

Project Overview**#872011****Project Title:** Rim Road**Jurisdiction:** City of Fayetteville**Application Type:** 5.1) Rezoning (Map Amendment)**State:** NC**Workflow:** Staff Review**County:** Cumberland**Project Location****Project Address or PIN:****Zip Code:** 28,314

- 7237 APRIL DR (9487768375000)
- 0 N/A DR (9487860537000)

GIS Verified Data**Property Owner: Parcel**

- 7237 APRIL DR: AQUA NORTH CAROLINA
- 0 N/A DR: LEISURE LIVING CB LLC

Acreage: Parcel

- 7237 APRIL DR: 0.86
- 0 N/A DR: 12.23

Zoning District:**Subdivision Name:****Fire District:****Airport Overlay District:****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:** MR-5**Acreage to be Rezoned:** 13.09**Is this application related to an annexation?:** No**Water Service:** Public**Sewer Service:** Public**A) Please describe all existing uses of the land and existing structures on the site, if any:****B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:**

The project includes 2 parcels. The 12.23 acre parcel is mainly undeveloped with mature existing trees. A small creek runs along the eastern property line of this larger parcel. The aerial shows two structures, that appear to be storage units/buildings or the well buildings. The smaller parcel is 0.86 parcel and is listed as a well site. However, the structures are reported as no longer on site. The aerial picture is dated 2021.

The Proposed Rezoning is to MR-5 from current zoning district SF-6. North of the site is existing single family subdivision zoned SF-10. To the west of the site is existing single family modular home subdivision zoned SF-6 with a stub street to the subject property site and undeveloped land zoned MR-5. To the south the adjacent site is undeveloped land zoned Agricultural Residential (AR).

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

The proposed Amendment to Mixed Residential 5 District is consistent the Medium Density Residential land use designation that is described as primarily single family residential neighborhoods with small lots. Notably Low-rise apartments are considered possible in this designation. The residential suitability map within the 2040 future land use plan shows the subject properties area to be between Medium and High density,

The proposed amendment is consistent with several of the City of Fayetteville 2040 Future Land Use Plan Policies/Goals as follows:

LU-1 Encourage growth in areas well-served by infrastructure and urban services, including roads, utilities, parks, schools, police, fire, and emergency services. The project site will be rezoned consistent with the adjacent parcels to the west that area along Rim Road. Services, such as roads, utilities, an elementary school, and a recreational center are currently in place. And is consistent with the following LU-1 strategies:

- o I-2: Encourage more intense uses, greater mix of uses and denser residential types in key focal areas (Neighborhood Mixed Use).
- o 1-6 Adequate infrastructure to be in place prior to development.
- o 1-7 Encourage a logical progression of housing development.

LU-6 Encourage development standards that result in quality neighborhoods. The subsequent development will be consistent with the City design and development standards.

LU-7 Encourage a mix of housing types for all ages and incomes. The Mixed Residential 5 District is established and intended to meet the diverse housing needs of City residents by accommodating a wide variety of residential housing types and arrangements at moderate to high densities.

Goal 5: Preserve and enhance environmental features through open space protection. The subsequent development will provide the required preservation of environmental features and open space.

Goal 6: Compliment and capitalize on the strategic importance of military installations and educational and medical institutions. The military installation is located approximately 5 miles from the project site. Which could provide more housing for military members.

LU 11: Encourage a development pattern and community growth that respects the training and operational mission of the military, while also allowing for reasonable, appropriate uses on properties near Fort Bragg. The project location will not interfere with military operational mission

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

The proposed project parcels are currently zoned Single Family Residential 6 District (SF-6), A stub street is located at the adjacent existing single family residential to the subject parcels. A previous map dated 1994 continued the lots within the project parcels. However, the project parcels have not been developed and the project parcels proposed Rezone is to the same zoning district: Mixed Residential 5 District (MR-5), as the adjacent undeveloped properties west of the parcel site.

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

The proposed amendment to Mixed Residential 5 (MR-5) district is established and intended to meet the diverse housing needs of City residents by accommodating a wide variety of residential housing types and arrangements at moderate to high densities. All development in the district shall comply with the design standards in [Article 30-5: Development Standards](#)

In addition, the proposed amendment is consistent with several of the City of Fayetteville 2040 Future Land Use Plan Policies/Goals as follows:

LU-1 Encourage growth in areas well-served by infrastructure and urban services, including roads, utilities, parks, schools, police, fire, and emergency services. The project site will be rezoned consistent with the adjacent parcels to the west that area along Rim Road. Services, such as roads, utilities, an elementary school, and a recreational center are currently in place. And is consistent with the following LU-1 strategies:

- o I-2: Encourage more intense uses, greater mix of uses and denser residential types in key focal areas (Neighborhood Mixed Use).
- o 1-6 Adequate infrastructure to be in place prior to development.

o 1-7 Encourage a logical progression of housing development.

LU-6 Encourage development standards that result in quality neighborhoods. The subsequent development will be consistent with the City design and development standards.

LU-7 Encourage a mix of housing types for all ages and incomes. The Mixed Residential 5 District is established and intended to meet the diverse housing needs of City residents by accommodating a wide variety of residential housing types and arrangements at moderate to high densities.

Goal 6: Compliment and capitalize on the strategic importance of military installations and educational and medical institutions. The military installation is located approximately 5 miles from the project site. Which could provide more housing for military members.

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 proposed amendment, Mixed Residential 5 District is compatible with the surrounding existing and proposed uses as the surrounding areas include residential, a community recreation center, and an elementary school. Therefore, the proposed amendment residential district is appropriate for the subject site.

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

The subject properties are proposed to be rezoned to the same zoning district, Mixed Residential 5 District (MR-5) as the adjacent undeveloped properties to the west and will provide an infill type development as the surrounding area includes existing developments.

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

As stated earlier, the subject properties proposed amendment is to the same zoning district (MR-5), as the adjacent undeveloped properties to the west and will provide infill development. Infrastructure is already in place. Therefore, the proposed amendment will not encourage premature development

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

The proposed amendment is a residential zoning district and will not be a 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.:

As stated earlier, the subject properties proposed amendment is to the same zoning district, Mixed Residential 5 District (MR-5) as the adjacent undeveloped properties to the west and will not create an isolated zoning district unrelated to the surrounding zoning districts.

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

The proposed amendment, (MR-5) will not result in significant adverse impacts on the property values of surrounding lands. Subsequent development of the properties will be consistent with the City development standards and high quality design guidelines to include preservation of environmental features and open space protection.

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

The proposed amendment will be zoned consistent with the properties to the west and subsequent development of the properties will be consistent with the City of Fayetteville development standards to include protection of environmental features (requirements for open space and stream and landscape buffers).

Primary Contact Information

Contractor's NC ID#:

Project Owner

Casey King
Caviness and Cates
639 Executive Place, 400
Fayetteville, NC 28305
P:910-481-0503

Project Contact - Agent/Representative

June Cowles
WithersRavenel
115 MacKenan Drive, Cary
Cary, NC 27511
P:(919) 469-3340
jcowles@withersravenel.com

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

NC State General Contractor's License Number:

NC State Mechanical Contractor's #1 License Number:

NC State Mechanical Contractor's #2 License Number:

NC State Mechanical Contractor's #3 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 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: