

Project Overview
#899236
Project Title: Dundle Road Property

Jurisdiction: City of Fayetteville

Application Type: 5.1) Rezoning (Map Amendment)

State: NC

Workflow: Staff Review

County: Cumberland

Project Location
Project Address or PIN: 3459 DUNDLE RD (9495105082000) **Zip Code:** 28306

GIS Verified Data
Property Owner: Parcel

- 3459 DUNDLE RD: MOHLER HOMES, INC.

Acreage: Parcel

- 3459 DUNDLE RD: 1

Zoning District:
Subdivision Name:
Fire District:
Airport Overlay District:
Hospital Overlay District:
Coliseum Tourism District:
Cape Fear District:
Downtown Historic District:
Haymount Historic District:
Floodway:
100 Year Flood:
500 Year Flood:
Watershed:
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: NC

Acreage to be Rezoned: 1

Is this application related to an annexation?: No

Water Service: Public

Sewer Service: Private

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

Property is vacant

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

Property is currently zoned AR. The property to the north is zoned NC. Most the surrounding property is being used for residential.

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 comprehensive plan. There is NC zoned property to the north.

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

No

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

There is a need in the community for residential housing. Rezoning from AR to NC will allow for an additional home to be constructed on the property.

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 property to the north is zoned NC. The proposed request will be consistent with the property to the north and compatible with the surrounding property.

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

The rezoning request is logical. The property to the north is zoned NC. NC is compatible with the surrounding AR zoning.

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

Premature development is not anticipated as a result of the rezoning request.

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

N/A

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.:

An isolated zoning district will not be created. The property to the north is also zoned NC.

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

No significant adverse impacts on the surrounding property value is anticipated.

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

No significant adverse impact to environment are anticipated. The property will be developed in accordance with the UDO and all federal and state requirements.

Primary Contact Information

Contractor's NC ID#:

Project Owner

Lorraine Mohler
Mohler Investments
2148 Rim Road
Fayetteville, NC 28314
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Project Contact - Agent/Representative

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4D Site Solutions, Inc
409 Chicago Drive, Suite 112
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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 \$30,000. :

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's #3 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 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: