

# City Council



P24-09

*March 25, 2024*



**Owner:** Haymount Homes LLC

**Applicant:** Casey Benander

**Request:** OI to NC

**Located:** 916 Hay Street

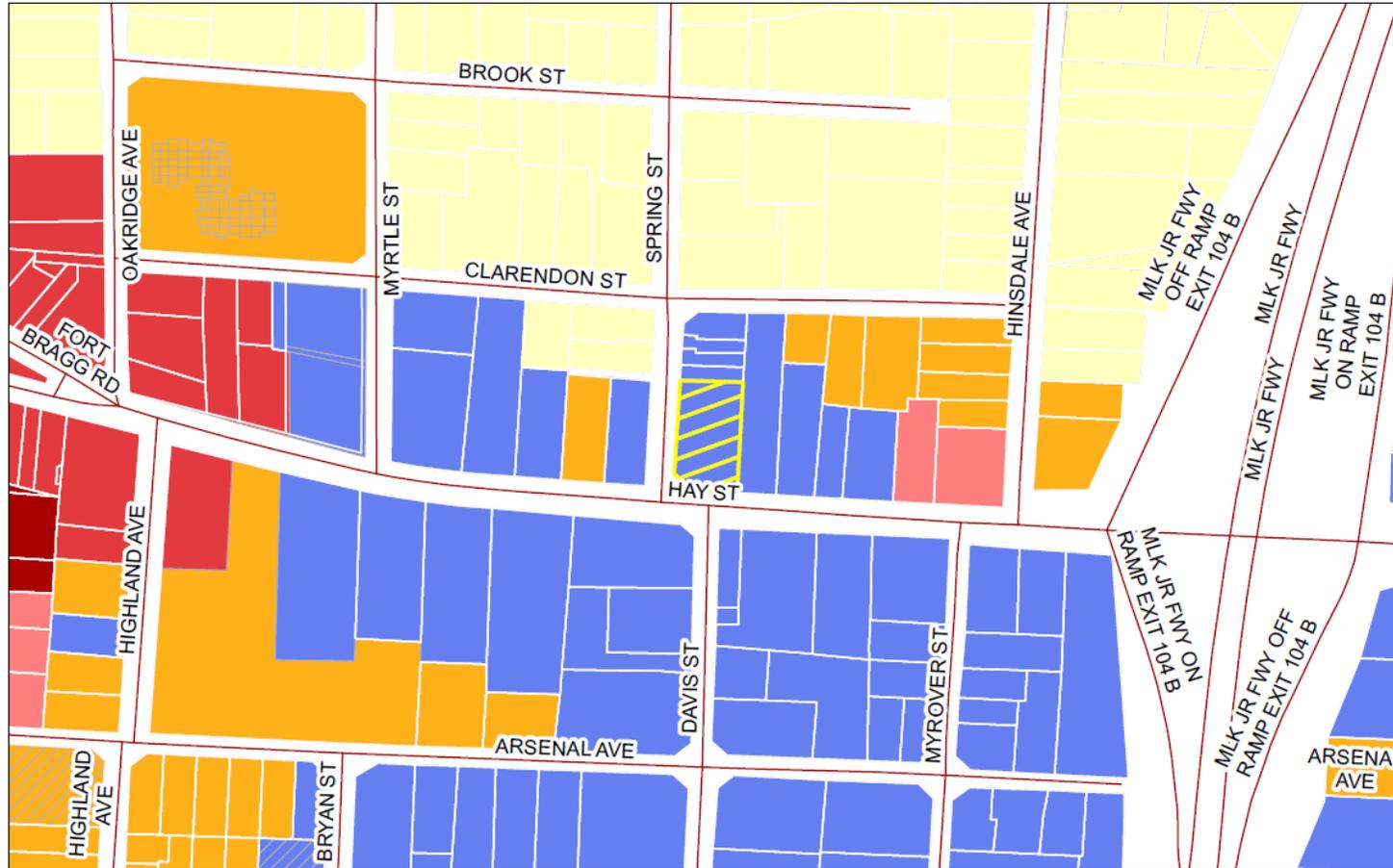
**Acreage:** 0.42 acres ±

**District:** 2 – Malik Davis

**REID #:** 0437150542000







## Zoning Map

Case #: P24-09

Request: Rezoning from Office and Institutional (OI) to Neighborhood Commercial (NC)

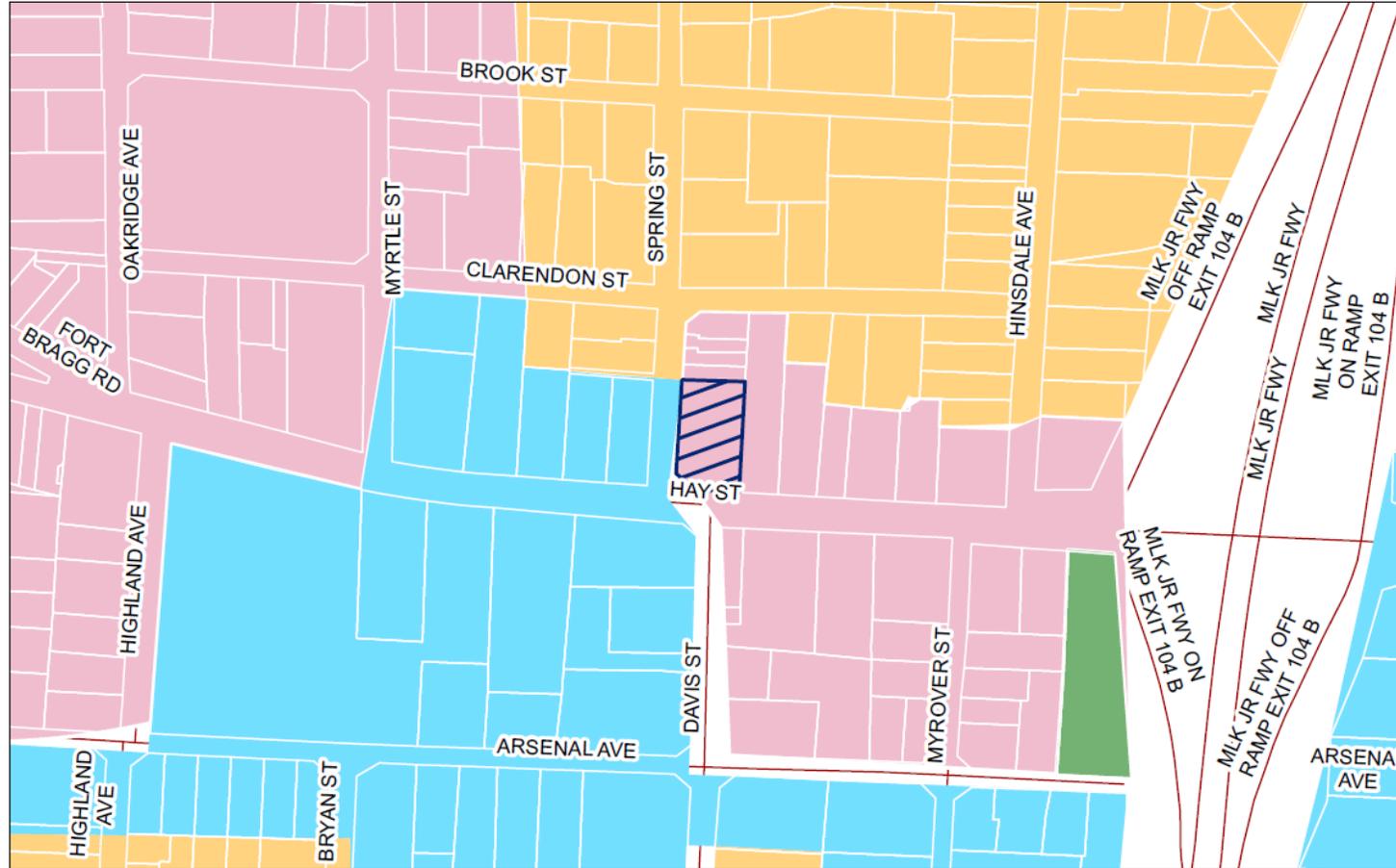
Location: 916 Hay Street

### Legend

- |   |   |   |  |
|---|---|---|--|
|  | P24-09                                    |  | NC - Neighborhood Commercial               |
|  | CC - Community Commercial                 |  | OI - Office & Institutional                |
|  | LC - Limited Commercial                   |  | OI/CZ - Conditional Office & Institutional |
|  | MR-5 - Mixed Residential 5                |  | SF-6 - Single-Family Residential 6         |
|  | MR-5/CZ - Conditional Mixed Residential 5 |   |  |



Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.



### Future Land Use Map

Case #: P24-09

Request: Rezoning from Office and Institutional (OI) to Neighborhood Commercial (NC)

Location: 916 Hay Street

#### Legend

 P24-09

Land Use Plan 2040

Character Areas

 PARKOS - PARK / OPEN SPACE

 MDR - MEDIUM DENSITY

 NMU - NEIGHBORHOOD MIXED USE

 OI - OFFICE / INSTITUTIONAL



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- The proposed rezoning supports the city's strategic vision by promoting economic diversity and sustainable growth.
- It aligns with objectives such as diversifying the tax base and creating a favorable environment for business growth.
- Transitioning to mixed-use development principles contributes to managing future growth effectively.
- The rezoning reflects the vision outlined in the 2040 Comprehensive Plan, fostering community-oriented development.
- Historical development patterns and existing land uses support the strategic shift to Neighborhood Commercial zoning.
- The rezoning encourages vibrant, walkable neighborhoods with diverse amenities, enhancing livability.
- Overall, the transition from Office and Institutional to Neighborhood Commercial zoning promises a dynamic, economically viable neighborhood catering to resident needs.

The Zoning Commission and Professional Planning Staff recommend that the City Council APPROVE the map amendment to NC 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 a Neighborhood Mixed Use (NMU);
- The uses permitted by the proposed change in zoning district classification and the standards that apply to such uses are appropriate in the immediate area of the land to be reclassified due to the existing zoning and uses surrounding this property; and
- There are no other factors that will substantially affect public health, safety, morals, or general welfare.

1. City Council moves to approve the map amendment to NC as presented based on the evidence submitted and find that the rezoning is consistent with the Future Land Use Plan as demonstrated by the attached consistency and reasonableness statement (recommended);
2. City Council moves to approve the map amendment to a more restrictive zoning district based on the evidence submitted and find that the map amendment would be consistent with the Future Land Use Plan and an amended consistency statement;
3. City Council moves to deny the map amendment request based on the evidence submitted and find that the map amendment is inconsistent with the Future Land Use Plan.



 **FAYETTEVILLE** <sup>NC</sup>  
AMERICA'S CAN DO CITY

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