

CITY COUNCIL



ZONING CASES

April 28, 2025



Owner: Mitchell Lewis Nance

Applicant: George Rose, P.E.

Request: Single Family Residential 6 and 10 to Mixed Residential 5

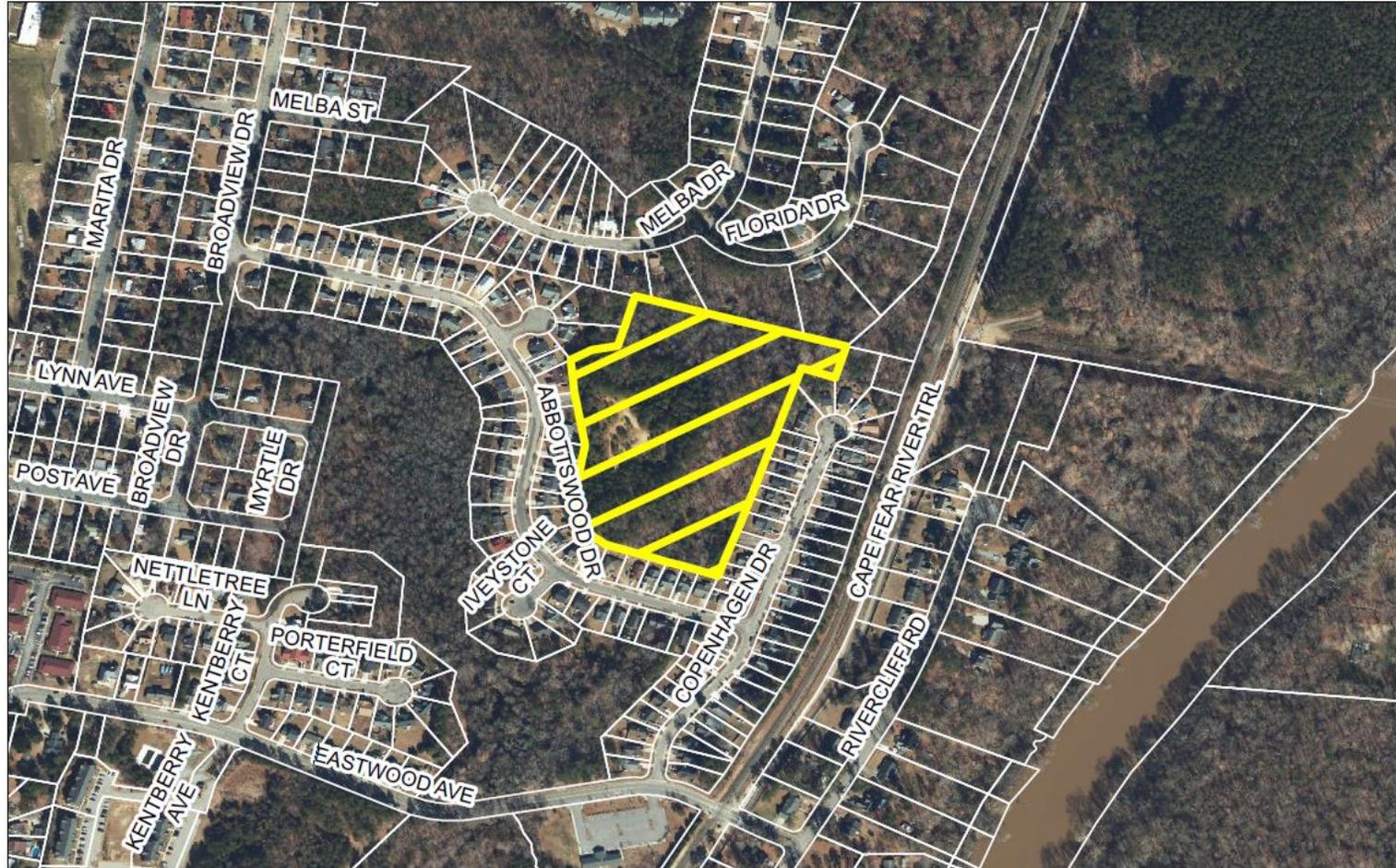
Location: Baltosrol Lane

Acreage: 10.71 acres +/-

District: 2 – Malik Davis

REID #: 0439908680000





Aerial Notification Map

Case #: P25-08

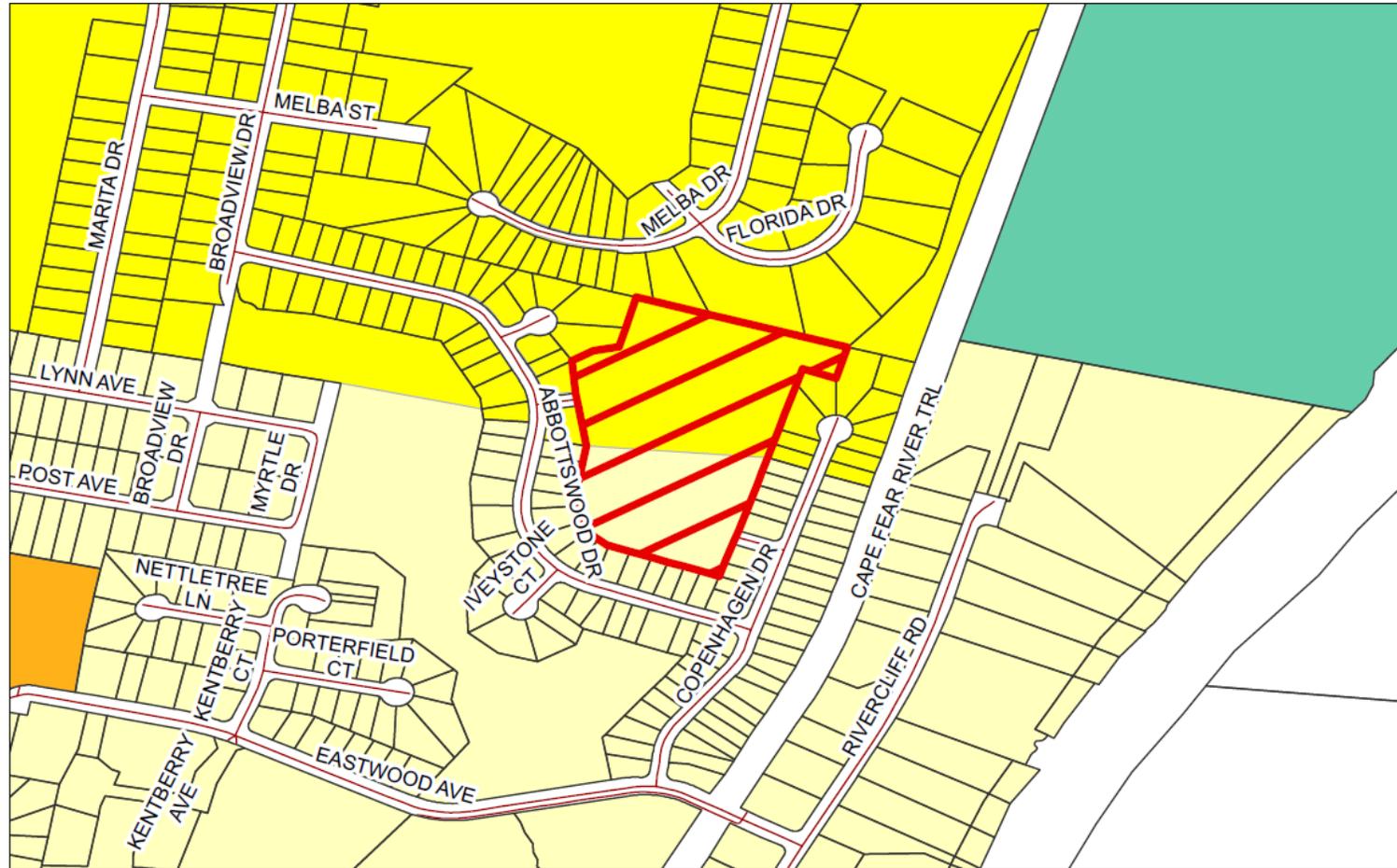
Request: Single Family Residential 6 (SF-6) and Single Family Residential 10 (SF-10) to Mixed Residential 5 (MR-5)

Location: 0 Baltosrol Ln

Legend
 P25-08



Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.



Zoning Map

Case #: P25-08

Request: Single Family Residential 6 (SF-6) and
Single Family Residential 10 (SF-10) to
Mixed Residential 5 (MR-5)

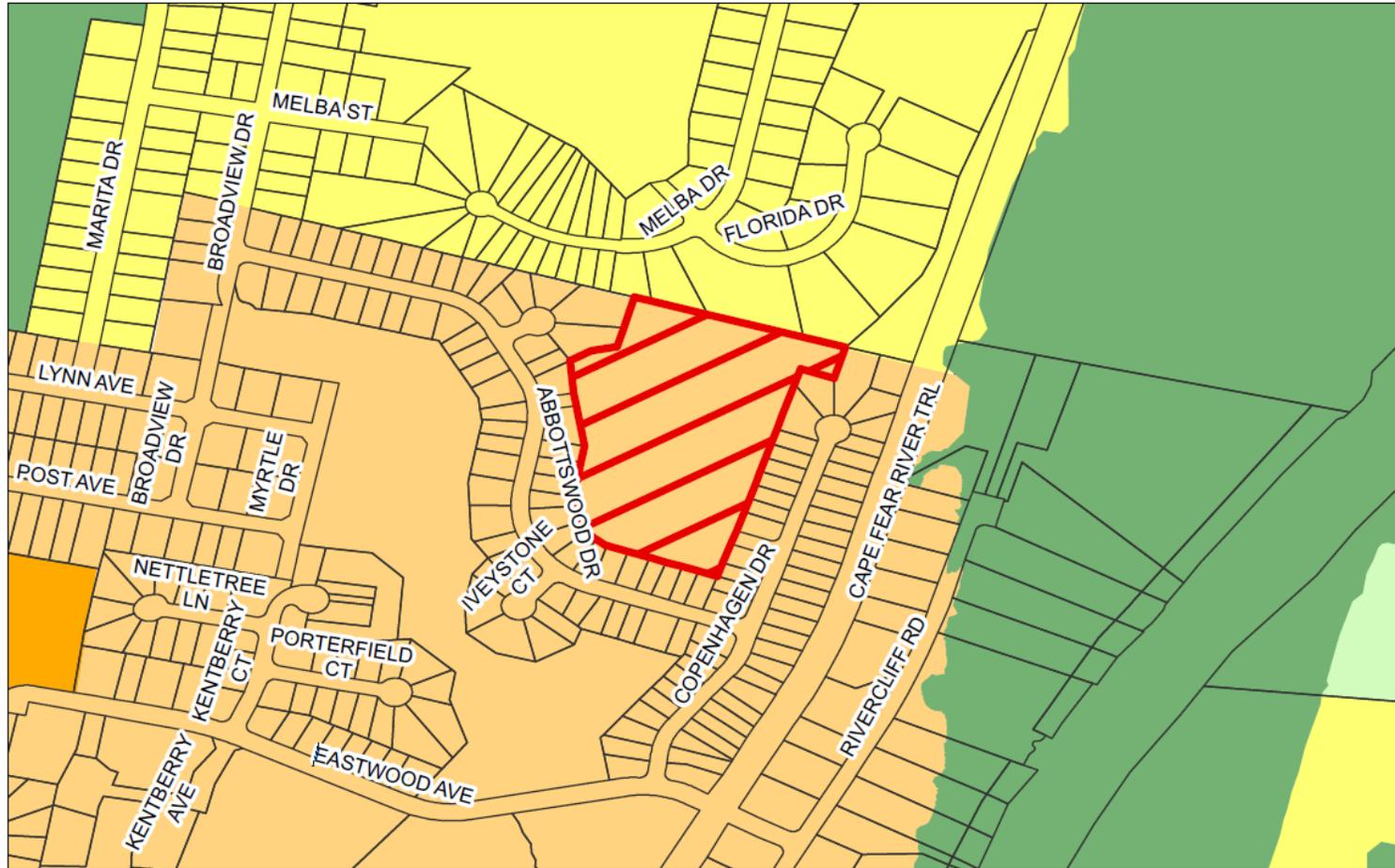
Location: 0 Baltosrol Ln

Legend

-  P25-08
-  LC - Limited Commercial
-  MR-5 - Mixed Residential 5
-  PND - Planned Neighborhood Development
-  SF-6 - Single-Family Residential 6
-  SF-10 - Single-Family Residential 10



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Land Use Map
Case #: P25-08

Request: Single Family Residential 6 (SF-6) and Single Family Residential 10 (SF-10) to Mixed Residential 5 (MR-5)

Location: 0 Baltosrol Ln

Legend



P25-08

Land Use Plan 2040

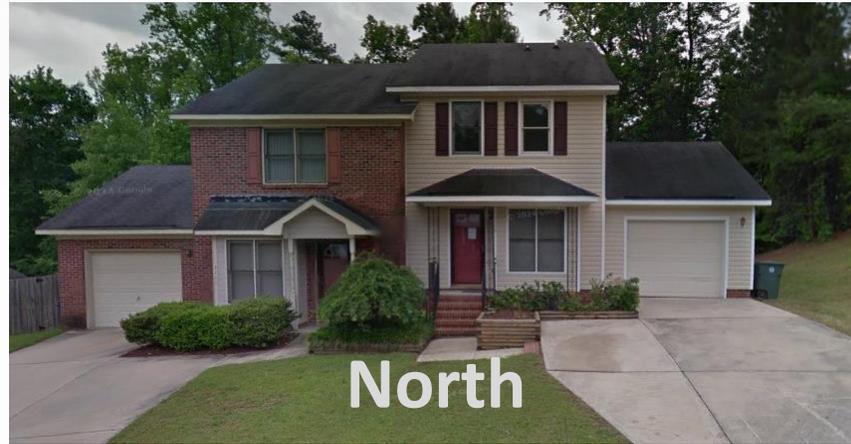
Character Areas

-  RU - RURAL
-  PARKOS - PARK / OPEN SPACE
-  LDR - LOW DENSITY
-  MDR - MEDIUM DENSITY
-  HDR - HIGH DENSITY RESIDENTIAL



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- The proposed rezoning aligns with the Future Land Use Plan and will clean up the zoning line on this single parcel.
- The MR-5 zoning district allows for a range of residential uses such as single family attached dwellings such as those found in the nearby Greenbrier subdivision as well as the single family detached dwellings seen in Eastwood Village.
- While the overall site is just over 10 acres, approximately 3 acres are developable due to substantial elevation changes across the property.
- The applicant has submitted a proposal for only 43 units due to the limitations caused by the elevation changes.

The Zoning Commission and Professional Planning Staff recommends that the City Council move to APPROVE of the map amendment to MR-5 based on the following:

- The proposed zoning map amendment does implement the policies adopted in the Future Land Use Plan (FLUP) and those policies found in the Unified Development Ordinance (UDO);
- The uses permitted by the proposed change in zoning district classification and the standards that apply to such uses are appropriate in the immediate area of the land to be reclassified due to the existing zoning and uses surrounding this property;
- No other factors will substantially affect public health, safety, morals, 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 of the map amendment request based on the evidence submitted and finds that the map amendment is inconsistent with the Future Land Use Plan.



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