

CITY COUNCIL



ZONING CASE

P24-38

October 28, 2024



Owner: Jane & James Wood

Applicant: George Rose, P.E.

Request: Single Family Residential 10 (SF-10) to Mixed Residential 5 (MR-5)

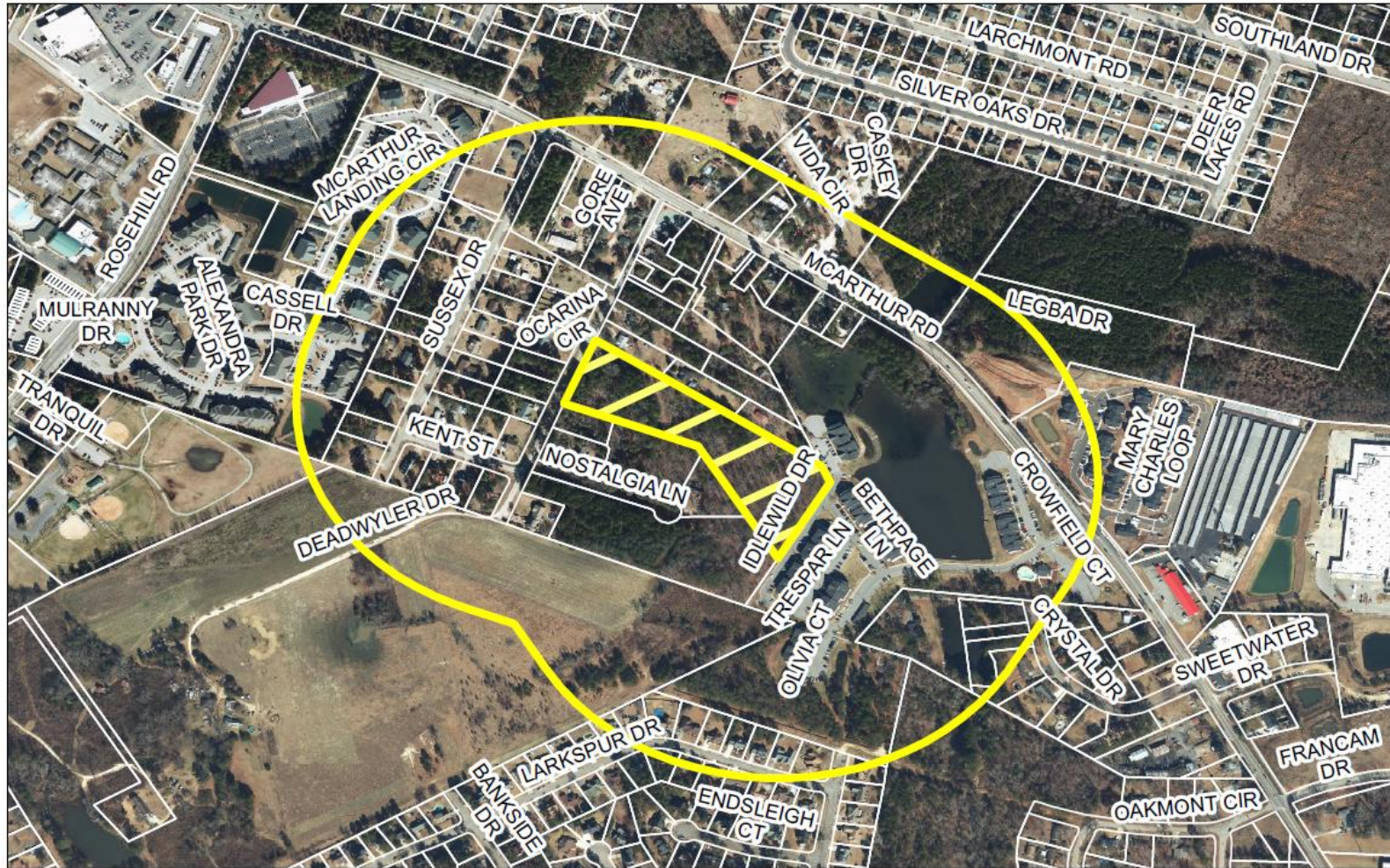
Location: 770 Ocarina Cir

Acreage: 7.10 acres

District: 3 - Benavente

REID #: 0530203374000

Zoning Commission: Recommends Approval




Aerial Notification Map

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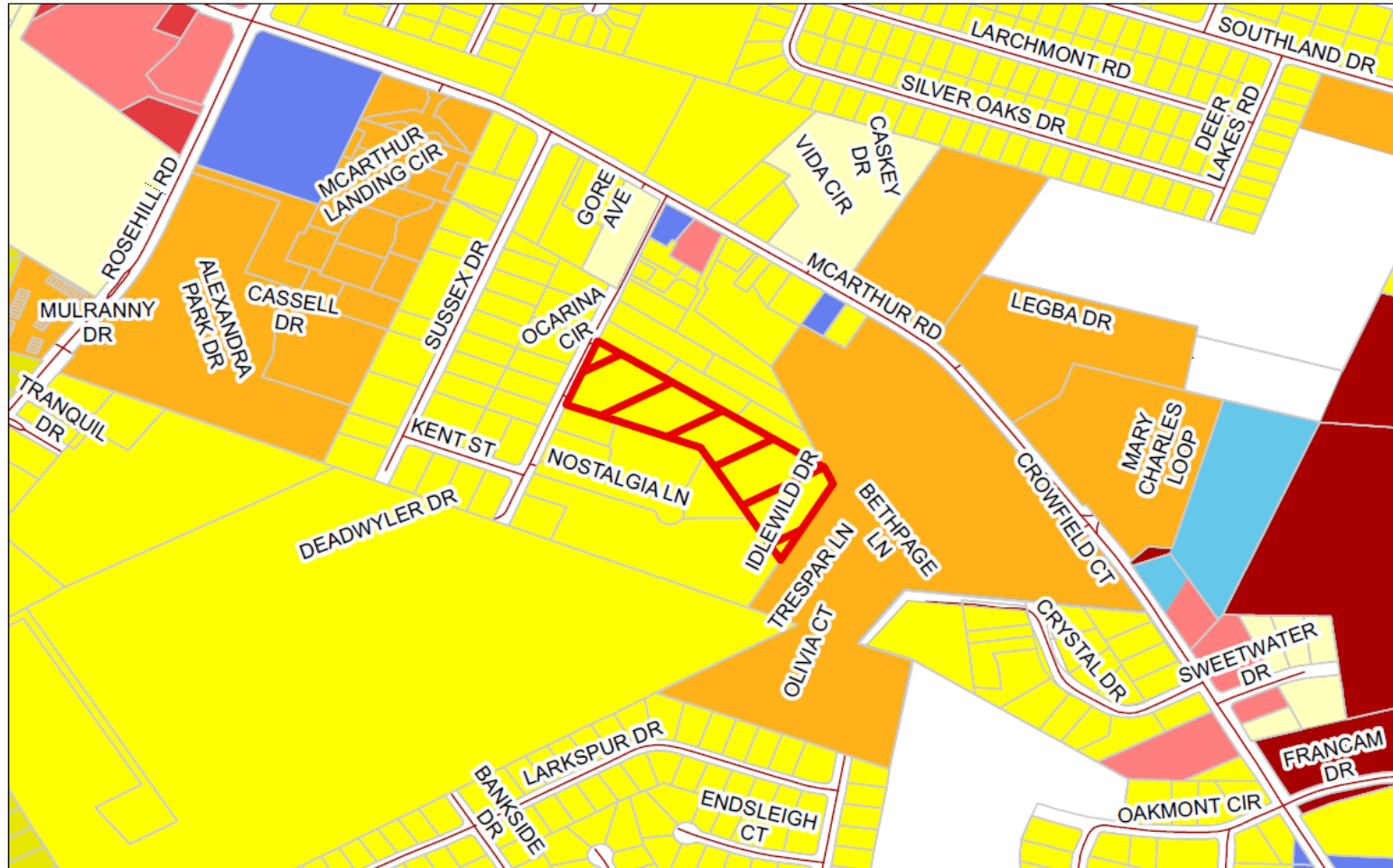
Location: 770 Ocarina Cir

