

| Project Title: 1320 Fort Bragg Road Application Type: 5.1) Rezoning (Map Amendment)Jurisdiction: City of Fayetteville State: NC County: CumberlandWorkflow: Staff ReviewCounty: CumberlandProject LocationJip Code: 28,305GiS Verified DataJip Code: 28,305Property Owner: Parcel • 1320 FORT BRAGG RD: KARMA HOLDINGS LLCAcreage: Parcel • 1320 FORT BRAGG RD: CARMA HOLDINGS LLCProperty Owner: Parcel • 1320 FORT BRAGG RD: KARMA HOLDINGS LLCColiseum Tourism District: Colseum Tourism District: Colseum Tourism District: Hospital Overlay District: Moreir Parcel • 1320 FORT BRAGG RD: CARMA HOLDINGS LLCProperty Owner: Parcel • 1320 FORT BRAGG RD: KARMA HOLDINGS LLCSubdivision Name: • 1320 FORT BRAGG RD: 0.18Zoning District: Hospital Overlay District: Hospital Overlay District: • Downtown Historic District: Haymount Historic District: • Downtown Historic District: • Provious Amendment Case #: • Proposed Zoning District: OI • Acreage to be Rezoned: 0.178Acreage to be Rezoned: 0.178Sewer Service: Public • By Please describe all existing uses of the land and existing • Structures on the site, if any: Existing dwelling with carport and drive already on site • The adjacent to properties are zoned primarily OI and MRS • The property across the street is zoned OI | Project Overview | #842644 |
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| The property across the street is zoned OI | structures on the site, if any: | existing uses of lands adjacent to and across the street from the subject site.: |
| | | The property across the street is zoned OI |

Amendment Justification - Answer all questions on this and all pages in this section (upload additional sheets as needed).

A) State the extent to which the proposed amendment is consistent with the comprehensive plan and all other applicable long-range planning documents.:

It is consistent with the comprehensive plan because this area is mixed medium density and OI

B) Are there changed conditions that require an amendment? :

Would like to use it as an office

C) State the extent to which the proposed amendment addresses a demonstrated community need.:

The adjacent properties are also OI so this would fit into the community

D) State the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and why it is the appropriate zoning district for the land.:

The adjacent properties are also OI. The intent is to use as a small office like the adjacent properties.

E) State the extent to which the proposed amendment results in a logical and orderly development pattern.: The adjacent properties are also zoned OI so it will continue the same zoning.

F) State the extent to which the proposed amendment might encourage premature development.:

There are adjacent properties with the same zoning so this will not encourage premature development. This OI zoning fits with the neighborhood.

G) State the extent to which the proposed amendment results in strip-style commercial development.:

This is an exiting dwelling that is being asked to rezoned to OI and the dwelling will be used. It will not encourage strip-style commercial development.

H) State the extent to which the proposed amendment results in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts.:

the adjacent and surrounding properties are mixed OI and MR5 already. We are asking this property be rezoned to OI which fits into the current zoning.

I) State the extent to which the proposed amendment results in significant adverse impacts on the property values of surrounding lands.:

The surrounding properties have similar uses which will not impact the property values

J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural environment.:

There will be no impact to the natural environment by rezoning to OI for a small office

Primary Contact Information

Project Contact - Agent/Representative

Cynthia Smith Moorman, Kizer & Reitzel, Inc. 115 Broadfoot Avenue Fayetteville, NC 28306 P:910-484-5191 csmith@mkrinc.com

NC State License Number:

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$30,000. :

Project Contact - Primary Point of Contact for Engineer Jimmy Kizer

Moorman, Kizer & Reitzel, Inc. 115 Broadfoot Avenue Fayetteville, NC 28305 P:910-484-5191 jkizerjr@mkrinc.com

Project Owner

Vivek Tandon Karma Holdings LLC 2501-A Bragg Blvd Fayetteville, NC 28303 P:910-670-1072 vivekt@trinityncsc.com

Contractor's NC ID#:

Indicate which of the following project contacts should be included on this project: Engineer