

Project Overview

#2248982

Project Title: Brinkman Rd I-295 Apartments

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 STRICKLAND BRIDGE RD
(9485969422000)

Zip Code: 28306

Please see checklist for instructions for multiple buildings on a single parcel submittals

Is it in Fayetteville? A Fayetteville mailing address does not mean it is in the jurisdictional boundaries of the city. If you're not sure, click this link: [Cumberland County Tax Office GIS system](#)

E911 Addressing confirmation, please ensure that new developments have an address assigned by Cumberland County E911 before submitting. There may be delays and penalties for not doing so.

GIS Verified Data

Project Address: 0 STRICKLAND BRIDGE RD

General Project Information

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

Previous Amendment Approval Date:

Previous Amendment Case #:

Proposed Zoning District: MR-5 Mixed Residential 5 District

Acreage to be Rezoned: 19.54

Is this application related to an annexation?: No

Water Service: Public

Sewer Service: Public

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

No structures existing on site, vacant wooded site.

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

All properties to north, west, and south zoned SF-15. Area to the north/northeast single-family home development. West vacant. South vacant. Southeast portion zoned AR and vacant

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.:

Consistency with the City of Fayetteville Comprehensive Plan

The project is largely consistent with several of the goals, policies, and strategies outlined in the City of Fayetteville Comprehensive Plan.

LU-1: Encourage Growth in Areas Well-Served by Infrastructure and Urban Services

The proposed development is located in an area that is well-served by existing infrastructure and public services.

- The site has direct access to the I-295 Service Road, providing efficient connectivity to the I-295 corridor via Strickland Bridge Road.
- Water and sewer utilities are immediately adjacent to the project site and are available to support the proposed development.
- Public schools are located in close proximity to the site.
- Lake Rim Park is located nearby, providing convenient access to recreational amenities.
- Fire protection and police services are available from nearby stations, ensuring adequate public safety coverage.

These existing infrastructure and service assets support the Comprehensive Plan's objective of directing growth to areas where public facilities and services are readily available.

LU-7: Encourage a Mix of Housing Types for All Ages and Incomes

The proposed development supports the Comprehensive Plan's goal of expanding housing opportunities by contributing additional residential options within an area influenced by a variety of land uses.

The site is located approximately three miles from a designated Community Center and is situated across I-295 from areas planned for Neighborhood Mixed Use and Office and Institutional development. This location provides access to employment, services, and community amenities while supporting the continued growth of diverse residential neighborhoods.

The proposal is consistent with Policy 7.1, which encourages a mix of housing types, including attached and multi-family housing, to create diverse neighborhoods and expand housing opportunities throughout the community.

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

The completion and opening of the I-295 corridor supports and justifies increased density in the surrounding area by improving regional accessibility and transportation capacity.

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

This use allows for a mix of housing options, including attached and multifamily units, fostering a diverse neighborhood that can accommodate residents with varying needs, preferences, and income levels.

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.:

The site is adjacent to existing residential uses to the east but is buffered from those properties by a large wetland area, minimizing potential compatibility concerns. Additionally, the site's location along the I-295 corridor provides strong transportation connectivity and supports development in this area.

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

Overall, the proposed amendment represents a logical extension of growth in an area served by major transportation infrastructure and is compatible with surrounding land uses and environmental features, resulting in an orderly and logical development pattern.

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

The proposed amendment is not expected to encourage premature development. The property is located at the end of an existing service road directly adjacent to the recently opened I-295 corridor.

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

Strip-type commercial development is not an appropriate land use for this location. The property is situated at the terminus of a service road.

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.:

Future Neighborhood Mixed Use areas are located immediately north of the site and across I-295, demonstrating that a mix of residential and higher-intensity land uses has already been planned for the surrounding area.

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

The development is not expected to adversely impact surrounding property values.

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

The proposed amendment should not significantly impact the natural environment. A substantial portion of the property consists of wetlands that will remain undeveloped due to environmental constraints and applicable regulatory protections. These wetlands provide a natural buffer within the site and limit development to suitable upland areas.

Primary Contact Information

Project Owner

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Project Contact - Agent/Representative

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Indicate which of the following project contacts should be included on this project: Attorney

Project Contact - Attorney

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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 Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Electrical Contractor #3 License Number:

NC State General Contractor's 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:

Other

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