

CITY COUNCIL



ZONING CASES

January 22, 2024



Owner: Rockfish Run Land and Development, LLC

Applicant: Tim Evans

Request: Single Family Residential 10 (SF-10) to Single Family Residential 6 (SF-6)

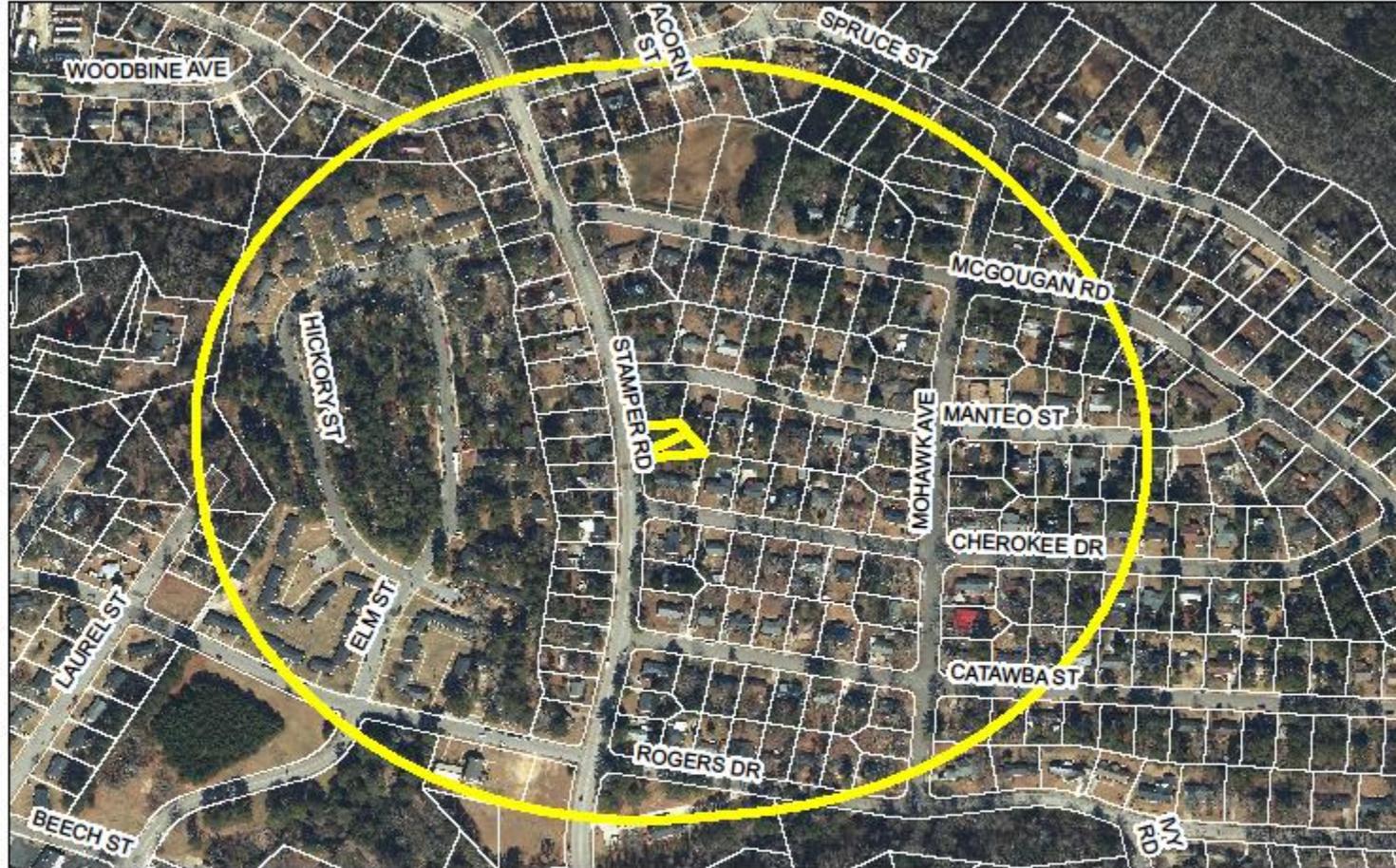
Located: 1040 Stamper Road

Acreage: .25 acres

District: 2

REID #: 0428335880000





Aerial Notification Map
Case #: P23-53

Request: Rezoning
Single Family Residential 10 (SF-10) to
Single Family Residential 6 (SF-6)

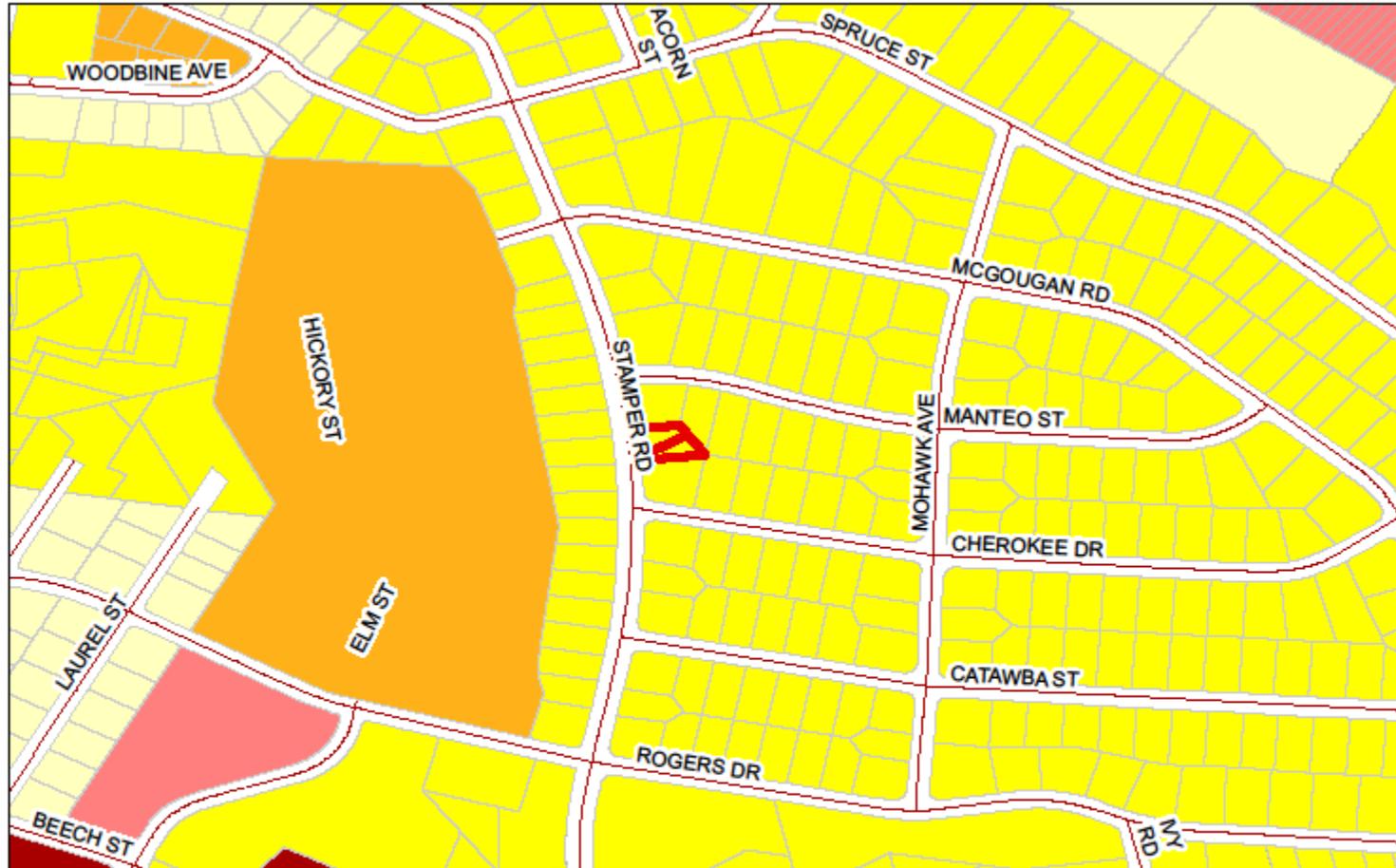
Location: 1040 Stamper Road
0428335880000

Legend

-  P23-53
-  P23-53 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 #: P23-53

Request: Rezoning
Single Family Residential 10 (SF-10) to
Single Family Residential 6 (SF-6)

