

Project Overview

#1297741

Project Title: Cedar Creek

Jurisdiction: City of Fayetteville

Application Type: 5.2) Conditional Rezoning

State: NC

Workflow: Staff Review

County: Cumberland

Project Location

Project Address or PIN:

Zip Code: 28312

- 0 FIELDS RD (0445892478000)
- 1678 FIELDS RD (0445894268000)
- 1666 CEDAR CREEK RD (0446804556000)
- 1674 CEDAR CREEK RD (0446709250000)

Is it in Fayetteville? [Click this link to the Cumberland County Tax Office GIS system](#)

GIS Verified Data

Property Owner: Parcel

- 0 FIELDS RD: CEDAR CREEK ROAD LLC
- 1678 FIELDS RD: CEDAR CREEK ROAD LLC
- 1666 CEDAR CREEK RD: CEDAR CREEK ROAD LLC
- 1674 CEDAR CREEK RD: CEDAR CREEK ROAD LLC

Acreage: Parcel

- 0 FIELDS RD: 13.01
- 1678 FIELDS RD: 1
- 1666 CEDAR CREEK RD: 1.1
- 1674 CEDAR CREEK RD: 13.56

Zoning District: Zoning District

- 0 FIELDS RD: cnty
- 1678 FIELDS RD: cnty
- 1666 CEDAR CREEK RD: SF-15
- 1674 CEDAR CREEK RD: SF-15

Subdivision Name:

Fire District:

Airport Overlay District: Airport Overlay District

- 0 FIELDS RD: 1
- 1678 FIELDS RD: 1
- 1666 CEDAR CREEK RD: 1
- 1674 CEDAR CREEK RD: 1

Hospital Overlay District:

Coliseum Tourism District:

Cape Fear District: Cape Fear District

Downtown Historic District:

- 0 FIELDS RD: 0
- 1666 CEDAR CREEK RD: 0
- 1674 CEDAR CREEK RD: 0

Haymount Historic District:

Floodway:

100 Year Flood: <100YearFlood>

500 Year Flood: <500YearFlood>

Watershed:

General Project Information

Proposed Conditional Zoning District: MR-5/CZ - Conditional Mixed Residential 5 **Lot or Site Acreage to be rezoned:** 27.72
Was a neighborhood meeting conducted?: No **Date of Neighborhood Meeting:**
Number of Residential Units: **Nonresidential Square Footage:**

Landowner Information

Landowner Name: Cedar Creek Road LLC **Deed Book and Page Number:** 11877/0063

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.:

The owner of the land desires to develop the property as a residential community. Please note, the zoning request regarding 1666 Cedar Creek Road is limited to that portion of the property located in the county and zoned RR. That portion of the property is located within the city and zoned SF-15 shall remain unchanged.

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

The adjacent properties are zoned RR and LC. RR allows for residential low density development. LC allows for general retail, business, and service uses that serve groups of neighborhoods and residential uses on the upper floors of non-residential establishments. The eastern properties, located across Cedar Creek Road, are the site for a car-wash, an automobile repair business and a storage unit facility. There is a residential subdivision located behind the storage unit facility.

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

The proposed condition is to rezone the properties to MR-5 with the condition of no more than three-hundred (300) units.

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 City's 2040 Comprehensive Plan goals as follows: Goal 1: Focus value and investments around infrastructure and strategic nodes; Goal 2: Promote compatible economic and commercial development in key identified areas; and Goal 4: Foster safe, stable, and attractive neighborhoods.

Further, the proposed amendment aligns with the City's 2040 Comprehensive Plan policies as follows: LUP 1: Encourage growth in areas well-served by infrastructure and urban services, including roads, utilities, parks, schools, police, fire, and emergency services; LUP 2: Encourage strategic economic development; LUP 4: Create well-designed and walkable commercial and mixed-use districts; LUP 5: Improve gateways; LUP 6: Encourage development standards that result in quality neighborhoods; LUP 7: Encourage a mix of housing types for all age and incomes; LUP10: Support land use, site design and capital improvement initiatives that increase resiliency and reduce impact from flooding and natural disasters.

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

No.

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

The proposed project addresses the community need for housing in the area.

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 subject properties are currently zone RR and SF-15, and the surrounding properties are zoned RR and LC. RR zoning allows for low density residential development. SF-15 zoning allows for single-family detached residential development and small-scale multi-family dwellings. LC zoning allows for general retail, business, and service uses that serve groups of neighborhoods and residential uses on the upper floors of non-residential establishments. The proposed change to MR-5/CZ will allow for development of a multi-family dwellings.

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

The proposed amendment will allow the subject properties to be developed as a multi-family development.

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

The proposed amendment will not encourage premature development.

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

The proposed amendment will not result in strip-style commercial development.

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 amendment will not create an isolated district unrelated to the adjacent surrounding zoning districts. The surrounding properties allow for residential development. Further, there is a subdivision located behind the storage unit facility that is located across Cedar Creek Road.

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

The proposed amendment will not result in significant adverse impacts on the property values of the surrounding lands.

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

The proposed amendment will not result in significant adverse impacts on the natural environment.

Primary Contact Information

Contractor's NC ID#:

Project Owner

Darrin Collins
Cedar Creek Road, LLC
324 Mason Street
Fayetteville, NC 28301
P:910-670-0630
darrin@cresfund.com

Project Contact - Agent/Representative

Victoria Clarkson
The Charleston Group
201 Hay Street , 2000
Fayetteville, NC 28302
P:9104852500
vclarkson@charlestongroup.com

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:
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: Attorney