

Project Overview**#1685735**

Project Title: Midtown at Coalition Phase 2
Application Type: 5.2) Conditional Rezoning
Workflow: Staff Review

Jurisdiction: City of Fayetteville
State: NC
County: Cumberland

Project Location

Project Address or PIN: 0 ? DR (0419014924000)

Zip Code: 28303

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

GIS Verified Data

Project Address: 0 ? DR

General Project Information

Proposed Conditional Zoning District: BP/CZ - Conditional Business Park

Lot or Site Acreage to be rezoned: 6.76

Was a neighborhood meeting conducted?: No

Date of Neighborhood Meeting:

Number of Residential Units: 18

Nonresidential Square Footage: 55900

Landowner Information

Landowner Name: Defense Asset Group LLC

Deed Book and Page Number: 8715/549

Written Description of Request - Answer all the questions under this section (upload additional sheets as needed).

A) Describe the proposed use of the rezoned land, including the proposed types of site improvements, buildings, uses, proposed activities, hours of operation, and operating characteristics.:

Based on the original preliminary plan for The Military Business Park (MBP), Lot 51 at the corner of Santa Fe Drive and Coalition Blvd. was planned to be a commercial and retail area. The development of the mixed use Midtown at Coalition project across the street from Lot 51 has provided an opportunity to develop the 6.76 acre site per the original concept plan, but incorporating mixed use and commercial uses that are not currently included in the current BP/CZ zoning.

The proposed changes to the BP/CZ zoning for the 6.76 acre Lot 51 site would be in keeping with the previous changes approved for the mixed use Midtown at Coalition project along with the addition of a grocery store. The anticipated development would include the grocery store, retail spaces, restaurants spaces, and limited multi-family above some of the proposed buildings. This development would be an extension to the Midtown at Coalition project with pedestrian connectivity provided across Coalition Blvd. The addition of the grocery store would support the multi-family residents as well as the surrounding residential developments and businesses.

Mixed use, multi-family and grocery store are currently not permitted uses in the BP/CZ, so the request would be to amend the BP/CZ zoning for Lot 51 in the MBP to include these uses.

B) Describe the proposed conditions that should be applied.:

Add multi-family dwellings, mixed use development, and grocery store to the permitted uses allowed within the BP/CZ for the 6.76 acre Lot 51 in the MBP.

The current dimensional and development standards that apply for Mixed Residential 5 (RM-5) District as found in Chapter 30 3.d.5 and 30-5.H shall be applicable for the multi-family dwelling development within the MBP BP/CZ with the exception of the following recommended changes:

1. Front and corner yard setbacks for the MR-5 District found in Chapter 30-3.D.5 shall meet the minimums set forth in the MBF BP/CZ District, which are 40 instead of 25.
2. Side yard setbacks for the MR-5 District found in Chapter 30 3.D.5 shall meet the minimums set forth in the MBP BP/CZ, which are 30 instead of 10.
3. Accessory buildings are not allowed in the front, side or corner yard setback areas per the BP District as found in Chapter 30-3.E.7.A and as applicable with the MBP BP/CZ.

The current dimensional and development standards that apply for Mixed Use (MU) District as found in Chapter 30-3.E.6 and 30 5.I.3 shall be applicable for mixed use development within the MBP BP/CZ with the exception of the following recommended changes:

1. Front and corner yard setbacks for the MU District found in Chapter 30-3.E.6 shall meet the minimums set forth in the MBF BP/CZ District, which are 40 instead of 10.
2. Side yard setbacks for the MU District found in Chapter 30 3.E.6 shall meet the minimums set forth in the MBP BP/CZ, which are 30 instead of 10.
3. Rear yard setbacks for the MU District found in Chapter 30 3.E.6 shall meet the minimums set forth in the MBP BP/CZ which are 30 instead of 10.

In order to provide coverage for all of the potential uses in the mixed use portions of the development, the Owners would like to add the following uses to the BP/CZ for Lot 51 in the MBP as follows:

- a. Convenience Store Without Gas Sales
- b. Personal Services Establishments
- c. Brewpub
- d. Parcel Services
- e. Grocery Store

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

The overall MBP site is bounded by major thoroughfares and road corridors to include Santa Fe Drive, The All American Freeway, Bragg Boulevard and I-295. The area within the MBP intended for the MR-5 and MU uses is bounded by Santa Fe Drive, Coalition Blvd., Civil Court and an existing stormwater pond. Within the MBP, all of the parcels adjacent to the site are currently developed and are zoned BP/CZ. Across Coalition Blvd is the mixed use Midtown at Coalition project which is currently under construction. Further down Coalition Blvd. there are existing buildings with various uses within the BP/CZ zoning district. Across Santa Fe is existing commercial property to include an office and mini-warehousing, with the properties being zoned CC. Across the All American are existing apartments and commercial uses that are zoned MR-5, MR-5/CZ and LC

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.:

The proposed amendment is consistent with the development patterns that are taking place in the area around the MBP. The Amazon facility at the MBP has impacted how the remaining portions of the site can be developed and limited some of the previously planned development flexibility. The proposed amendment will permit some of the remaining property to address a current market need that should help to promote further growth within the overall MBP site.

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

Yes, it is requested that multi-family residential and grocery be added to the list of approved uses within the BP/CZ zoning designation.

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

The proposed concept for this project is unique compared to existing grocery, retail and multi-family sites in the City, and the look will be very distinctive but in scale with the other existing and planned facilities in the MBP.

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.:

Please see previous comments for reference. There are currently multi-family complexes across the All American Freeway on both sides of Santa Fe Drive as well as some commercial uses. There is also multi-family mixed use being developed to the west of this site on Coalition Blvd. Directly across from the site on Santa Fe and Coalition are existing commercial uses, and surrounding the site within the MBP property are existing and proposed BP/CZ uses. There is also another multi-family project under construction further down on Santa Fe Drive. The addition of multi-family and grocery to the existing allowed uses in the BP/CZ at the MBP would be appropriate considering the development patterns on the surrounding parcels.

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

The area around the interchange of Santa Fe Drive and the All American Freeway is well suited for multi-family development. The area provides easy access to Fort Bragg as well as the food, commercial and entertainment venues around Cross Creek Mall. The proximity to I-295 also provides a quick and easy access to reach other areas of the City in a reasonable amount of time. This proposed change would allow an extension of the multi-family and grocery development pattern already present in the area and would be a logical development use for this portion of the MBP site.

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

The addition of multi-family and grocery to the permitted uses for the MBP BP/CZ zone would not result in or encourage premature development in the area.

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

The proposed multi-family and commercial project at the corner of Santa Fe Drive and the All American would not result in a strip style center. The integrated commercial areas within the site will be complimentary multi-family/commercial/retail/restaurant uses that would support the grocery project as well as other uses in the overall MBP site and other areas.

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.:

The proposed multi-family and commercial development would fit in with the existing surrounding uses, which include multi-family, commercial, and business uses.

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

There would not be any adverse impacts on the value of the surrounding property.

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

NONE

Primary Contact Information

Contractor's NC ID#:

Project Owner

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Property Owner Email:

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

other 2

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