



113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Ordinance: 6212

File Number: 2019-0358

AMEND CHAPTER 157, NOTIFICATION AND PUBLIC HEARINGS:

AN ORDINANCE TO AMEND CHAPTER 157, **NOTIFICATION AND PUBLIC HEARINGS** OF THE FAYETTEVILLE UNIFIED DEVELOPMENT CODE BY EXPANDING THE NOTIFICATION REQUIREMENTS FOR PUBLIC HEARINGS ON APPLICATIONS FOR DEVELOPMENTS, ANNEXATIONS, ZONING MAP AMENDMENTS, CONDITIONAL USE PERMITS, ZONING VARIANCES, AND LARGE SITE IMPROVEMENT PLANS

WHEREAS, in many instances the impacts of proposed land use changes may affect property owners and residents beyond those immediately adjacent to the property on which the change is requested and staff recommends expanding the notification requirements contained in the Unified Development Code.

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 repeals §157.01(B)(5) and enacts a replacement §157.01(B)(5) as follows:

“In the event that the applicant fails to mail a notice to a landowner or resident or otherwise fails to comply with the written notice required in this section, the landowner or resident may waive such notice by submitting a written waiver to the Planning Division prior to the hearing or by appearing at the hearing.”

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby repeals the following notification provisions within the Fayetteville Unified Development Code, § 157.02(C)(1), Development; § 157.03(B)(1), Annexation and Zoning Map Amendments; § 157.05(B)(1),

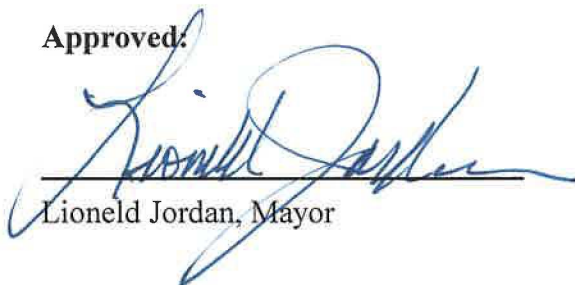
Conditional Use Permits; § 157.07(B)(1), Board of Adjustment; and §157.11(C)(1), Large Site Improvement Plan, and enacts replacement notification provisions in each of those subsections as follows:

“Who Gets Notice. Notice of the proposed action shall be given to all landowners and residents with separate addresses within 200 feet of the boundary line of the property on which the use is proposed. Residents with separate addresses shall be notified by first class letter addressed to the ‘current resident’ to each address found in the City’s address point file.”

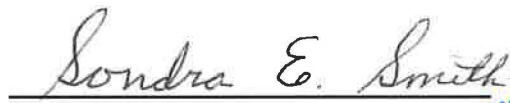
Section 3: That the City Council of the City of Fayetteville, Arkansas hereby strikes the reference to “manufactured and mobile homes” from §157.05(C)(1).

PASSED and APPROVED on 8/6/2019

Approved:


Lioneld Jordan, Mayor

Attest:


Sondra E. Smith, City Clerk Treasurer

