

Project Overview

#1954501

Project Title: Northridge Park

Jurisdiction: City of Fayetteville

Application Type: 5.2) Conditional Rezoning

State: NC

Workflow: Staff Review

County: Cumberland

Project Location

Project Address or PIN:

Zip Code: 28301

- 0 MOUNT RAINER RD (0439300490000)
- 0 ROCK CREEK LN (0439302525000)

Is it in Fayetteville? If you're not sure, click this link: [Cumberland County Tax Office GIS system](#)

E911 Addressing confirmation, please ensure that new developments have an address assigned by Cumberland County E911 before submitting. There may be delays and penalties for not doing so.

GIS Verified Data

Project Address:

- 0 MOUNT RAINER RD
- 0 ROCK CREEK LN

General Project Information

Proposed Conditional Zoning District: MR-5/CZ - Conditional
Mixed Residential 5

Lot or Site Acreage to be rezoned: 17.61

Was a neighborhood meeting conducted?: No

Date of Neighborhood Meeting:

Number of Residential Units:

Nonresidential Square Footage:

Landowner Information

Landowner Name: Northridge Towns, LLC, et al.

Deed Book and Page Number: 11893/0322; 11899/0300

Written Description of Request - Answer all the questions under this section (upload additional sheets as needed).

A) Describe the proposed use of the rezoned land, including the proposed types of site improvements, buildings, uses, proposed activities, hours of operation, and operating characteristics.:

The proposed use is for multifamily residential units consisting of a mix of townhomes and apartments.

B) Describe the proposed conditions that should be applied.:

The proposed condition is to allow for no more than 200 residential units without restriction on use.

C) Please describe the zoning district designation and existing uses of lands adjacent to and across the street

from the subject site.:

The surrounding lots includes SF-10 and SF-6(CZ), consisting of single family residential units and two churches.

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 project is compatible with LU-6: Encourage development standards that result in quality neighborhoods; and LU-7: Encourage a mix of housing types for all ages and incomes. The requested conditional zoning will limit the residential units to no more than 200 residential units, which is less than the maximum single family density allowance for these properties, which single family density allowance is approximately 400 units.

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

Water and sewer infrastructure is established for these properties. Modification of the established infrastructure would be cost prohibitive to the development and the PWC. Additionally, the Fire Marshall requires ingress/egress from Rosehill Road, which requires modification of the previously planned development. These two conditions combined make the previously contemplated development of 125 residential units moot.

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

This development addresses the shortfall of homes needed in the City.

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.:

This development allows for additional residential housing that will set up this area towards the City's future growth plans.

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

This development is keeping with the City's proposed uses of this area and helps the city close the gap between the number of homes needed and those presently available.

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

The need for housing in the City has outpaced what has been constructed over the last several years. Rather than being a premature development, this project is a portion of a remedy for developments that have been delayed or postponed.

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

This is a redevelopment of an existing parcel and will not contribute to additional strip-style commercial development.

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.:

The requested rezoning is for the same type usage of the property presently. The only differentiation is for the modification of the condition from 125 residential units to 200 residential units. No use restriction was previously imposed.

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

There should only be positive impacts to the surrounding lands. The redevelopment will increase the values of adjacent properties through reinvestment in existing infrastructure.

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

These rezone plans are not substantial enough to have adverse impacts on the natural environment.

Primary Contact Information

Project Owner
Darrin Collins

Project Contact - Agent/Representative
Darrin Collins

Northridge Towns LLC
324 Mason St
Fayetteville, NC 28301
P:910-222-8763
admin@cresfund.com

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Indicate which of the following project contacts should be included on this project: Attorney,Other

Project Contact - Attorney

R. Jonathan Charleston, Esq.
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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 \$40,000. :

NC State Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Electrical Contractor #3 License Number:

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 #3 License Number:

NC State Plumbing Contractor #1 License Number:

NC State Plumbing Contractor #2 License Number:

Other

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