

# CITY COUNCIL



# ZONING CASES

*November 27, 2023*



**Owner:** Juan & Denise Macias and JFC LLC

**Applicant:** George M. Rose, P.E.

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

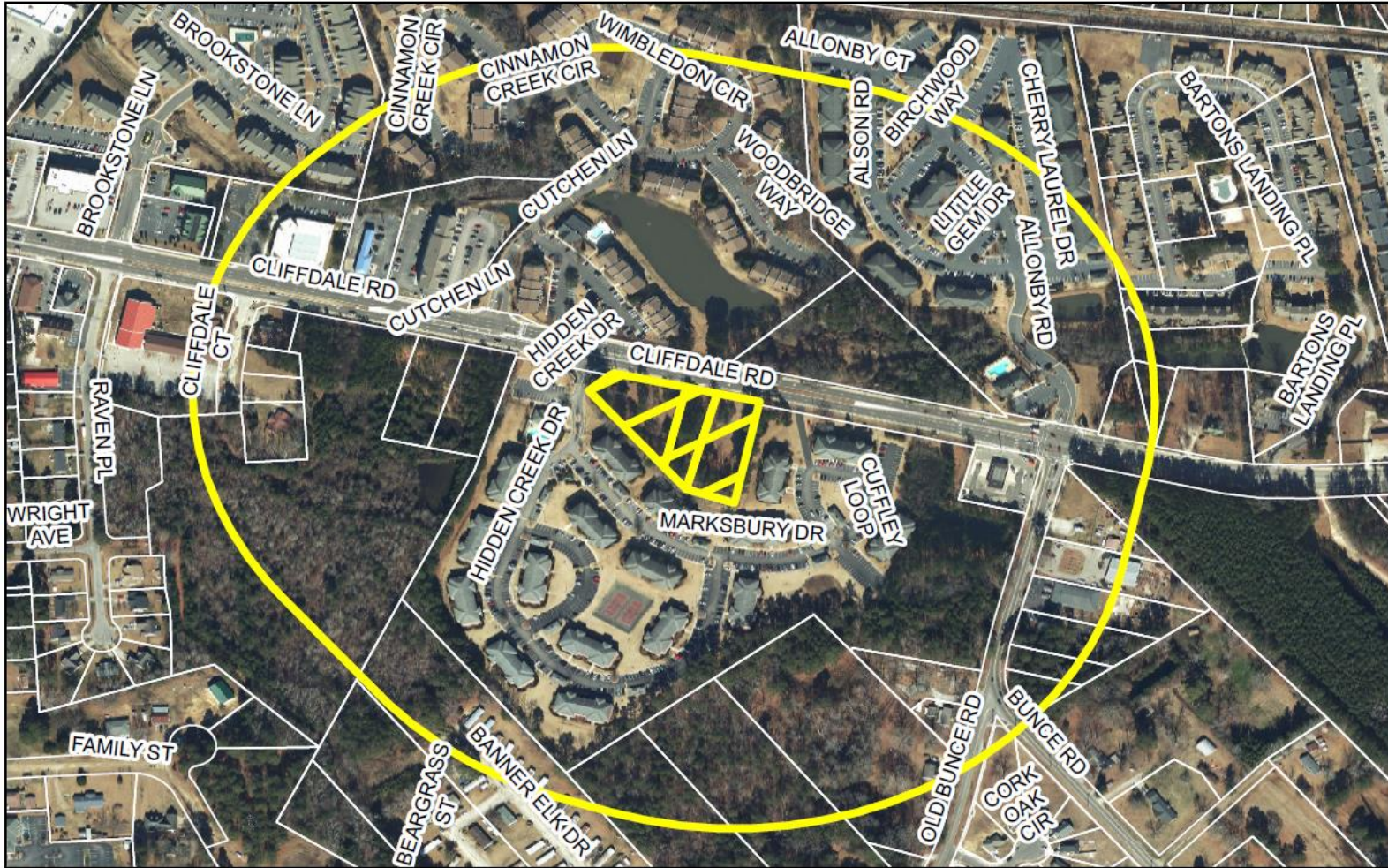
**Located:** 6677, 6655, and an unaddressed parcel on Cliffdale Road

**Acreage:** 2.8 acres

**District:** 7

**REID #:** 9497861260000, 9497863078000, and 9497862193000






### Aerial Notification Map

Case #: P23-41

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

Location: 0, 6655, and 6677 Cliffdale Rd

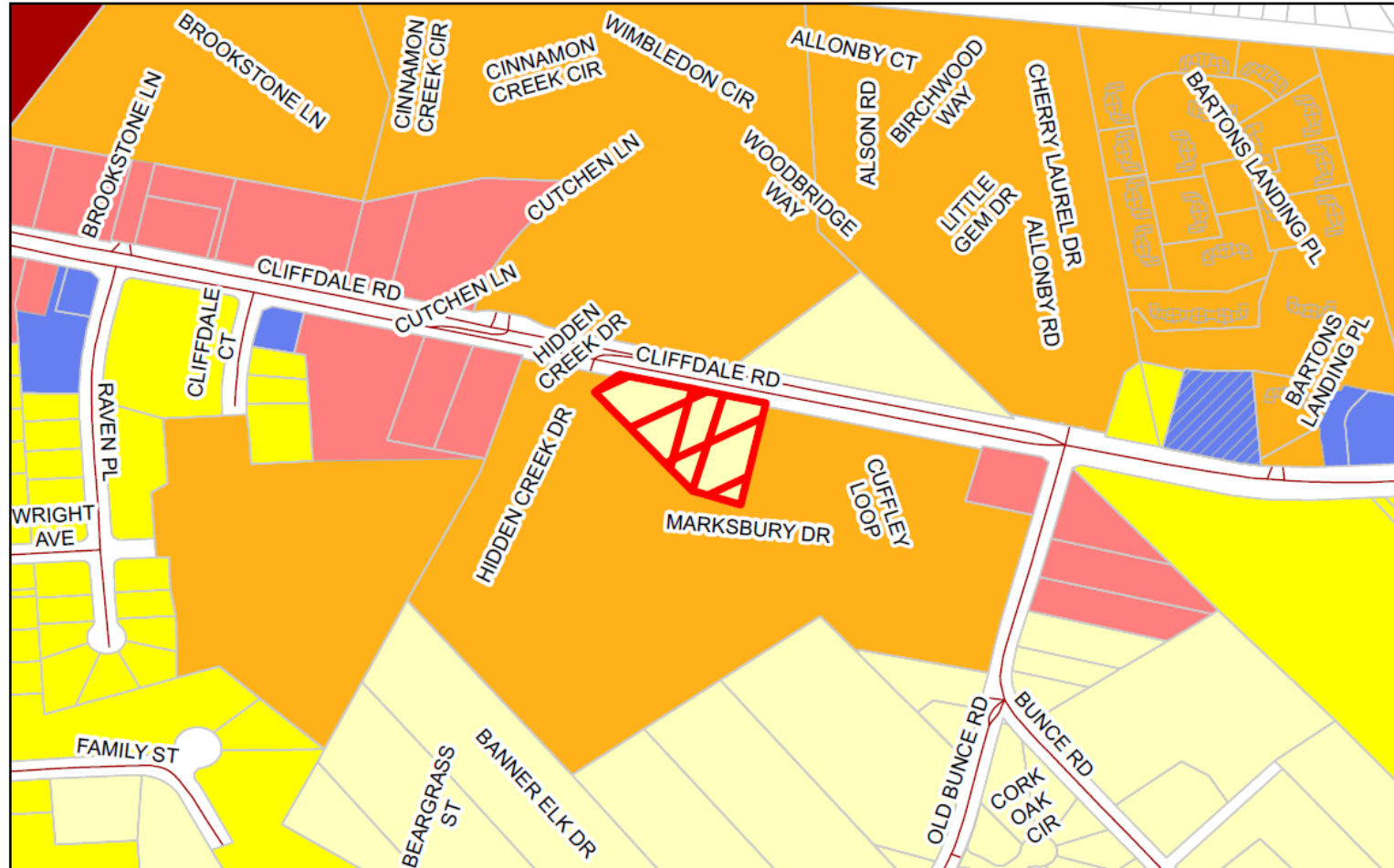
### Legend

-  P23-41
-  P23-41 Notification Buffer



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













