

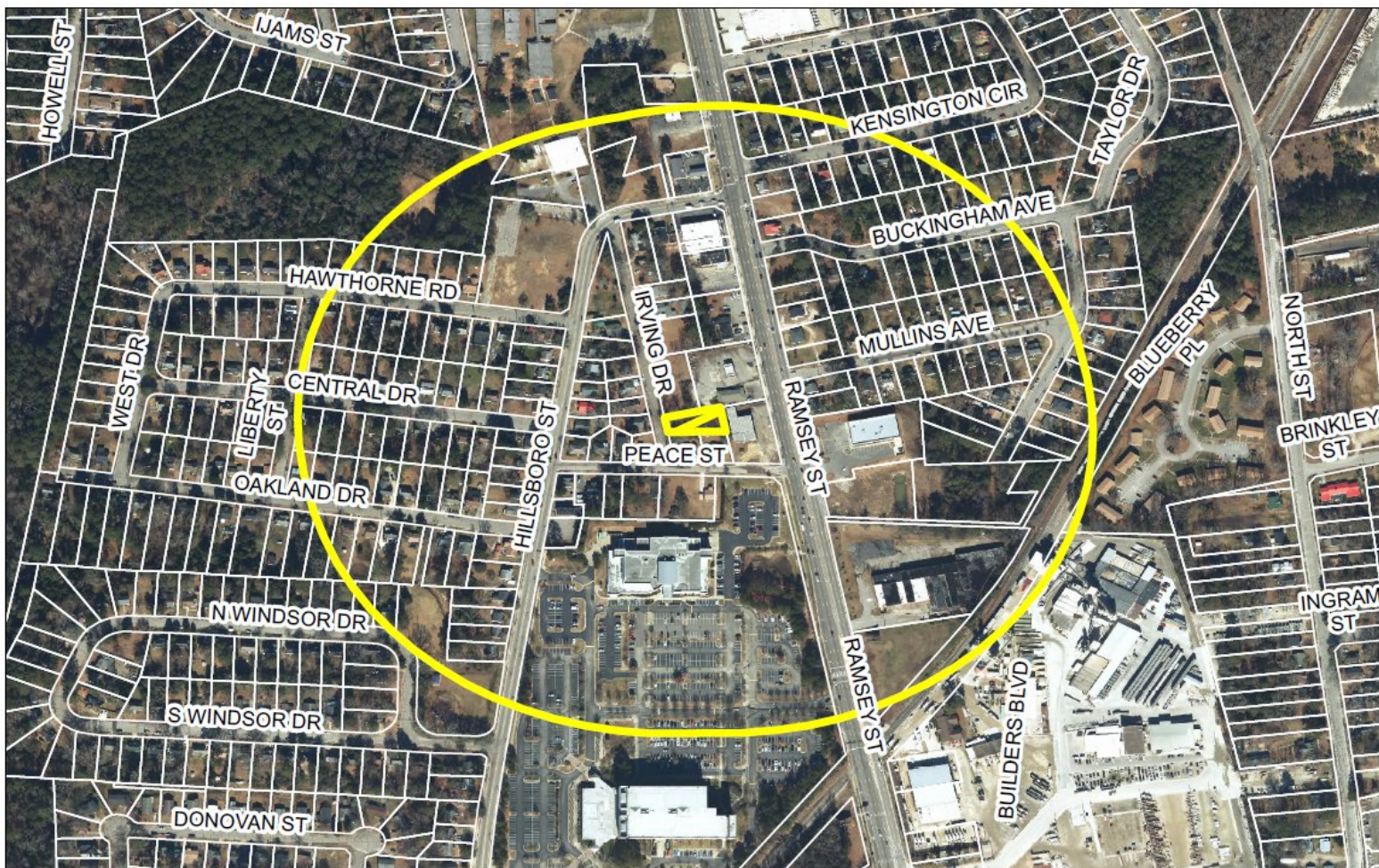
CITY COUNCIL



ZONING CASES

June 24, 2024







Aerial Notification Map

Case #: P24-21

Request: Rezoning
Single Family Residential 6 (SF-6) to
Limited Commercial (LC)

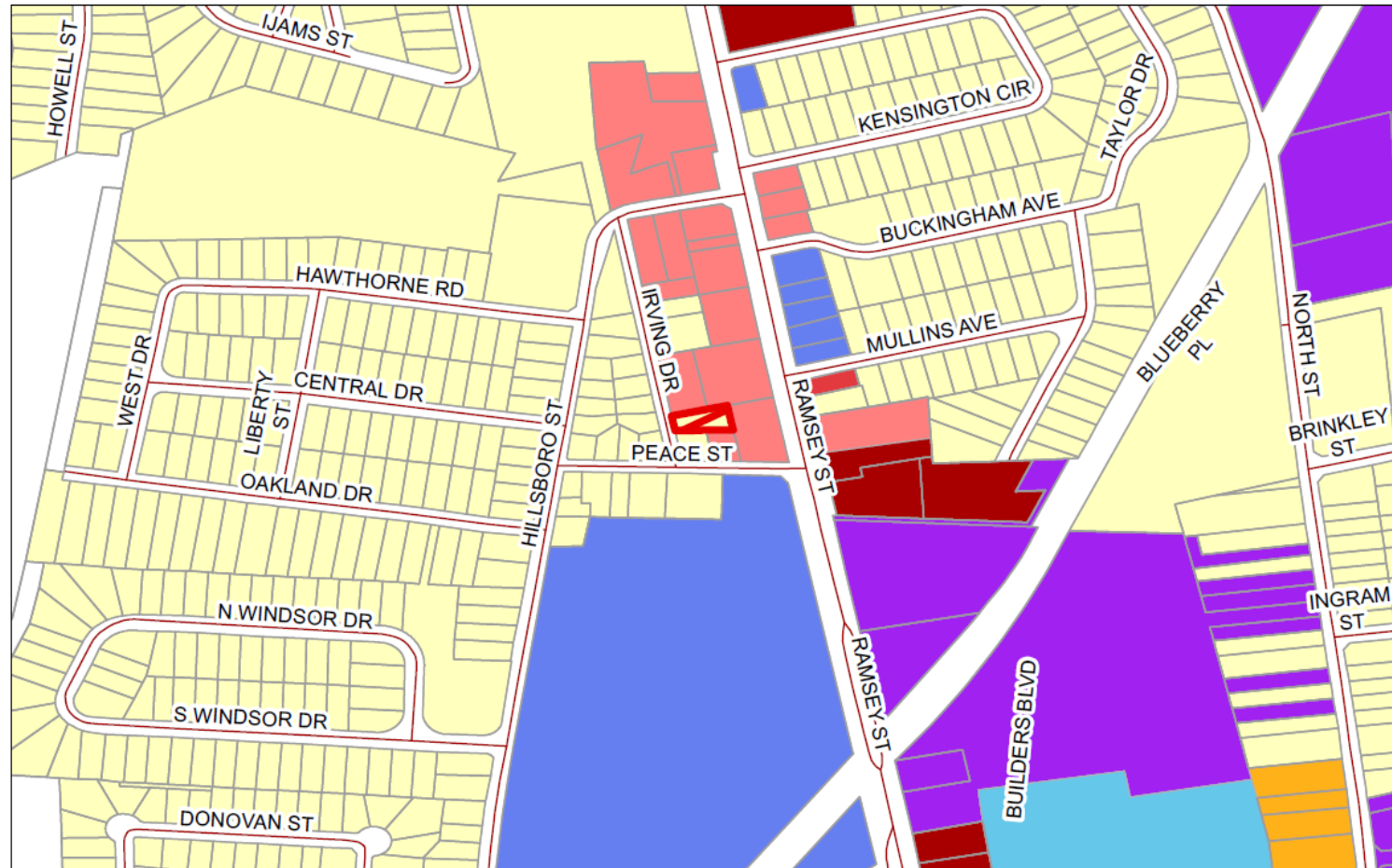
Location: 1202 Irving Drive

Legend

 P24-21  P24-21 Notification Buffer



Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.



















Zoning Map

Case #: P24-21

Request: Rezoning
Single Family Residential 6 (SF-6) to
Limited Commercial (LC)

