

Aldermen

Mayor Dan Coody

City Attorney Kit Williams

City Clerk Sondra Smith



Ward 1 Position 1 - Robert Reynolds
Ward 1 Position 2 - Brenda Thiel
Ward 2 Position 1 - Kyle B. Cook
Ward 2 Position 2 - Vacant
Ward 3 Position 1 - Robert K. Rhoads
Ward 3 Position 2 - Robert Ferrell
Ward 4 Position 1 - Shirley Lucas
Ward 4 Position 2 - Lioneld Jordan

**City of Fayetteville Arkansas
City Council Meeting Minutes
October 3, 2006**

A meeting of the Fayetteville City Council was held on October 3, 2006 at 6:00 PM in Room 219 of the City Administration Building located at 113 West Mountain Street, Fayetteville, Arkansas.

Mayor Coody called the meeting to order.

PRESENT: Alderman Reynolds, Thiel, Cook, Rhoads, Lucas, Jordan, Mayor Dan Coody, Attorney Kit Williams, City Clerk Sondra Smith, Staff, Press, and Audience.

Alderman Ferrell was absent.

Pledge of Allegiance

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Alderman Jordan moved to approve the Consent Agenda as read. Alderman Lucas seconded the motion. Upon Roll call the motion passed 6-0. Alderman Ferrell was absent.

UNFINISHED BUSINESS

ADM 06-1955, 06-1956; Amend Title XV: Downtown Master Plan Zoning Districts and Map: An ordinance amending Title XV: Unified Development Ordinance of the Code of Fayetteville to amend various sections of the code in order to implement the Downtown Master Plan Zoning Code and Zoning Map. *This ordinance was left on the First Reading at the August 15, 2006 City Council Meeting. This ordinance was left on the Second Reading at the September 5, 2006 City Council Meeting. This ordinance was left on the Third Reading at the September 19, 2006 City Council Meeting and then Tabled to the October 3, 2006 City Council Meeting.*

There was also an amendment to this ordinance that was tabled. The amendment was to amend the ordinance to rezone the Reagan Street area to the Downtown General zoning. The motion was made by Alderman Lucas and seconded by Alderman Thiel and then tabled to the October 3, 2006 City Council meeting.

Alderman Lucas and Thiel asked that their amendment be withdrawn.

Mayor Coody: Tim, I understand that you have some amendments that you would like to bring forward?

Tim Conklin, Planning and Program Development Director: I would like to thank the City Council and the Mayor for working with us for the last eleven months on this. There are some amendments that need to be made prior to passage and I would like to walk through those.

He gave an overview of the working process of the Downtown Zoning Districts and map thus far.

Lief Olsen handed out a copy of the proposed amendments. The amendments were listed as follows:

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should be the dividing line in that case. I think this^o property because there is not a residence below it, like there were on these other areas, that I would support this.

Alderman Rhoads: I would support it as well.

Alderman Lucas: It's across from the Town Center is that right?

Tim Conklin pointed out the location on the map.

Alderman Lucas: So if a six story building was built across the street, one of the things about the Town Center is the view from the deck, would that affect it?

Tim Conklin: Potentially you could impact the view of the Town Center. The balcony is about four stories up.

Alderman Lucas: If this is left blue can a PZD be used in there to where there could be a variance for height and density?

Tim Conklin: Yes, all of our zoning ordinances could be utilized within those Downtown Master Plan areas, a PZD or a different zoning classification could be requested in that area.

Mayor Coody: Thank you for brining that up. I think that one of the important things about the Town Center is the view to the south and I would hate to see a building get built that would totally block it.

Alderman Thiel: I agree with that. I would rather it just end at East Avenue.

Mayor Coody: Yes, if it ended there you would lose your view to the southeast but at least you would still maintain the view to the south and the southwest.