## Zoning Map

Case #: P23-41

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

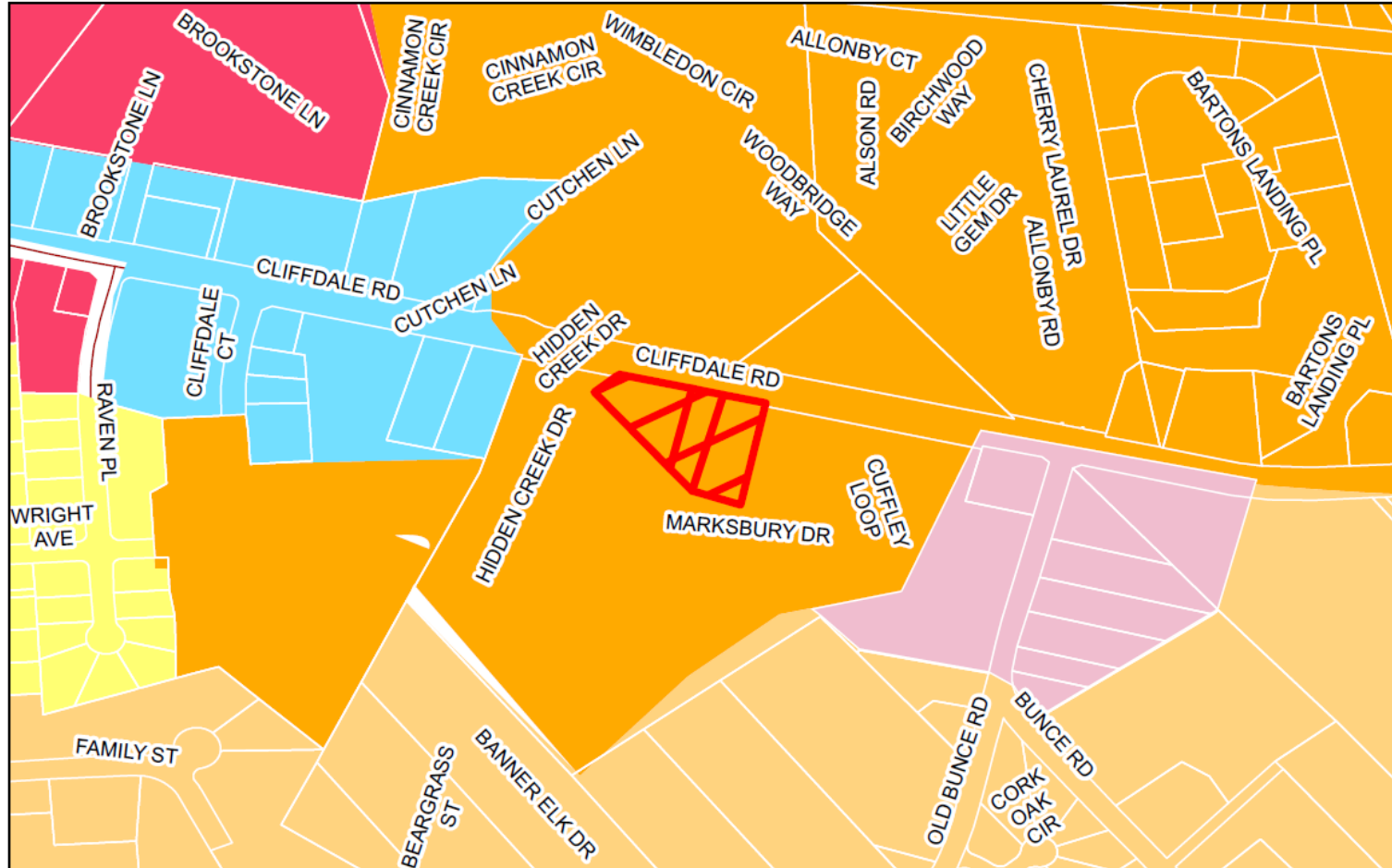
Location: 0, 6655, and 6677 Cliffdale Rd

### Legend

 P23-41	 OI - Office & Institutional
 CC - Community Commercial	 OI/CZ - Conditional Office & Institutional
 LC - Limited Commercial	 SF-6 - Single-Family Residential 6
 MR-5 - Mixed Residential 5	 SF-10 - Single-Family Residential 10



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## Land Use Map

Case #: P23-41

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


Location: 0, 6655, and 6677 Cliffdale Rd


### Legend


 P23-41


### Land Use Plan 2040


#### Character Areas


 LDR - LOW DENSITY

 MDR - MEDIUM DENSITY

 HDR - HIGH DENSITY RESIDENTIAL

 NMU - NEIGHBORHOOD MIXED USE

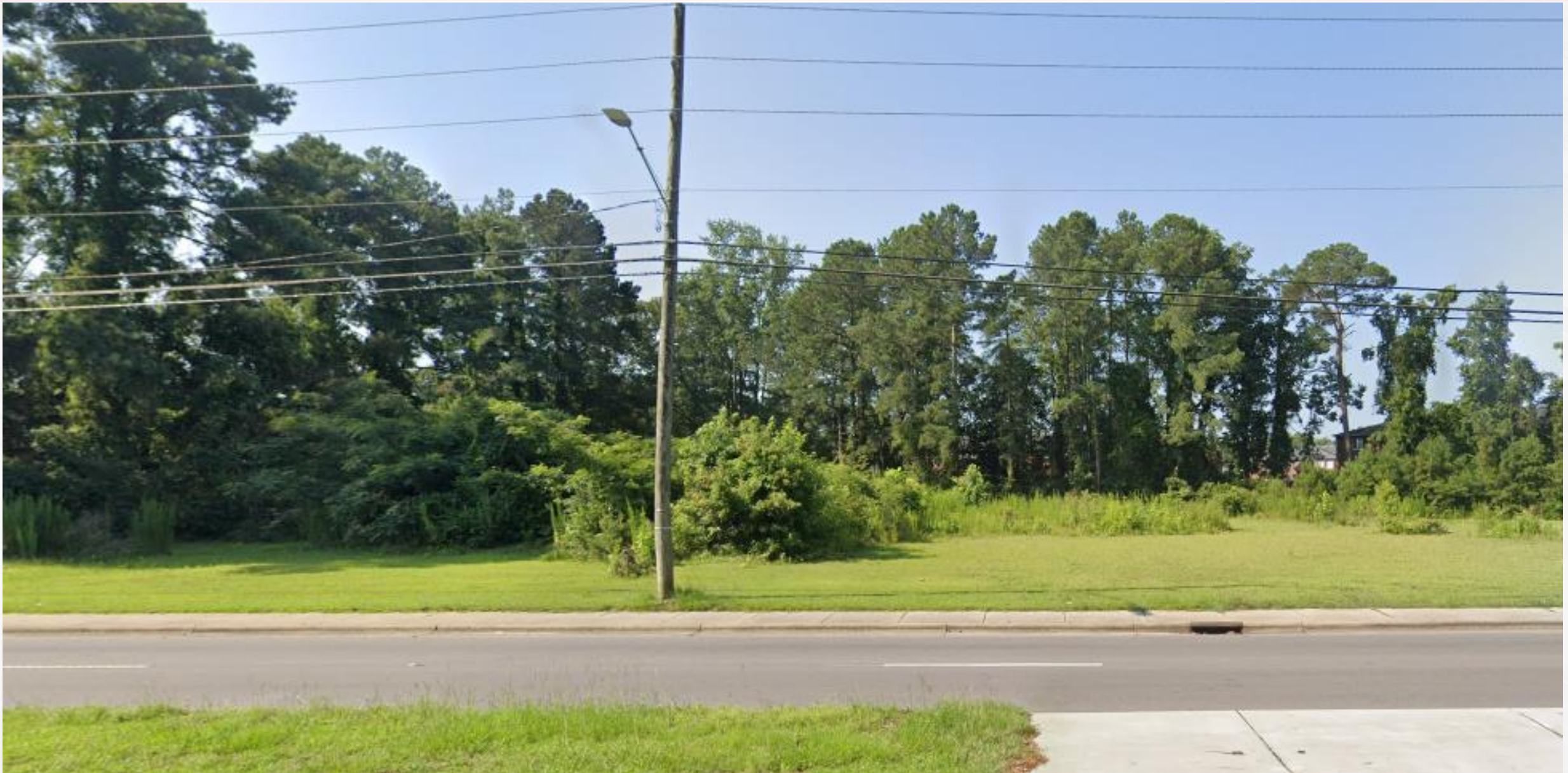
 CC - COMMUNITY CENTER

 OI - OFFICE / INSTITUTIONAL



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- The Future Land Use Plan calls for this area to develop as High Density Residential. The proposed MR-5 zoning designation would allow for this type of development.
- The current zoning designation of SF-6 is primarily intended for single family housing developments. This type of development is not in keeping with the Future Land Use Plan nor is it fitting for an area such as this section of Cliffdale Road.
- The subject property is located on a major thoroughfare and is entirely surrounded by an existing multi-family development.
- Approval of the rezoning would allow for the development of much-needed housing.



The Zoning Commission and Professional Planning Staff recommend that the City Council move to APPROVE the proposed map amendment to Mixed Residential 5 (MR-5) based on the following:

- The proposed zoning map amendment implements the policies adopted in the Future Land Use Plan (FLUP), and those policies found in the Unified Development Ordinance (UDO). The Future Land Use Plan calls for the subject property to be developed as High Density Residential.
- The uses permitted by the proposed change in zoning district classification and the standards that apply to such uses would be appropriate in the immediate area; and
- There are no other factors that will substantially affect public health, safety, morals, or general welfare.

1. Recommend approval of the map amendment to Mixed Residential 5 (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. Recommend 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. Deny the map amendment request based on the evidence submitted and finds that the map amendment is inconsistent with the Future Land Use Plan.





 **FAYETTEVILLE** <sup>NC</sup>  
AMERICA'S CAN DO CITY

[FayettevilleNC.gov](http://FayettevilleNC.gov)