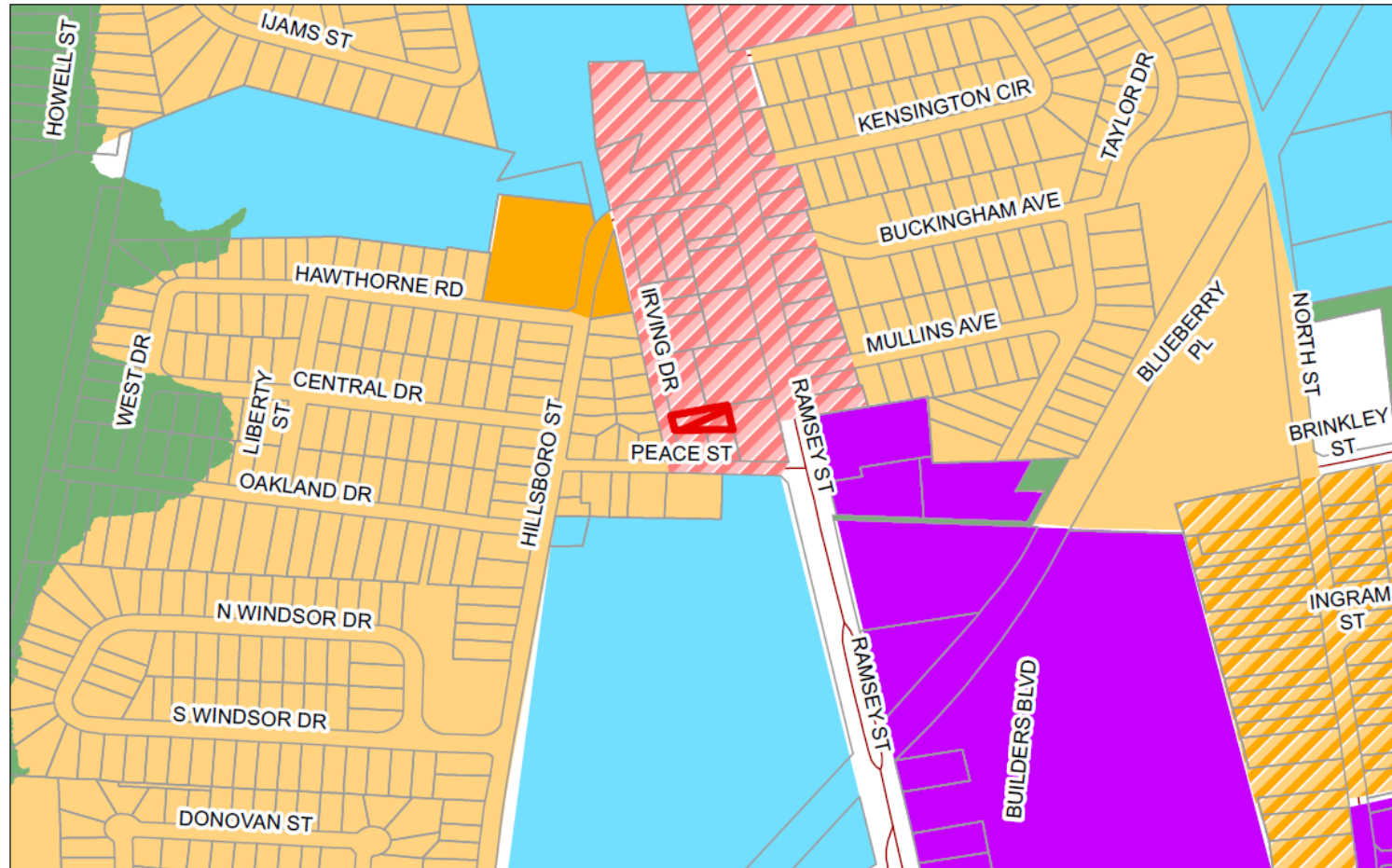
Location: 1202 Irving Drive

Legend

	P24-21		CC - Community Commercial
			HI - Heavy Industrial
			LC - Limited Commercial
			LI - Light Industrial
			MR-5 - Mixed Residential 5
			NC - Neighborhood Commercial
			OI - Office & Institutional
			SF-6 - Single-Family Residential 6



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Land Use Map

Case #: P24-21

Request: Rezoning
Single Family Residential 6 (SF-6) to
Limited Commercial (LC)







Location: 1202 Irving Drive

Legend



P24-21 Land Use Plan 2040

Character Areas

-  PARKOS - PARK / OPEN SPACE
-  MDR - MEDIUM DENSITY
-  NIR - NEIGHBORHOOD IMPROVEMENT
-  HDR - HIGH DENSITY RESIDENTIAL
-  CSR - COMMERCIAL STRIP REDEVELOPMENT
-  OI - OFFICE / INSTITUTIONAL
-  EC - EMPLOYMENT CENTER



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- The proposed rezoning would align with the Future Land Use Plan which calls for Commercial Strip Redevelopment. These areas are commercial mixed-use areas intended for redevelopment to spur further private investment.
- The proposed rezoning would allow for the redevelopment of a site that has been vacant for many years.
- Redevelopment of the site would lead to increased compliance with current development standards and an improvement in one of Fayetteville's major thoroughfares.



The Zoning Commission and Professional Planning Staff recommend that the City Council move to recommend APPROVAL of the map amendment to LC based on the following:

- The proposed zoning map amendment implements the policies adopted in the Future Land Use Plan (FLUP), and those policies found in the Unified Development Ordinance (UDO).
- The uses permitted by the proposed change in zoning district classification and standards apply to such uses are appropriate in the immediate area of the land to be reclassified due to the existing zoning and uses surrounding this property; and
- There are no other factors that will substantially affect public health, safety, morals, or general welfare.

1. Approval of the map amendment to LC as presented based on the evidence submitted and find that the rezoning is consistent with the Future Land Use Plan as demonstrated by the attached consistency and reasonableness statement (recommended);
2. Approval of the map amendment to a more restrictive zoning district based on the evidence submitted and find that the map amendment would be consistent with the Future Land Use Plan and an amended consistency statement;
3. Denial of the map amendment request based on the evidence submitted and finds that the map amendment is inconsistent with the Future Land Use Plan.



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