Location: 1040 Stamper Road
0428335880000

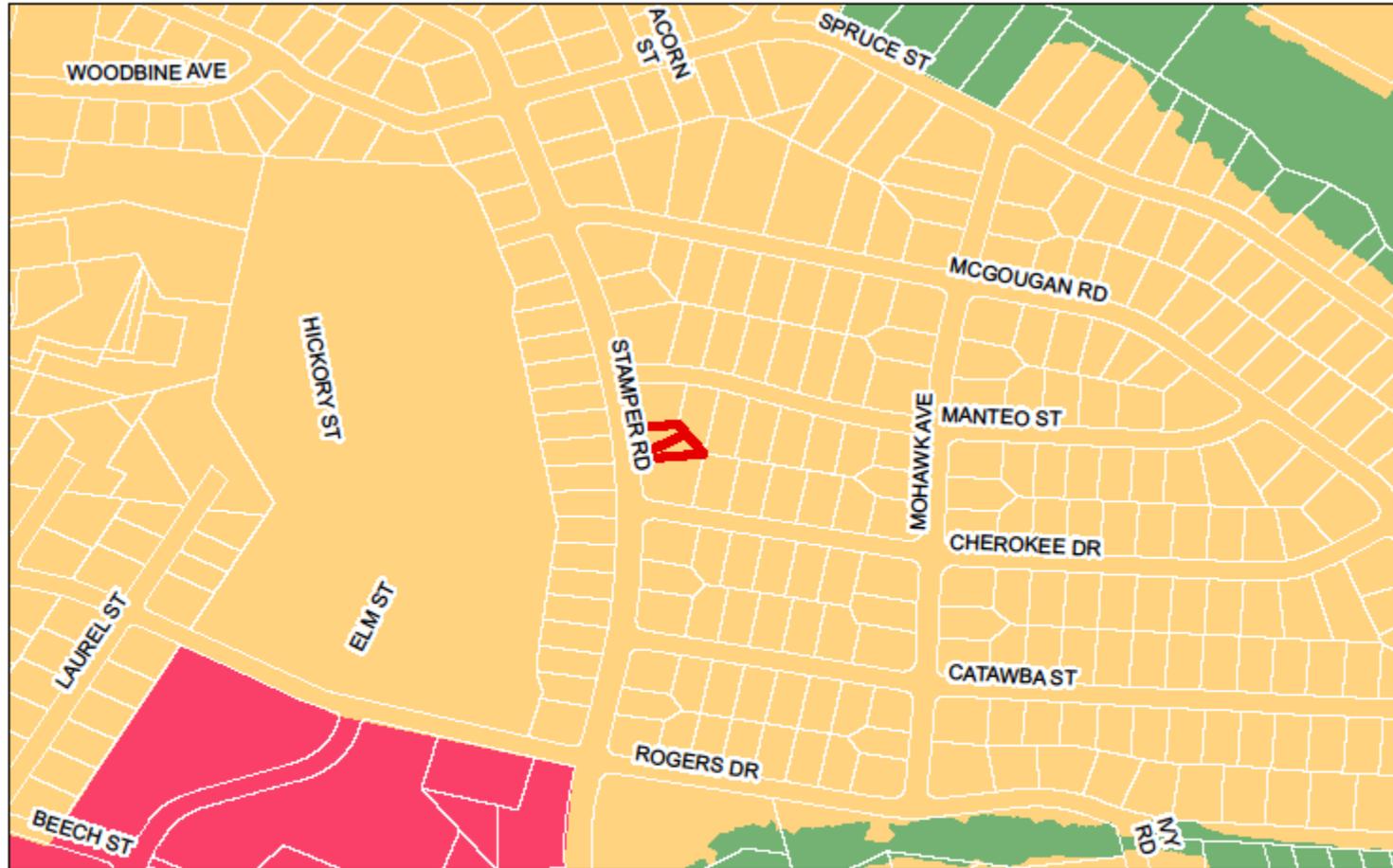
Legend

-  P23-53
-  CC - Community Commercial
-  LC - Limited Commercial
-  LC/CZ - Conditional Limited Commercial
-  MR-5 - Mixed Residential 5
-  SF-6 - Single-Family Residential 6
-  SF-10 - Single-Family Residential 10



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Land Use Map
Case #: P23-53

Request: Rezoning
Single Family Residential 10 (SF-10) to
Single Family Residential 6 (SF-6)

Location: 1040 Stamper Road
0428335880000

Legend

 P23-53 Land Use Plan 2040

Character Areas

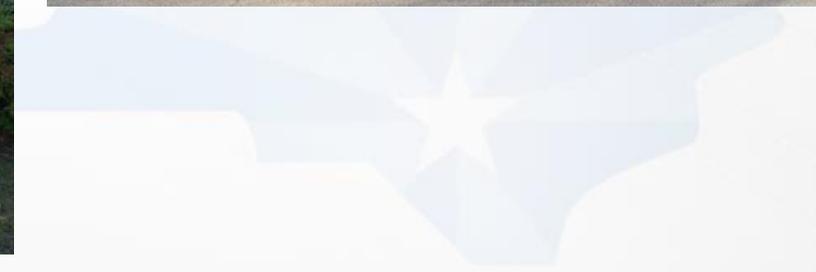
-  PARKOS - PARK / OPEN SPACE
-  MDR - MEDIUM DENSITY
-  CC - COMMUNITY CENTER



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- The Future Land Use Plan calls for Medium Density Residential developments intended for single-family developments on small lots with duplexes and townhomes interspersed. The proposed zoning district would allow for these type of developments.
- The small size of the subject property would limit expansive development that is not in keeping with the surrounding area.
- Any development other than a single-family dwelling would require a Special Use Permit and full compliance with the Unified Development Ordinance.
- The proposed change is modest and in keeping with the Future Land Use Plan.

The Professional Planning Staff recommends that the City Council move to APPROVE of the proposed map amendment to SF-6 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 Future Land Use Plan calls for the subject property to be developed as Medium Density Residential.
- The uses permitted by the proposed change in zoning district classification and the standards that apply to such uses would be appropriate in the immediate area; and
- There are no other factors that will substantially affect public health, safety, morals, or general welfare.

1. Approval of the map amendment to Single Family Residential 6 (SF-6) as presented based on the evidence submitted and finds 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 finds that the map amendment would be consistent with the Future Land Use Plan and an amended consistency statement;
3. Denial 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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