

**Project Overview** #1608446

**Project Title:** Baltosrol Lane Townhomes **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 N/A DR (0439908680000) **Zip Code:** 28301

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

**GIS Verified Data**

**Project Address:** 0 N/A DR

**General Project Information**

**Has the land been the subject of a map amendment application in the last five years?:** No

**Previous Amendment Case #:**

**Acreage to be Rezoned:** 10.71

**Water Service:** Public

**A) Please describe all existing uses of the land and existing structures on the site, if any:**

The property is vacant and wooded with no existing structures.

**Previous Amendment Approval Date:**

**Proposed Zoning District:** MR5

**Is this application related to an annexation?:** No

**Sewer Service:** Public

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

Property is currently split-zoned with the approximate northern half being zoned SF10 and the approximate southern half being zoned SF6. Properties to north, west and east of the SF10 portion of the tract are single family SF10 zoning with large lots to the north, medium-sized lots to the west and small lots to the east. Properties to the south, west and east of the SF6 portion of the tract are single family SF6 zoning with medium to small sized lots. Lot sizes on adjacent properties are generally dictated by the extreme topography in the area.

**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.:**

Long range plan calls for medium density residential which is consistent with the proposed townhouse development of this tract. It should be noted that of the total 10.71 acres in the tract, only approximately 3.3 acres are suitable for development - dictating the

need to concentrate the units in a townhouse-style development.

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

No changed condition, but of the total 10.71 acres in the tract, only approximately 3.3 acres are suitable for development - dictating the need to concentrate the units in a townhouse-style development. Multi-family use requires the map amendment.

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

Affordable housing is a stated need in the community and the proposed amendment allows for development of affordable townhouse-style units.

**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.:**

Existing uses on properties surrounding the subject property are medium density single family residential consisting of older, affordable homes. The map amendment would allow for additional affordable housing units without deviating from the surrounding uses.

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

The subject tract is surrounded by generally older affordable housing, and new construction of townhouse-style units would be logical development that would enhance the area.

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

The subject property is one of the few undeveloped, larger tracts in the area so development of this tract as proposed would not be premature.

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

Proposed amendment would not result in any strip-style commercial development. Not applicable to this requested amendment.

**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.:**

Long range plan calls for medium density development and the proposed use is consistent with that plan.

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

As previously stated, only a portion of the tract can be developed due to the extreme topography, providing extensive buffering to the surrounding lands to the north, south and east.

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

Most of the tract will remain undeveloped and in it's natural wooded state, so there will be no adverse impacts on the natural environment.

**Primary Contact Information**

**Contractor's NC ID#:**

**Project Owner**

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**Project Contact - Agent/Representative**

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**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: Engineer**