# CITY COUNCIL


# ZONING CASES

*August 25, 2025*

FAYETTEVILLE NC

# CASE NO. P25-30

**Owner:** 2211 Rosehill Development LLC

**Applicant:** Valoris Capital Partners

**Request:** Single Family Residential 6 to Mixed Residential 5

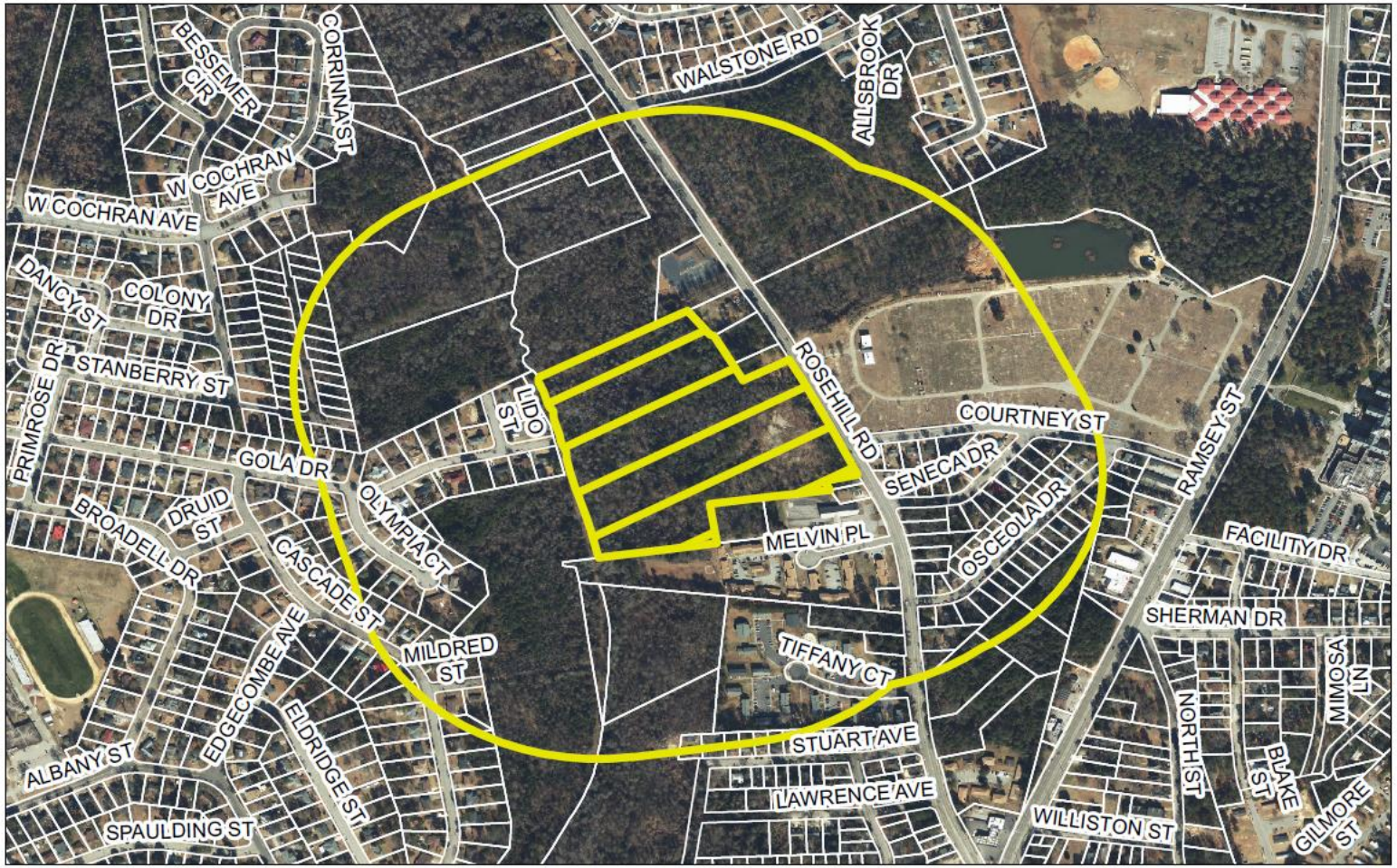
**Location:** 2211 Rosehill Rd

**Acreage:** 21.27 acres ±

**District:** 2

**REID #:** 0438470005000

# Subject Property




## Aerial Notification Map

Case #: P25-30

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

Location: 2211 Rosehill Rd
0438470005000

**Legend**

P25-30

P25-30 Notification Radius

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

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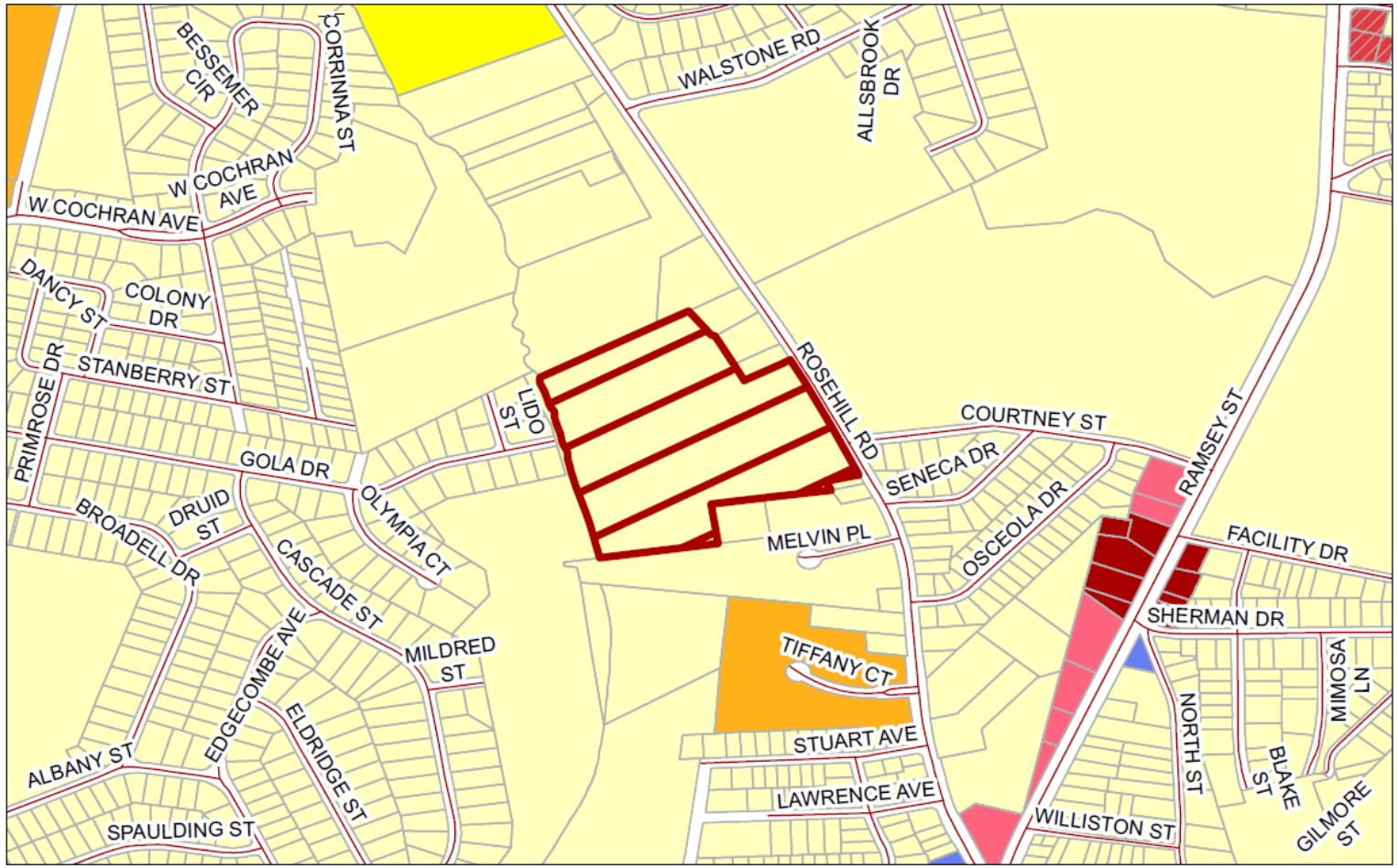
# Zoning Map




## Zoning Map
**Case #: P25-30**

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

**Location:** 2211 Rosehill Rd
0438470005000

**Legend**

- P25-30
- CC - Community Commercial
- LC - Limited Commercial
- MR-5 - Mixed Residential 5
- NC/CZ - Conditional Neighborhood Commercial
- OI - Office & Institutional
- SF-6 - Single-Family Residential 6
- SF-10 - Single-Family Residential 10

