

Case Number
P18-16F
Map Amendment
Application Form

433 Hay Street, Fayetteville, North Carolina 28301
910-433-1612 Fax # 910-433-1776

Submittal Date: 3-15-18 Approval/Denial Date: _____

Fee: \$700.00 Received By: Kestep

Notes:

1. A pre-application conference is mandatory prior to submission of an application for a map amendment.
2. Map amendment applications proposing re-classification from a Conservation (CD) zoning district to MR-5, OI, NC, LC, CC, MU, DT, LI, or HI require neighborhood meetings to be conducted prior to application submittal.
3. A map amendment application should be consistent with the comprehensive plan.
4. The City Council may not apply conditions of approval to a map amendment application.
5. All allowed uses within a proposed zoning district must be considered when considering a map amendment application, not just the particular use that the applicant is desiring to place on the property.
6. Applications seeking to "single out" a lot or site and applying for an exceptional zoning district designation may constitute illegal "spot zoning".

1. General Project Information

Project Address:	<u>5342 YADKIN ROAD Fayetteville, NC 28303</u>		
Tax Parcel Identification Number:	<u>0408-76-1091</u>		
Project Name:	<u>FELDBUSCH</u>		
Current Zoning District:	<u>SF-10</u>	Proposed Zoning District:	<u>LC</u>
Does an overlay district apply to this site? ☐ Yes ☐ No If so, which one(s)? _____			
Has the land been the subject of a map amendment application in the last five years? ☐ Yes ☒ No When? _____ Case #? _____			
Amount of land to be rezoned (in acres): _____		Is this application related to an annexation? ☐ Yes ☐ No	
Existing/proposed water service: ☒ Public ☐ Private		Existing/proposed sewer service: ☒ Public ☐ Private	

A) Please describe all existing uses of the land and existing structures on the site, if any (attach additional sheets if necessary).

currently it is a tri level home that we would like to change its Classification to light commercial.

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

Everything on both sides are commercial. Behind this house is residential, and across the street appears to be commercial on both sides.

2. Amendment Justification – Answer all the questions under this section. Attach additional sheets as necessary.

A) State the extent to which the proposed amendment is consistent with the comprehensive plan and all other applicable long-range planning documents.

All other properties nearby are commercial

B) Are there changed conditions that require an amendment?

None that we're aware of.

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

To keep the property in lock step with all other properties nearby which are commercial.

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.

All other properties left and right sides and across street are already commercial.

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

It will be commercial property that is consistent with other properties nearby.

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

None that I'm aware of.

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

It would be a small tract unless it's purchased with other tracts to construct multiple unit complex. Currently a small 3 to 4 unit is all that would fit.

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.

None

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

None

J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

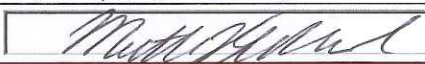
None

3. Submittal Requirement Checklist

(Submittals should include 2 copies of listed items, unless otherwise stated.)

☒	Pre-application conference completed
☒	Map Amendment Application Form
☐	Copy of an approved Certificate of Appropriateness (COA) if located within the HLO
☐	Rezoning Application Fee
☐	Site Plan Application fee
☐	A copy of the recorded deed, or a written legal description if application is for a portion of a larger tract
☐	Scaled drawing showing all existing structures, site features, and setbacks
☐	Elevations required if rezoning involves new construction or changes to an existing building
☐	Transportation analysis, if required

4. Primary Contact Information

Primary Point of Contact Name:	MATTHEW FELDBUSCH		
Mailing Address:	PO Box 42103 Fayetteville, NC 28309	Fax No.:	910 868 4452
Phone No.:	910 705 5005	Email:	mcr28309@yahoo.com
Signature:		Date:	3/5/18

5. Property Owner Information (if different from the primary point of contact)

Property Owner Contact Name:	Same as above		
Mailing Address:		Fax No.:	
Phone No.:		Email:	
Property Owner or Authorized Signature:			Date Signed: