

Project Overview **#768554**

Project Title: Cedar Creek Multi-Use Park	Jurisdiction: City of Fayetteville
Application Type: 5.1) Rezoning (Map Amendment)	State: NC
Workflow: Staff Review	County: Cumberland

Project Location

Project Address or PIN: 0 CEDAR CREEK RD (0455166197000)

GIS Verified Data

Property Owner: Parcel	Acreage: Parcel
<ul style="list-style-type: none"> 0 CEDAR CREEK RD: JOHNSON, CHARLES GRAHAM 	<ul style="list-style-type: none"> 0 CEDAR CREEK RD: 69.94
Zoning District:	Subdivision Name:
Fire District:	Airport Overlay District: Airport Overlay District
	<ul style="list-style-type: none"> 0 CEDAR CREEK RD: 1
Hospital Overlay District:	Coliseum Tourism District:
Cape Fear District:	Downtown Historic District:
Haymount Historic District:	Floodway:
100 Year Flood:	500 Year Flood:
Watershed:	

General Project Information

Has the land been the subject of a map amendment application in the last five years?: No	Previous Amendment Approval Date:
Previous Amendment Case #:	Proposed Zoning District: cc (Community Commercial)
Acreage to be Rezoned: 72.91	Is this application related to an annexation?: Yes
Water Service: Public	Sewer Service: Public
A) Please describe all existing uses of the land and existing structures on the site, if any: currently wooded	B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.: north boundary Motel Zoning CC and Offices east boundary Interstate 95 zoning R10 and RR South Undeveloped zoning RR and A1 West Undeveloped zoning R10 and RR and M(P)

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.:

Subject Track is adjacent to compatible uses and adjoins CC (community commercial) zone district

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

Yes, the subject track is anticipated to be developed with compatible uses and CC (Community Commercial) district.

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

There is a need for additional residential housing and recreational amenities. The development proposed in this area consist in apartments and recreational park.

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.:

There currently exists Community Commercial Zoning adjacent to the site that contains compatible uses.

E) State the extent to which the proposed amendment results in a logical and orderly development pattern.:

The developmetn proposed is an extension of current uses in the area, to include residential housing, recreational amenities and community services.

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

Not anticipated

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

Not anticipated. Propose uses shall be residencial and recreational in character.

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 proposed zoning is compatible with adjacent zoning.

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

No adverse impacts are anticipated. The prosed uses for the site is similar in nature to the area.

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

Any proposed development shall be in compliance with all regulations and requirements. One of the primary uses proposed is a recreational park.

Primary Contact Information

Project Contact - Agent/Representative

Del Crawford
Crawford Design Company (General)
116 N. Cool Spring St
Fayetteville, NC 28301
P:910-221-0033
admin@crawforddsn.com

Project Owner

Charles Johnson
Cricket Council
2660 Evans Dairy road
fayetteville, NC 28302
P:9108503682
admin@crawforddsn.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 the Landscape Architect

Del Crawford
Crawford Design Company

116 N. Cool Spring Street
Fayetteville, NC 28301
P:910-221-0033
F:910-221-0035
delcrawford@crawforddsn.com

Contractor's NC ID#:

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