



**MEETING OF FEBRUARY 21, 2023**

**TO:** Mayor Jordan and City Council

**THRU:** Jessica Masters, Development Review Manager  
Jonathan Curth, Development Services Director  
Susan Norton, Chief of Staff

**FROM:** Ryan Umberger, Senior Planner

**DATE:**

**SUBJECT:** **VAC-2022-0019: Vacation (2231 W. MARKHAM RD/MARKHAM HOSPITALITY, 481): Submitted by DCI for property located at 2231 W. MARKHAM RD in WARD 4. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 72.60 acres. The request is to vacate approximately 0.26 acres of a utility easement.**

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**RECOMMENDATION:**

Staff recommends approval of VAC-2022-0019 as shown in the attached Exhibits 'A' and 'B' and with the following conditions of approval:

1. Any damage to or relocation of existing facilities will be at the applicant's expense; and
2. An active water line, fire hydrant, and meters exist in the easement proposed to be vacated. The newly proposed waterline and associated easements must be dedicated, constructed, fully accepted and in service prior to the vacation of the subject easement.

**BACKGROUND:**

The subject property is located at the west end of Markham Road. The specific property is within the 72.60-acre Pratt Place Inn Commercial Planned Zoning District (CPZD 18-6318) and totals approximately 16.34 acres. Current development on the site includes the historic Pratt home, several cottages, a barn used for events, and accessory structures. In 2021 a large scale development (LSD-2020-000015) and associated modification (ADM-2022-0031) were approved for the development of cabins, commercial and event space, and 76 hotel rooms on the subject property. Most recently, in August of this year a large scale development (LSD-2022-0026) was approved for the construction of a private drive and public improvements associated with development of Lots 20-26 in Phase 1B of the preliminary plat (PPL 19-6861) associated with the CPZD. The property has areas with steep slopes exceeding a 15% grade and largely covered by mature tree canopy. Consequently, the subject property falls almost entirely within the Hillside Hilltop Overlay District (HHOD).

*Request:* The applicant proposes to vacate a portion of an existing utility easement as indicated in the attached exhibits and totaling approximately 0.26 acres.

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Mailing address:

113 W. Mountain Street  
Fayetteville, AR 72701

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

**DISCUSSION:**

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

**BUDGET/STAFF IMPACT:**

N/A

**ATTACHMENTS:** SRF, Exhibit A, Exhibit B, Letter of Intent, Petition to Vacate, Survey

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Mailing address:

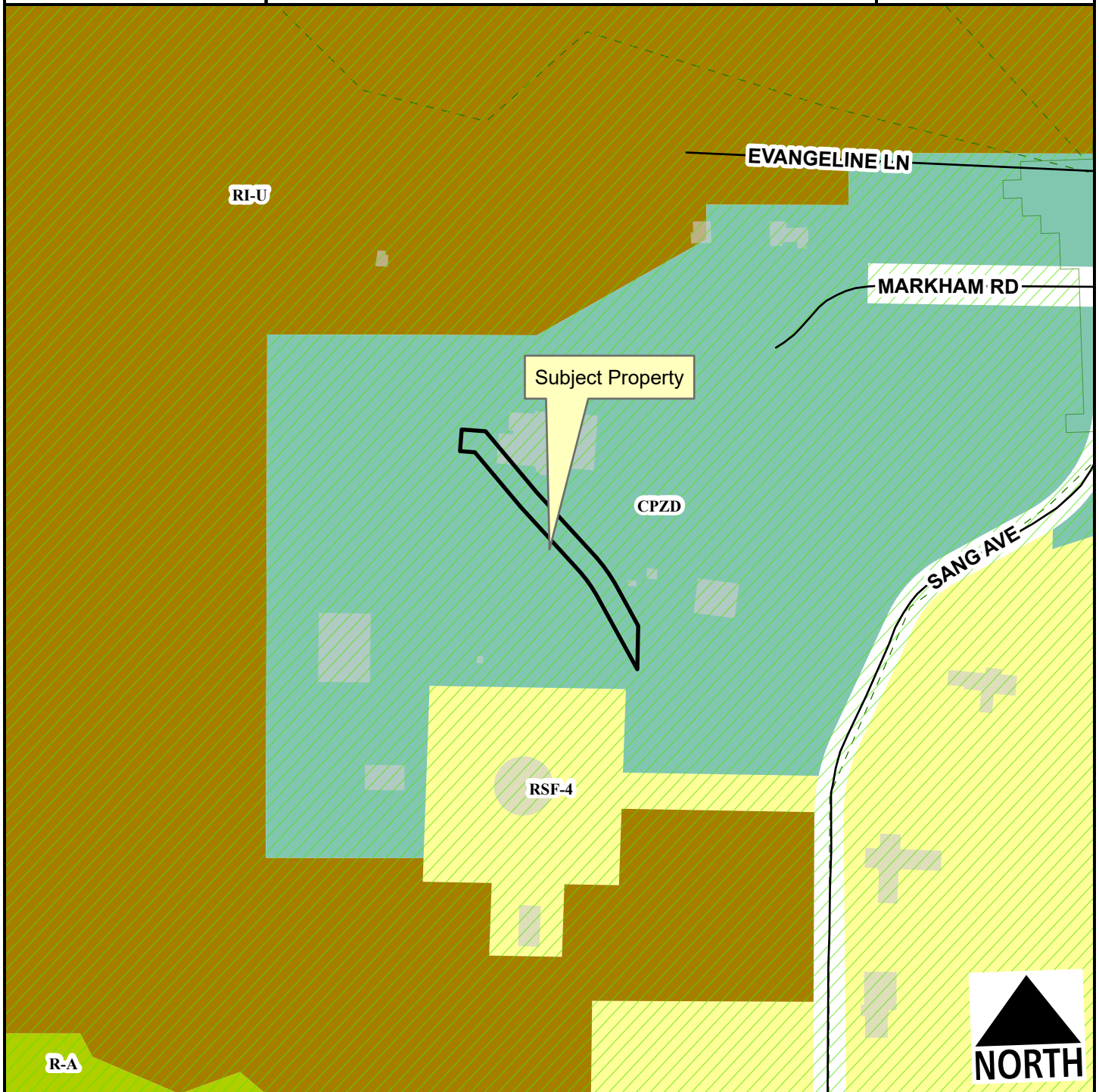
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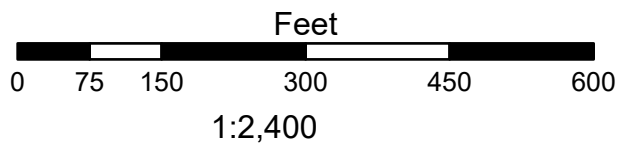
VAC-2022-0019

# 2231 W. MARKHAM RD

Close Up View



- Unclassified
- Residential Link
- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- - - Trail (Proposed)



- Residential-Agricultural
- RSF-4
- RI-U
- Commercial, Industrial, Residential