

Project Overview

#2067398

Project Title: ADG Townhomes

Jurisdiction: City of Fayetteville

Application Type: 5.2) Conditional Rezoning

State: NC

Workflow: Staff Review

County: Cumberland

Project Location

Project Address or PIN: 120 N COOL SPRING ST
(0437738825000)

Zip Code: 28301

Please see checklist for instructions for multiple buildings on a single parcel submittals

Is it in Fayetteville? A Fayetteville mailing address does not mean it is in the jurisdictional boundaries of the city. 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: 120 N COOL SPRING ST

General Project Information

Proposed Conditional Zoning District: DT2/CZ - Conditional
Downtown

Lot or Site Acreage to be rezoned: .47

Was a neighborhood meeting conducted?: No

Date of Neighborhood Meeting:

Number of Residential Units: 10

Nonresidential Square Footage: 4927

Landowner Information

Landowner Name: J&L REI Holdings

Deed Book and Page Number: 11653/0832

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 rezoning to Conditional DT2 will allow the development of residential dwellings on the property.

The project is intended to support residential infill within the downtown area and contribute to the growing demand for housing in proximity to employment centers, services, and amenities. Site improvements may include residential buildings,

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

The proposed Conditional DT2 zoning is intended to allow residential dwellings as the primary use of the property. Development of the site will comply with all applicable City of Fayetteville Unified Development Ordinance requirements, including standards related to building design, parking, landscaping, stormwater management, and other applicable development regulations.

associated parking areas, pedestrian access, landscaping, and utility connections consistent with City of Fayetteville development standards. The development will be designed to be compatible with the surrounding downtown environment and support the continued revitalization and residential growth of the downtown district.

The maximum density allowed for this property is four (4) units. This development is proposing to develop ten (10) units on the site. The condition request is to increase the max density from four (4) to ten (10). By allowing this increase, the City will allow key infill residential development to occur in the Downtown area.

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

The subject property is located within the downtown area and is surrounded by a mix of downtown zoning districts and uses. Nearby properties include DT2 and DT1 zoning districts within walking distance, as well as a mixture of residential, commercial, and service-oriented uses typical of a downtown environment. The surrounding development pattern reflects the mixed-use and urban character of the downtown district, making the proposed residential development compatible with adjacent and nearby uses.

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 from DT2 to Conditional DT2 is consistent with the City of Fayetteville Comprehensive Plan and other applicable long-range planning documents. The request does not alter the underlying Downtown Urban Center land use designation or the intent of the DT2 district, but instead establishes conditional standards to ensure the proposed development is compatible with surrounding properties and supports the goals for downtown redevelopment. The conditional zoning will allow the property to be developed in a manner that promotes appropriate infill development, enhances economic activity, and maintains consistency with the vision for the downtown area as outlined in the City's adopted plans. As such, the request remains consistent with the Comprehensive Plan and supports orderly growth and development within the DT2 district

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

Yes. The amendment is requested to establish conditional DT2 zoning for the property. The conditional zoning will allow the site to be developed with specific conditions that address the proposed project and ensure compatibility with surrounding development. These conditions provide additional guidance on the intended use and development standards for the property while maintaining consistency with the overall intent of the DT2 district and the City of Fayetteville's long-range planning policies.

This development will add residential infill encouraging mix use in the area. This supports existing long range plans for the transitioning and development of the downtown.

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

The proposed amendment to Conditional DT2 will support the development of residential dwellings within the downtown area, helping meet the growing demand for housing in close proximity to employment, services, and amenities. The project promotes appropriate infill development and contributes to increased residential presence that supports local businesses and overall downtown vitality. Establishing Conditional DT2 zoning allows the property to be developed with standards that ensure compatibility with surrounding uses while advancing the City of Fayetteville's goals for sustainable growth and downtown revitalization.

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 proposed Conditional DT2 zoning is compatible with the existing and planned mix of residential, commercial, and downtown uses in the surrounding area. The development of residential dwellings at this location supports the continued growth of downtown living while maintaining consistency with the character and intensity of development within the DT2 district. The Conditional DT2 designation is appropriate for the property as it allows residential development while establishing conditions that ensure the project remains compatible with surrounding properties and contributes to the overall vitality and redevelopment of the downtown area.

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

The proposed Conditional DT2 zoning supports a logical and orderly development pattern by allowing appropriate residential infill within the downtown area. The amendment aligns with the existing development pattern of mixed residential and commercial uses and encourages continued investment in the downtown district. By allowing residential dwellings in this location, the amendment promotes walkable urban development, strengthens the downtown residential population, and supports the City of Fayetteville's long-term vision for a vibrant and sustainable urban center.

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

The proposed amendment will not encourage premature development. The property is located within the established downtown area where infrastructure, utilities, road access, and surrounding development are already in place. The request supports appropriate infill development within an existing urban environment and is consistent with the City of Fayetteville's plans for continued growth and revitalization of the downtown district.

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

The proposed amendment will not result in strip-style commercial development. The request is intended to allow residential dwellings within the DT2 district, which supports the City of Fayetteville's goals for increased residential presence in the downtown area. The development represents appropriate urban infill and contributes to a balanced mix of uses rather than auto-oriented strip 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 proposed amendment will not create an isolated zoning district unrelated to adjacent or surrounding zoning districts. The request maintains the DT2 base zoning designation and simply establishes conditional standards for development of the property. The amendment remains consistent with the surrounding zoning pattern, including nearby downtown zoning districts such as DT1 within walking distance, and supports the continued development of the downtown area in a manner that is compatible with surrounding properties and uses.

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

The proposed amendment is not expected to result in significant adverse impacts on the property values of surrounding lands. The development of residential dwellings within the downtown district supports continued investment and revitalization in the area, which can contribute positively to surrounding property values. The request maintains the DT2 base zoning designation and is consistent with nearby downtown zoning districts, including DT1 within walking distance, ensuring compatibility with the existing development pattern.

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

The proposed amendment is not expected to result in significant adverse impacts on the natural environment. The property is located within an established downtown area where development and infrastructure are already present. Any future development will comply with all applicable City of Fayetteville regulations related to stormwater management, erosion control, and environmental protection, ensuring that impacts to the natural environment are minimized.

Project Owner

Jonathan Acevedo
J&L REI Holdings
6200 Ramsey Street , 125
Fayetteville , NC 28301
P:9107091267
ace@acedevgrp.com

Indicate which of the following project contacts should be included on this project: Developer,General Contractor

Project Contact - Agent/Representative

Jonathan Acevedo
Ace Landscaping & Construction LLC
6200 Ramsey Street , 125
Fayetteville, NC 28311
P:9109201112
Ace@acedevgrp.com

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$40,000. :

Project Contact - Developer

Jonathan Acevedo
Ace Development Group LLC
6200 Ramsey Street , 125
Fayetteville , NC 28311
P:9109201112
ace@acedevgrp.com

NC State Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Electrical Contractor #3 License Number:

Project Contact - General Contractor

Jonathan Acevedo
Ace Landscaping & Construction LLC
6200 Ramsey Street , 125
Fayetteville, NC 28311
P:9109201112
Ace@acedevgrp.com

NC State General Contractor's License Number: 80659

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: