



# Cross Creek “River Walk”

## Council Work Session

Development Services

# Zoning Overlay for Cross Creek "River Walk" Business and Entertainment District



- Boundary 
- Creek 

## Cross Creek “River Walk” Study Area

- 66 Parcels
- 72.72 Acres

## Zoning Designation

- Heavy Industrial (13 acres)
- Community Commercial (8.29 acres)
- Limited Commercial (7.29 acres)
- Neighborhood Commercial (.21 acres)
- **Mixed-Residential (43.93 acres)**

## Ownership (39 Separate Owners)

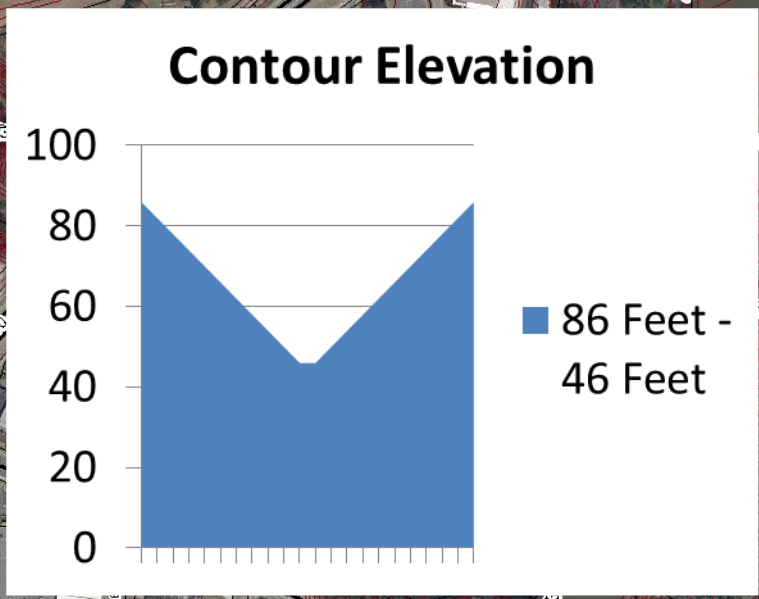
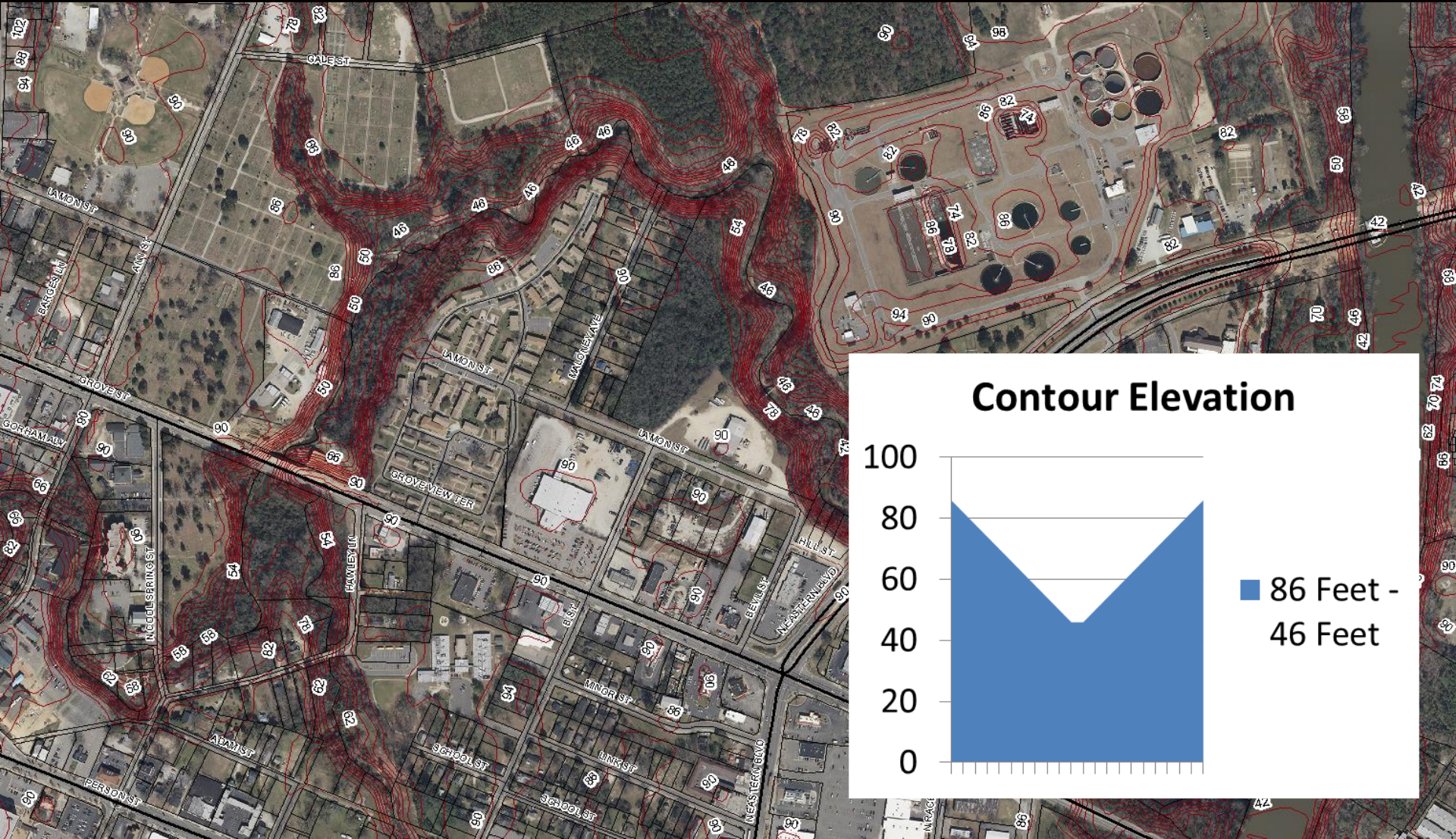
- 60 Parcels under 1 acre
- 6 Parcels over 1 acre
  - **29.4 acres – Fayetteville Metropolitan Housing Authority**
  - 13 acres – Peggy Culp Harkey
  - 7.69 acres – City of Fayetteville
  - 1.91 acres – Juan Macias
  - 1.6 acres – Bland Properties
  - 1.1 acres – K Investments LLC







# Topography





# Large Landowners

## Future of FAST and Environmental Services



29.4  
Acres

7.69  
Acres

13  
Acres

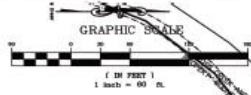


# Grove View Terrace 272 Units Proposed



**PROPOSED BUILDINGS**

BLDG. 1: TYPE I (2 STORY)	1
BLDG. 2: TYPE II (2 STORY)	1
BLDG. 3: TYPE IV (2 STORY)	1
BLDG. 4: TYPE IV (2 STORY)	1
BLDG. 5: TYPE I (2 STORY)	2
BLDG. 6: TYPE III (3 STORY)	2
BLDG. 7: TYPE I (2 STORY)	1
BLDG. 8: TYPE I (2 STORY)	2
BLDG. 9: TYPE IV (2 STORY)	2
BLDG. 10: TYPE II (3 STORY)	2
BLDG. 11: TYPE I (2 STORY)	3
BLDG. 12: TYPE IV (3 STORY)	3
BLDG. 13: TYPE IV (2 STORY)	3
BLDG. 14: TYPE IV (2 STORY)	3
BLDG. 15: TYPE II (2 STORY)	4
BLDG. 16: TYPE II (3 STORY)	4
BLDG. 17: TYPE I (2 STORY)	4
BLDG. 18: TYPE II (3 STORY)	4
(184) 2 BR (18 ADA)	
(28) 3 BR (10 ADA)	



CITY OF FAYETTEVILLE  
PUBLIC DEVELOPMENT  
P.O. BOX 67-2386  
FAYETTEVILLE, NC 28405  
PHONE: 910-447-0448  
FAX: 910-447-0485  
E-MAIL: DEVELOPMENT@CITYOFFAYETTEVILLE.ORG

**PROJECT DATA**

PROJECT: GROVE VIEW TERRACE  
PROJECT PNO: 0437-95-1910, 0437-95-4311  
DEED BOOK/PAGE: 4447 / 0451  
DEVELOPER / FINANCIALLY RESPONSIBLE PARTY: UNITED DEVELOPERS, INC.  
2829 BRIDLEWOOD AVENUE SUITE 201  
FAYETTEVILLE, NC 28303

CONTACT: MR. JAMES B. SMITH  
CONTACT NUMBER: (910) 485-6600

PROPERTY OWNER: FAYETTEVILLE METROPOLITAN HOUSING AUTHORITY

ENGINEER: MERCER DESIGN GROUP, PC  
P.O. BOX 1516  
204 STONE RIDGE BLVD.  
ASHEVILLE, NC 28804  
828-645-7088

**CROSS CREEK POINTE**

ZONING = MR-5 (MIXED RESIDENTIAL)  
CC (COMMUNITY COMMERCIAL)

TOTAL SITE = 30.03 AC.  
BUILDING AREA = 18.2 AC.  
OPEN SPACE SET-ASIDE = 17.79 ac±=8084 (20% req'd)  
GROSS RESIDENTIAL DENSITY ALLOWED: 18 DU/AC = 540 D.U. MAX  
PROPOSED DENSITY = 272 DU (28 ADA UNITS INCL.) = 9.06 DU/AC

SETBACKS: FRONT: 25 FT  
SIDE: 15 FT  
REAR: 30 FT

BUILDING SEPARATION: 20 MIN.  
RULING HEIGHT: MAX FLOOR (3-STORY) = 36 FT  
24-FEET (3-STORY) = 38 FT

PARKING SPACES REQUIRED:  
2.0 SP/DU UNIT = 2.0x272 DU=544 SPACES  
(28 ADA SPACES INCL.=11% OF UNIT COUNT)

PARKING SPACES PROVIDED:  
2.0 SP/DU UNIT = 2.0x272 DU=544 SPACES  
(33 ADA SPACES INCL.=11% OF UNIT COUNT)

IMPERVIOUS AREA:  
EXISTING: 9.30 AC ±  
PROPOSED PAVEMENT & SIDEWALKS: 6.37 AC ±  
PROPOSED (UNPAVED): 4.10 AC ±  
TOTAL PROPOSED IMP: 10.48 AC ±  
DISTURBED AREA = 20.9 AC

**SITE AMENITIES**  
THE FOLLOWING ITEMS HAVE BEEN NOTED ON THE SITE PLAN TO BE PROVIDED WITH THE PROJECT:  
PLAY GROUND W/ EQUIPMENT & BENCH  
TOT LOT W/ EQUIPMENT & BENCH  
COVERED PICNIC AREA W/ TWO TABLES & GRILL (150 SF)  
OUTDOOR SITTING AREA/BENCHES (3 LOCATIONS)  
COVERED POSTAL FACILITY  
LANDSCAPED ENTRY + ENTRANCE SIGNS  
IRRIGATED LAWNS

**COMMUNITY BUILDING WITH THE FOLLOWING:**  
OFFICE W/ STORAGE AND HC TOILETS  
LAUNDRY ROOM W/ 14 WASHERS & DRYERS  
COMPUTER CENTER W/ HIGH SPEED INTERNET (2 STATIONS)  
MULTI-PURPOSE ROOM (250 SF MIN)  
COMMUNITY ROOM W/ KITCHENETTE

**REVIEWS**

**MDG**  
METROPOLITAN DESIGN GROUP

Apr 25, 2016

**STAGNER ARCHITECTURE, PA**  
ARCHITECTURE - CONSTRUCTION MANAGEMENT - DESIGN BUILD  
615 East Broad Avenue, Rockingham, North Carolina, 28379  
Phone 910-885-1111  
Fax 910-885-1111

**CROSS CREEK POINTE  
REDEVELOPMENT  
PHASE PLAN**  
SCALE: 1"=60'  
MDG No. 14-116  
COMM. NO.: 4230  
DRAWN BY: MDC  
CHECKED BY: JMS  
DATE: 3/9/2016  
SHEET NO. C-6

## River Walk Overlay

- River, gateways and potential activity centers

## Cross Creek Watershed Study

- EPA Section 205(j) Grant Program
- Public outreach October 18, 2017



## **“River Walk” Overlay can address:**

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### Site Design

- Building Placement, Design and Site Features
- Parking
- Landscaping and Screening
- Lighting
- Signs
- Circulation and Access





## **“River Walk” Overlay does not:**

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Impact existing single-family homes or duplexes

Allow new uses not previously permitted

Change ownership of property

Initiate specific development projects

Remove or replace existing environmental permit and approval requirements



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[www.cityoffayetteville.org](http://www.cityoffayetteville.org)

[www.faytv7.com](http://www.faytv7.com) [www.fayettevilleoutfront.com](http://www.fayettevilleoutfront.com)



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**OUTFRONT**



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