

Project Overview

#1027013

Project Title: Jossie Street

Jurisdiction: City of Fayetteville

Application Type: 5.1) Rezoning (Map Amendment)

State: NC

Workflow: Staff Review

County: Cumberland

Project Location

Project Address or PIN: 0 JOSSIE ST (0520795388000)

Zip Code: 28311

GIS Verified Data

Property Owner: Parcel

- 0 JOSSIE ST: JOSEPH GRIFFIN SR REVOCABLE TRUST AGREEMENT

Acreage: Parcel

- 0 JOSSIE ST: 21.05

Zoning District: Zoning District

- 0 JOSSIE ST: cnty

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: <100YearFlood>

500 Year Flood: <500YearFlood>

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: MR-5 Residential District

Acreage to be Rezoned: 21.05

Is this application related to an annexation?: Yes

Water Service: Public

Sewer Service: Public

A) Please describe all existing uses of the land and existing structures on the site, if any:

Vacant

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

The adjacent properties are within the Cumberland County limits. The property is surrounded by single family residences zoned R6, except the following:

1. The southwestern property is zoned R6A Residential District and is the site of multiple single family residences;
2. The southern property is zoned R6A; and
3. The eastern property is zoned RR Rural Residential.

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 is consistent with the City's 2040 Comprehensive Plan goals as follows: Goal 1: Focus value and investment around infrastructure and strategic nodes; and Goal 4: Foster safe, stable and attractive neighborhoods.

Further, the proposed amendment aligns with the City's 2040 Comprehensive Plan policies as follows: LU 1: Encourage growth in areas well served by infrastructure and urban services; LU 2: Encourage development standards that result in quality neighborhoods; and LU 7: Encourage a mix of housing types for all ages and incomes.

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

The property is under contract and the buyer desires to develop the property as a multi-family community.

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

The proposed project addresses the community need for housing in the area.

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 subject property is currently zoned R6 which allows for a mix of single and multi-family dwellings. The surrounding property is zoned R6A which also allows for a mix of single and multi-family dwellings. The proposed change to MR-5 will allow for the development of more multi-family dwellings.

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

The proposed amendment will allow the subject property to be developed as a multi-family development without the limitations of the number of units under the current R6 zoning district. The proposed change to MR-5 will allow for the development of multi-family dwellings.

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

The proposed amendment will not encourage premature development. The surrounding properties are established single family communities.

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.

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 district unrelated to the adjacent and surrounding zoning districts. Except for the eastern property zoned RR, the surrounding properties are either developed or the County's zoning designation allows for multi-family residential development.

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

The proposed amendment will not result in significant adverse impacts on the property values of the surrounding lands.

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

The proposed amendment will not result in significant adverse impacts on the natural environment.

Primary Contact Information

Contractor's NC ID#:

Project Owner

Darrin Collins

Alternative Investment Holdings, Inc.

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Fayetteville, NC 28303

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Project Contact - Primary Point of Contact for the Attorney

Catherine R. Washita Bamba, Esq.

The Charleston Group

201 Hay Street, Suite 2000

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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 \$30,000. :

NC State General Contractor's License Number:

Project Contact - Agent/Representative

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The Charleston Group

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jcharleston@charlestongroup.com

NC State Mechanical Contractor's #1 License Number:

NC State Mechanical Contractor's #2 License Number:

NC State Mechanical Contractor's #3 License Number:

NC State Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Electrical Contractor #3 License Number:

NC State Plumbing Contractor #1 License Number:

NC State Plumbing Contractor #2 License Number:

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