

CITY COUNCIL



ZONING CASES

November 27, 2023



Applicant: Nathan Echols

Request: Single Family 6 (SF-6) to Mixed Residential 5 (MR-5)

Located: 420 & 432 Cedric St, two unaddressed parcels on Cedric St, 678 Bonnie St, and one unaddressed parcel on Bonnie St

Acreage: 1.59 acres ±

District: 4

REID #: 0418195255000, 0418194262000, 0418192186000,
0418193169000, 0418193367000, and 0418193316000



Aerial Notification Map

Case #: P23-48

Request: Rezoning
Single Family Residential 6 (SF-6) to
Mixed Residential 5 (MR-5)

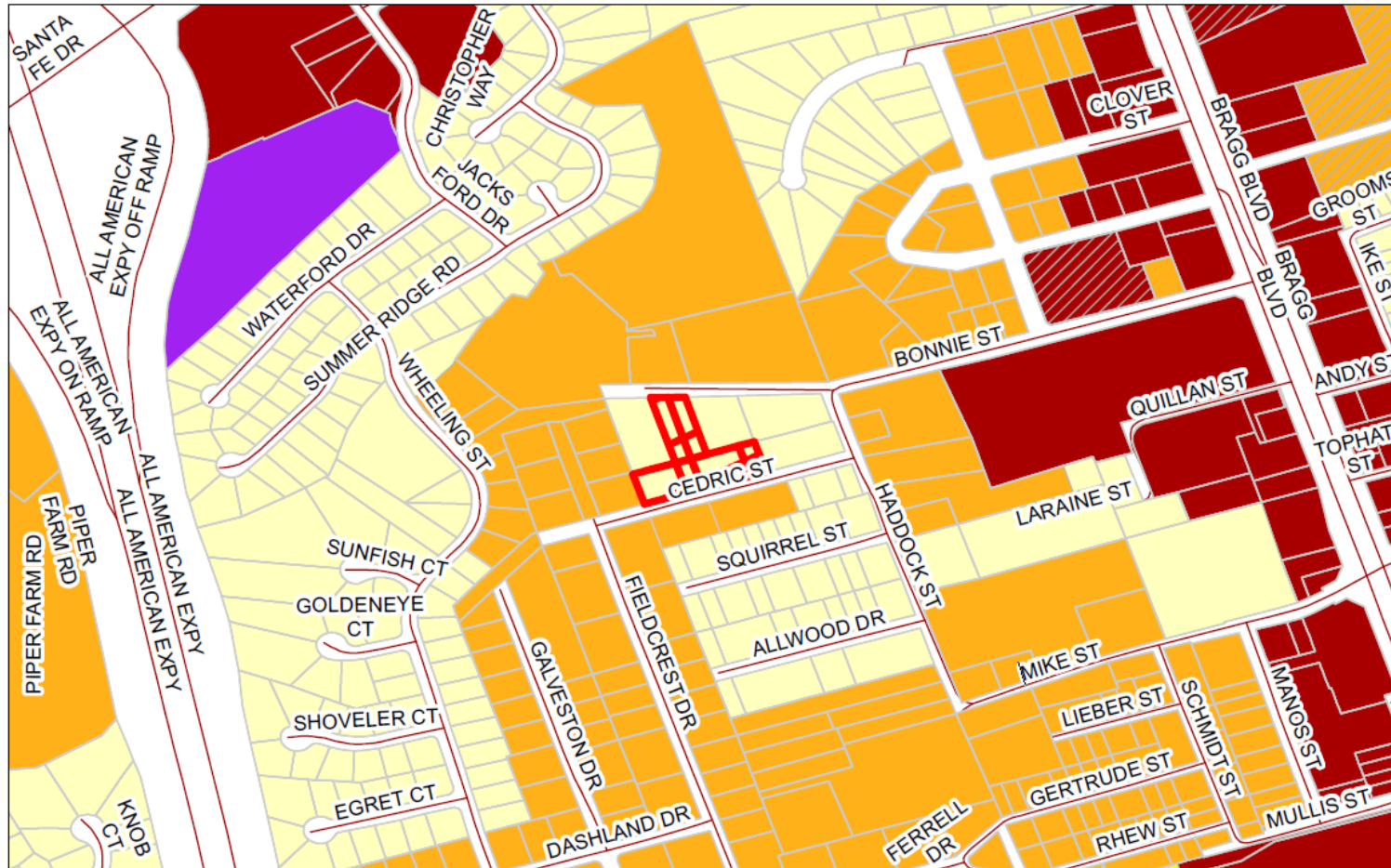
Location: 420 & 432 Cedric St, two unaddressed lots on Cedric St,
678 Bonnie St and one unaddressed lot on Bonnie St

Legend

 P23-48  P23-48 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

Case #: P23-48

Request: Rezoning
Single Family Residential 6 (SF-6) to
Mixed Residential 5 (MR-5)

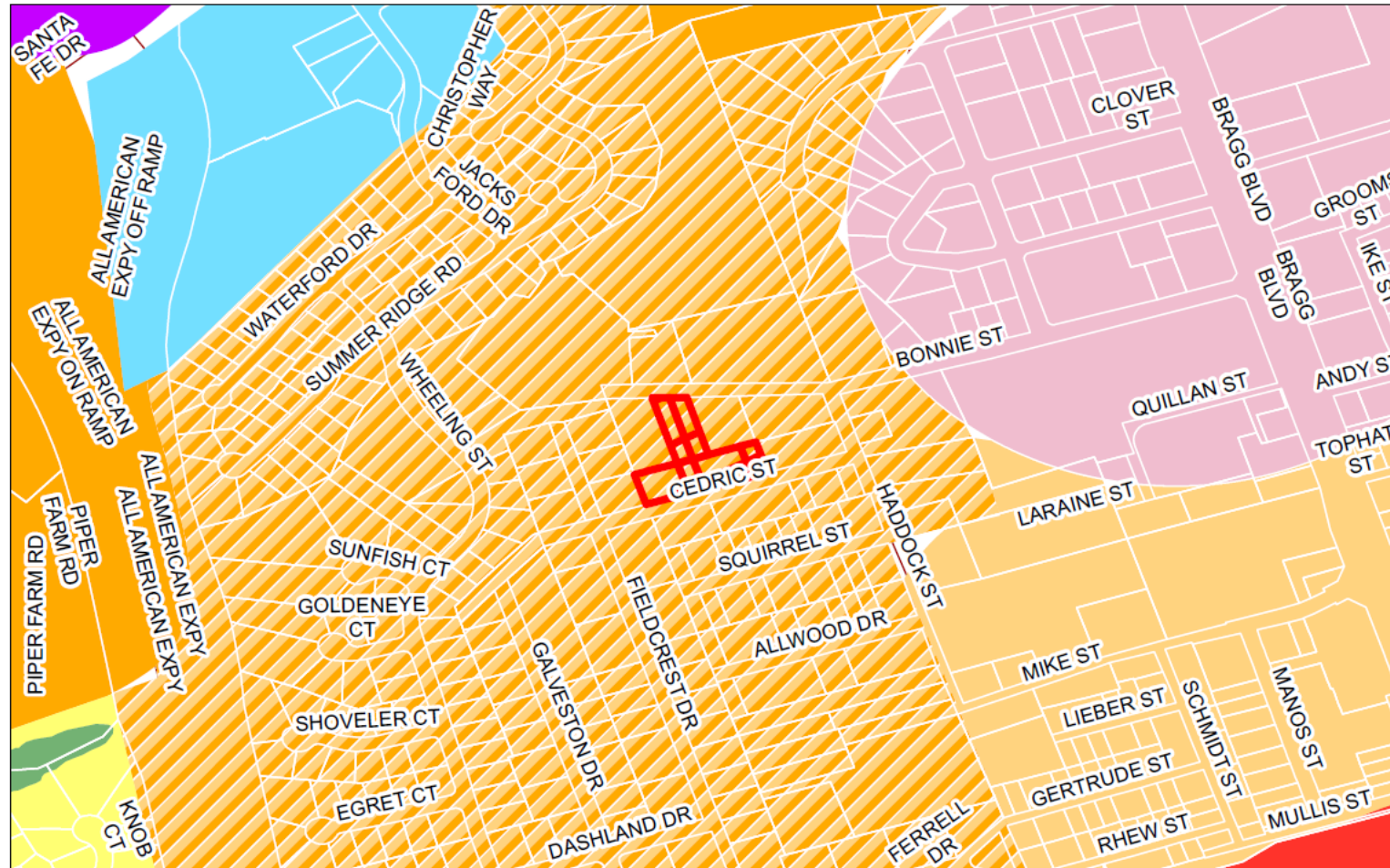
Location: 420 & 432 Cedric St, two unaddressed lots on Cedric St,
678 Bonnie St and one unaddressed lot on Bonnie St

Legend

-  P23-48
-  CC - Community Commercial
-  CC/CZ - Conditional Community Commercial
-  HI - Heavy Industrial
-  MR-5 - Mixed Residential 5
-  MR-5/CZ - Conditional Mixed Residential 5
-  SF-6 - Single-Family Residential 6
-  SF-10 - Single-Family Residential 10



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Land Use Map

Case #: P23-48

Request: Rezoning
Single Family Residential 6 (SF-6) to
Mixed Residential 5 (MR-5)





Location: 420 & 432 Cedric St, two unaddressed lots on Cedric St,
678 Bonnie St and one unaddressed lot on Bonnie St






Legend



P23-48 Land Use Plan 2040

Character Areas

-  PARKOS - PARK / OPEN SPACE
-  LDR - LOW DENSITY
-  MDR - MEDIUM DENSITY
-  NIR - NEIGHBORHOOD IMPROVEMENT

-  HDR - HIGH DENSITY RESIDENTIAL
-  NMU - NEIGHBORHOOD MIXED USE
-  HC - HIGHWAY COMMERCIAL
-  OI - OFFICE / INSTITUTIONAL
-  EC - EMPLOYMENT CENTER



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- The proposed MR-5 zoning district is an ideal zoning district for the Neighborhood Improvement designation in the city's Future Land Use Plan.
- The MR-5 zoning district would allow for the potential development of single-family attached dwellings, two-to-four family dwellings, or multi-family dwellings. The applicant has shown interest in developing a 36-unit apartment complex.
- Higher-density residential development would be in keeping with the surrounding area which is primarily composed of two-to-four family dwellings and multi-family dwellings.
- The development of this site could add to the needed housing stock in Fayetteville.

The Zoning Commission and Professional Planning Staff recommend that the City Council move to APPROVE of the proposed map amendment to Mixed Residential 5 (MR-5) based on the following:

- The proposed zoning map amendment adheres to the policies adopted in the Future Land Use Plan and can be made to conform with the provisions found in the Unified Development Ordinance (UDO). The Future Land Use Plan calls for the subject parcel to be developed as Neighborhood Improvement (NIR) and the proposed zoning district allows for uses that fit this category; and
- The uses permitted by the proposed change in zoning district classification and the standards that apply to such uses will be appropriate in the immediate area of the land to be reclassified due to the existing zoning and the uses surrounding this property; and
- The proposed zoning district promotes logical and orderly development that would make no substantial impact upon the public health, safety, or general welfare.

1. Approval of the map amendment to MR-5 as presented based on the evidence submitted and finds that the rezoning is consistent with the Future Land Use Plan as demonstrated by the attached consistency and reasonableness statement (recommended).
2. Approval of the map amendment to a more restrictive zoning district based on the evidence submitted and finds that the map amendment would be consistent with the Future Land Use Plan and an amended consistency statement.
3. Denial the map amendment request based on the evidence submitted and finds that the map amendment is inconsistent with the Future Land Use Plan.



 **FAYETTEVILLE** ^{NC}
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