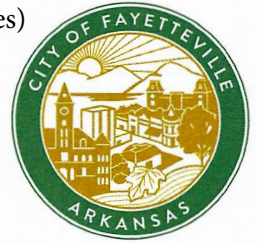




Received by: Kit Williams

05/20/2024

5:49 PM



DEPARTMENTAL CORRESPONDENCE

OFFICE OF THE CITY ATTORNEY

Kit Williams
City Attorney

Blake Pennington
Senior Assistant City Attorney

Hannah Hungate
Assistant City Attorney

Stacy Barnes
Paralegal

TO: Mayor
City Council

CC: Kara Paxton, City Clerk/Treasurer
Susan Norton, Chief of Staff
Jackson Shelton, Senior Deputy City Clerk
Jonathan Curth, Development Services Director

FROM: Kit Williams, City Attorney 

DATE: May 20, 2024

RE: Three noncontroversial rezonings of expired PZDs

Pursuant to what I believe to be the City Council's unanimous agreement at the last City Council meeting, we have divided the five proposed rezonings of expired PZDs into the three fairly noncontroversial PZDs: Cliffside, Westbrook Village and Paddock Road Subdivision from the other two more controversial rezonings.

Attached please find the proposed amended rezoning ordinance that removes the two more controversial proposed rezonings. The current ordinance needs to be amended to this proposed rezoning of the three fairly noncontroversial PZD rezonings including the new Exhibits A & B which have removed the legal descriptions and maps for the other two proposed rezonings.

Even before the rules would be suspended so the current ordinance would be placed upon its second reading, I ask a Council Member to move to amend the current ordinance and its Exhibits to the ordinance attached to this memo and the new Exhibits A & B. I will then fully read this much changed ordinance.

We will try to get the two replacement ordinances, one of each of the more controversial proposed rezonings onto the next agenda, but we may need to walk them on at the Agenda Session. They will be handled separately at the City Council meeting and the owners/developers should be treated as applicants for presentation purposes. All proposed rezonings remain as recommend by Planning Staff and the Planning Commission

ORDINANCE NO. _____

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-0011 FOR 27.73 ACRES IN THE CLIFFSIDE PZD, WESTBROOK VILLAGE PHASE 2, AND PADDOCK ROAD SUBDIVISION IN WARDS 1 AND 4 FROM PLANNED ZONING DISTRICTS TO VARIOUS STANDARD ZONING DISTRICTS

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 changes the zone classification of the property shown on the map (Exhibit A) and the legal description (Exhibit B) both attached to the Planning Department's Agenda Memo from Planned Zoning Districts to the following zoning districts:

- Cliffside PZD: RI-U, Residential Intermediate-Urban (18.67 acres) and R-A, Residential Agricultural (7.44 acres)
- Westbrook Village Phase 2: Residential Intermediate-Urban (1.42 acres)
- Paddock Road Subdivision: NC, Neighborhood Conservation (0.20 acres)

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends the official zoning map of the City of Fayetteville to reflect the zoning change provided in Section 1.

PASSED and APPROVED this 7th day of May, 2024.

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

By: _____
KARA PAXTON, City Clerk/Treasurer