Legend

-  P24-38
-  P24-38 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

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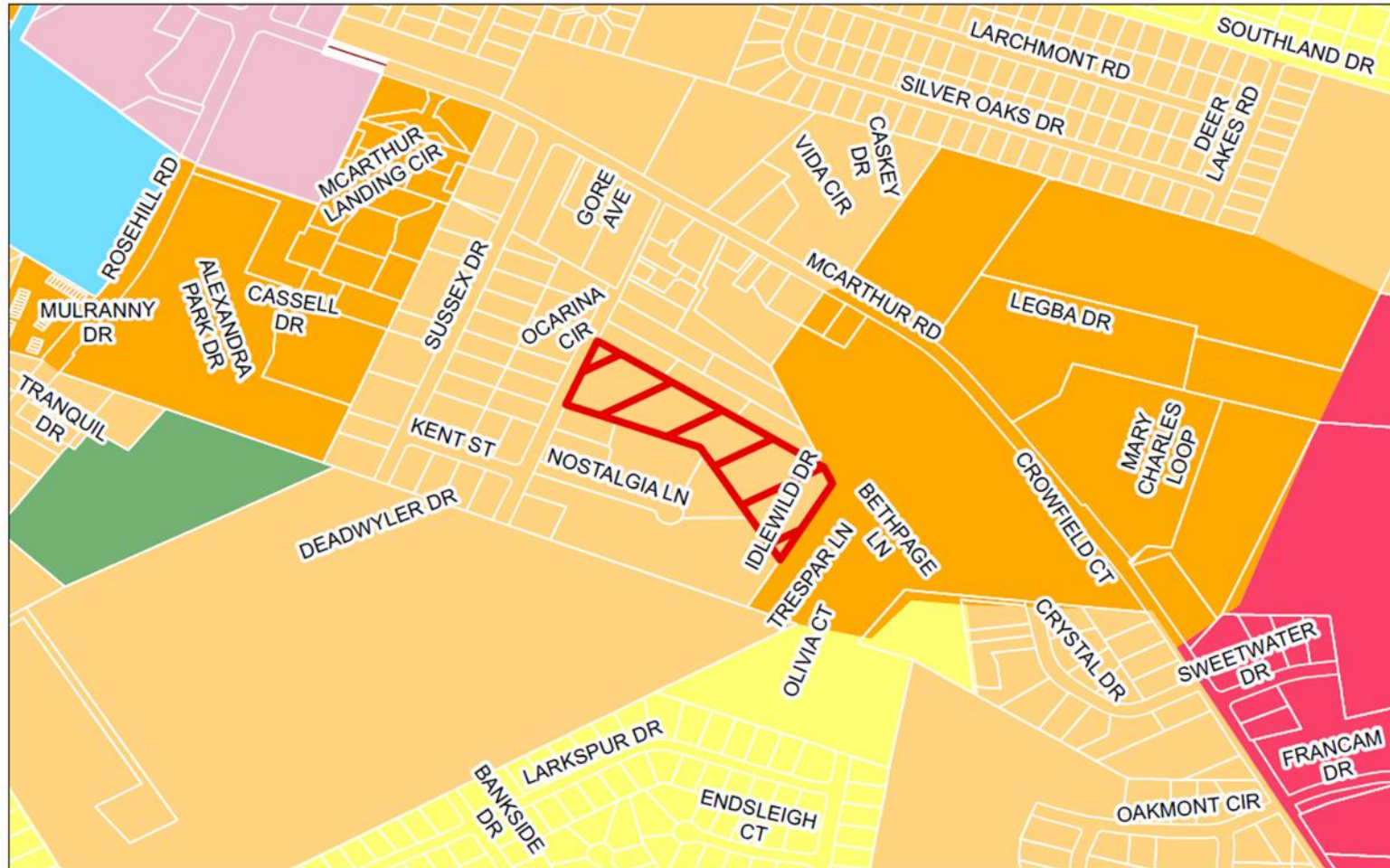
Location: 770 Ocarina Cir

Legend

 P24-38	 NC - Neighborhood Commercial
 CC - Community Commercial	 OI - Office & Institutional
 LC - Limited Commercial	 SF-6 - Single-Family Residential 6
 LI - Light Industrial	 SF-10 - Single-Family Residential 10
 MR-5 - Mixed Residential 5	 SF-15 - Single-Family Residential 15



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Land Use Map

Case #: P24-38



Request: Rezoning
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to Mixed Residential 5 (MR-5)




Location: 770 Ocarina Cir

Legend

 P24-38

Land Use Plan 2040 Character Areas

 PARKOS - PARK / OPEN SPACE
 LDR - LOW DENSITY

 MDR - MEDIUM DENSITY
 HDR - HIGH DENSITY RESIDENTIAL
 NMU - NEIGHBORHOOD MIXED USE
 CC - COMMUNITY CENTER
 OI - OFFICE / INSTITUTIONAL



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- The proposed rezoning would allow for various residential uses on the subject property – the permitted uses range from single family dwellings to multi-family dwellings.
- The development of additional housing would further address the shortage of housing stock in Fayetteville.
- Multi-family dwellings have the benefit of increasing housing without the need for large tracts of land. Example: 100 apartments would require only 5 acres of land (per UDO) whereas the same number of single-family houses would require almost 23 acres of land.
- A potential multi-family development would be in keeping with existing development to the east – Crystal Lake Apartments and McArthur Park Apartments.

The Zoning Commission and Professional Planning Staff recommend that the City Council move to APPROVE the map amendment to MR-5 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 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. City Council moves to approve the map amendment/rezoning as presented based on the evidence submitted and finds that the map amendment/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/rezoning to a more restrictive zoning district based on the evidence submitted and finds that the map amendment/rezoning would be consistent with the Future Land Use Plan and an amended consistency and reasonableness statement.
3. City Council moves to deny the map amendment/rezoning based on the evidence submitted and finds that the map amendment/rezoning is inconsistent with the Future Land Use Plan.



 **FAYETTEVILLE** ^{NC}
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