

Project Overview**#679224****Project Title:** 307 Owen Dr.**Jurisdiction:** City of Fayetteville**Application Type:** 5.1) Rezoning (Map Amendment)**State:** NC**Workflow:** Staff Review**County:** Cumberland**Project Location****Project Address or PIN:** 307 OWEN DR (0416999603000)**GIS Verified Data****Property Owner: Parcel**

- 307 OWEN DR: FONKE, JEROME E;FONKE, CAROLINA L

Acreage: Parcel

- 307 OWEN DR: 0.3

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:** LC**Acreage to be Rezoned:** .30**Is this application related to an annexation?:** No**Water Service:** Public**Sewer Service:** Public**A) Please describe all existing uses of the land and existing structures on the site, if any:**

Office building

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

Currently zoned ONI, across the street is CC and LC.

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.:**

City of Fayetteville has future plans for this property to be rezoned to LC, time period is unknown.

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

None known

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

Proposed plan will increase employment opportunities and taxes for city of Fayetteville.

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.:

Currently adjacent to LC and CC with future plans for the street to be LC as well.

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

Already consistent with future City of Fayetteville planning.

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

The growth of the area is needed while the hard corner at Reaford Rd and Owen Dr is already zoned CC as well as this being on the same side on the proposed rezoning property.

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

It does not.

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.:

It does not.

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

It should increase their values.

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

It will not.

Primary Contact Information

Project Contact - Agent/Representative

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Project Owner

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NC State License Number:

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$30,000. :

Contractor's NC ID#:

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