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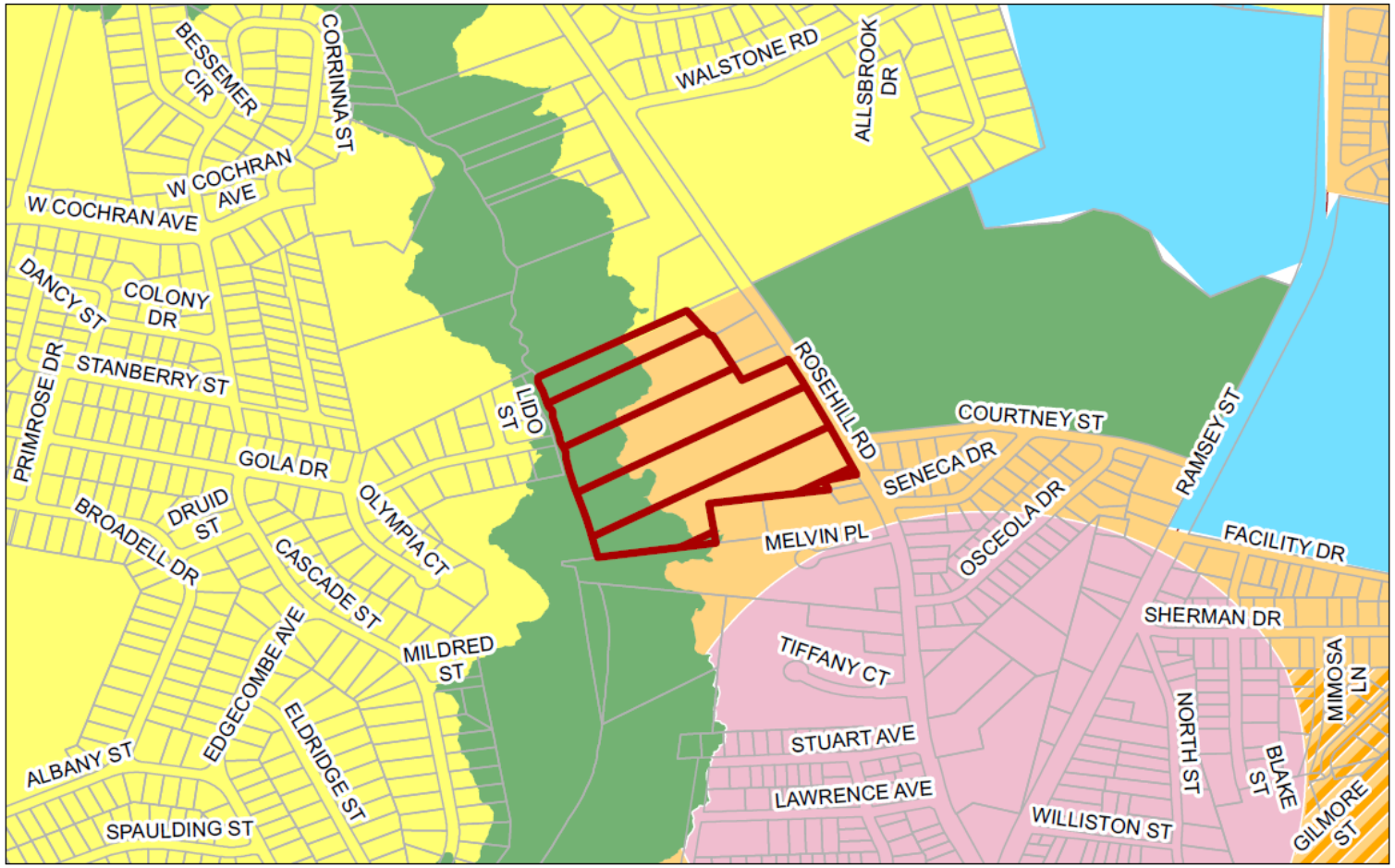
# Land Use Map




**Land Use Map**
**Case #: P25-30**

Request: Rezoning
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Mixed Residential 5 (MR-5)

Location: 2211 Rosehill Rd
0438470005000

**Legend**
P25-30
**Land Use Plan 2040**
**Character Areas**
- PARKOS - PARK / OPEN SPACE
- LDR - LOW DENSITY
- MDR - MEDIUM DENSITY
- NIR - NEIGHBORHOOD IMPROVEMENT
- NMU - NEIGHBORHOOD MIXED USE
- OI - OFFICE / INSTITUTIONAL

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# Subject Property

# Surrounding Properties


# Analysis & Recommendation

**Analysis**:

- The Mixed Residential 5 zoning district is consistent with the Land Use Designation of Medium Density Residential by supporting a variety of housing types at moderate densities which aligns with surrounding development including nearby multi-family.
- The size, location, and proximity to existing infrastructure make the site suitable for this type of medium density residential development.

**Recommendation**:

The Professional Planning Staff recommends APPROVAL of the map amendment to Mixed Residential 5 (MR-5) Zoning based on:

- The proposed amendments to the existing conditional zoning implement policies adopted in the Future Land Use Plan and the Unified Development Ordinance.

- The uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified due to the proposed number of units and the required number of parking spaces associated with this type of use;

- There are no other factors, which will substantially adversely affect the public health, safety, morals, or general welfare when built in accordance with the conditions.

# Options

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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