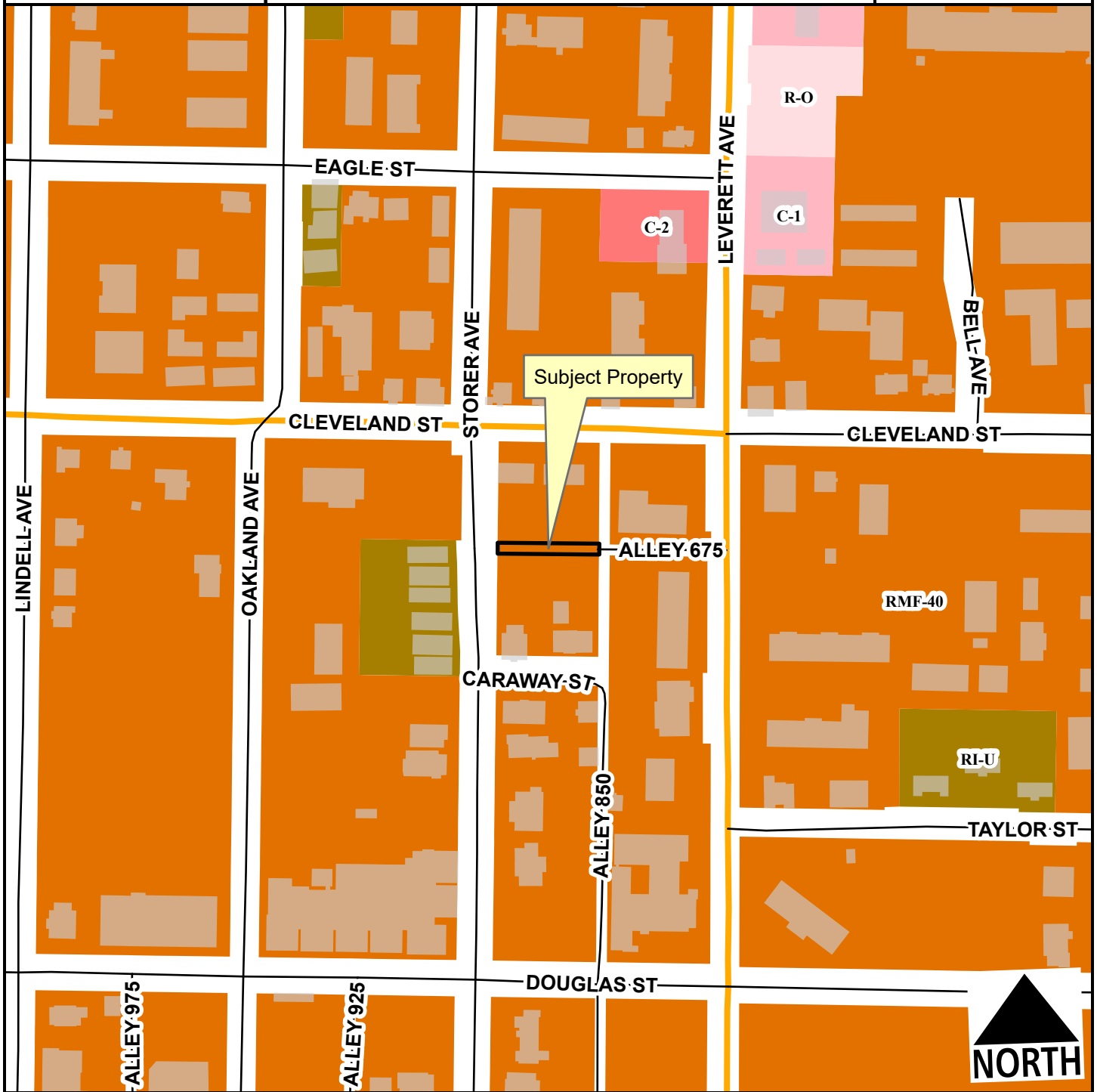
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VAC-2022-0025

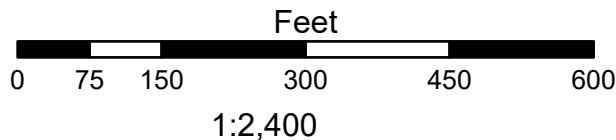
# EAST OF N. STORER AVE






VAC-2022-0025  
EXHIBIT 'A'

Close Up View



-  Neighborhood Link
-  Alley
-  Residential Link
-  Planning Area
-  Fayetteville City Limits



-  RI-U
-  RMF-40
-  Residential-Office
-  C-1
-  C-2