

Project Overview

#1652209

Project Title: Yadkin Road Multi-Family
Application Type: 5.2) Conditional Rezoning
Workflow: Staff Review

Jurisdiction: City of Fayetteville
State: NC
County: Cumberland

Project Location

Project Address or PIN:

- 6256 YADKIN RD (0409311723000)
- 6270 YADKIN RD (0409219874000)

Zip Code: 28303

Is it in Fayetteville? If you're not sure, click this link: [Cumberland County Tax Office GIS system](#)

GIS Verified Data

Project Address:

- 6256 YADKIN RD
- 6270 YADKIN RD

General Project Information

Proposed Conditional Zoning District: CC/CZ - Conditional
Community Commercial

Lot or Site Acreage to be rezoned: 3.63

Was a neighborhood meeting conducted?: No

Date of Neighborhood Meeting:

Number of Residential Units: 150

Nonresidential Square Footage:

Landowner Information

Landowner Name: KEEFE ENTERPRISES, INC - 2.64 AC -
0409-31-1723 AND RS & JB LLC - .99 AC - 0409219874000

Deed Book and Page Number: BK 3447 PG 0159 BL 10845
PG 0645

Written Description of Request - Answer all the questions under this section (upload additional sheets as needed).

A) Describe the proposed use of the rezoned land, including the proposed types of site improvements, buildings, uses, proposed activities, hours of operation, and operating characteristics.:

Apartment buildings - wood framed 5-6 story:

- a. Open breezeways
- b. Pitched roofs
- c. Approx. 168 Units consisting of 1-, 2-, and 3-bedroom units. Majority of units to be 2- and 3-bedroom units.

Apartment Complex Amenities

Clubhouse of 1,200 sf min with a minimum of 600 SF Heated

- o Clubhouse to include mail kiosk, leasing office and community gathering area.

Pool of 1,200 min. water surface area w/ approx.. Pool deck 1,800 SF

- o Trash Compactor with enclosure

C) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:

Northwest - Currently Zoned CC - USE (restaurant)

Southeast - Currently Zoned CC - USE (retail commercial)

Northeast Currently Zoned R-10 SF - USE (single family residential - military personnel)

Southwest Yadkin Road - across Yadkin Road Currently Zoned CC - USE (retail commercial and auto rental)

B) Describe the proposed conditions that should be applied.:

No more than 168 units.

1.25 Parking spaces per unit.

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.:

2040 Comprehensive Plan and Land Use Map.

Comprehensive plan (page 51) Suitability Analysis encourages the use of the area for Commercial and Residential Suitability

From Page 51

Results from the suitability analysis exercise include:

Identification of focal commercial and industrial nodes

Better illumination of residential constraints

Understanding the impacts and externalities of corridors

Fulfills the suitability for Multi-family Residential

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

Only to provide a more defined use for the property

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

Because of its proximity to Fort Bragg (Liberty) it provides convenient off base housing for Single Military personnel.

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.:

Use is consistent with the existing surrounding in that it provides an opportunity for regrowth in the area at sets the tone for realization

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

The amended use allows for growth and revitalization northwest and southeast of the subject property as well as growth across Yadkin Road.

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

The amended use allows for growth and revitalization northwest and southeast of the subject property as well as growth across Yadkin Road. It is anticipated that this use might encourage growth in the future.

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

The development will not encourage or result in strip style commercial but may encourage a new style of destination commercial.

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.:

It does not create and isolated zoning district unrelated to adjacent and surrounding zoning districts.

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

Amendment does not result in any significant adverse impacts on the property values of surround lands. It is believed that it will increase the value of surrounding lands.

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

Subject property exists as a mostly impervious with little or no storm water retention.

Site improvement should allow for increased storm water collection and therefore should improve any impacts to the natural environment.

Primary Contact Information

Contractor's NC ID#:

Project Owner

SCOTT SHELTON
SAGA SOLUTIONS
PO BOX 650101
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P:571-225-5066
SCOTT.SHELTON@SAGASTRONG.COM

Property Owner Email: (6270) Roger@realtorroger.net (6256)
Kathyjensen5325@gmail.com

Project Contact - Agent/Representative

Timothy Hess
Timmons Group
5410 Trinity Road Suite 102
Raleigh, NC 27607
P:9842552367
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Project Contact - Primary Point of Contact for the Developer

SCOTT SHELTON
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PO BOX 650101
STERLING , VA 20165
P:571-225-5066
SCOTT.SHELTON@SAGASTRONG.COM

Project Contact - Primary Point of Contact for the Landscape Architect

Timothy Hess
Timmons Group
5410 Trinity Road Suite 102
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tim.hess@timmons.com

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$40,000. :

NC State General Contractor's License Number:

NC State Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Electrical Contractor #3 License Number:

NC State Mechanical Contractor's #1 License Number:

NC State Mechanical Contractor's #2 License Number:

NC State Mechanical Contractor #3 License Number:

NC State Plumbing Contractor #1 License Number:

NC State Plumbing Contractor #2 License Number:

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