

CITY COUNCIL



ZONING CASES

March 25, 2024



Owner: Northridge Towns LLC

Applicant: Darrin Collins

Request: Modification to MR-5/CZ

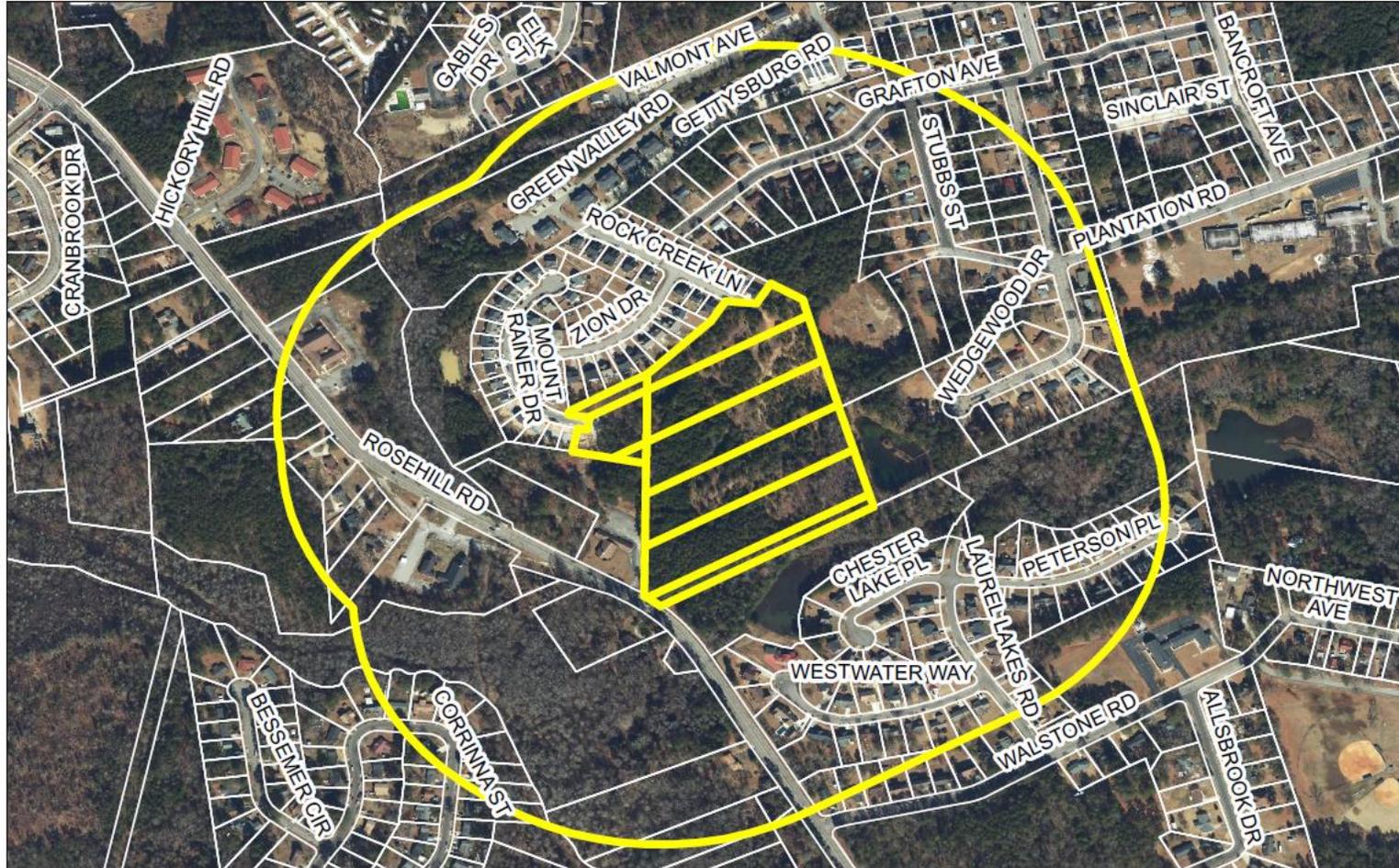
Located: 0 Rock Creek Lane and 0 Mount Rainer Road

Acreage: 17.61 acres ±

District: 3

REID #: 0439300490000 & 0439302525000





Aerial Notification Map

Case #: P24-10

Request: Rezoning
Modification of Mixed Residential 5 Conditional Zoning (MR-5/CZ)

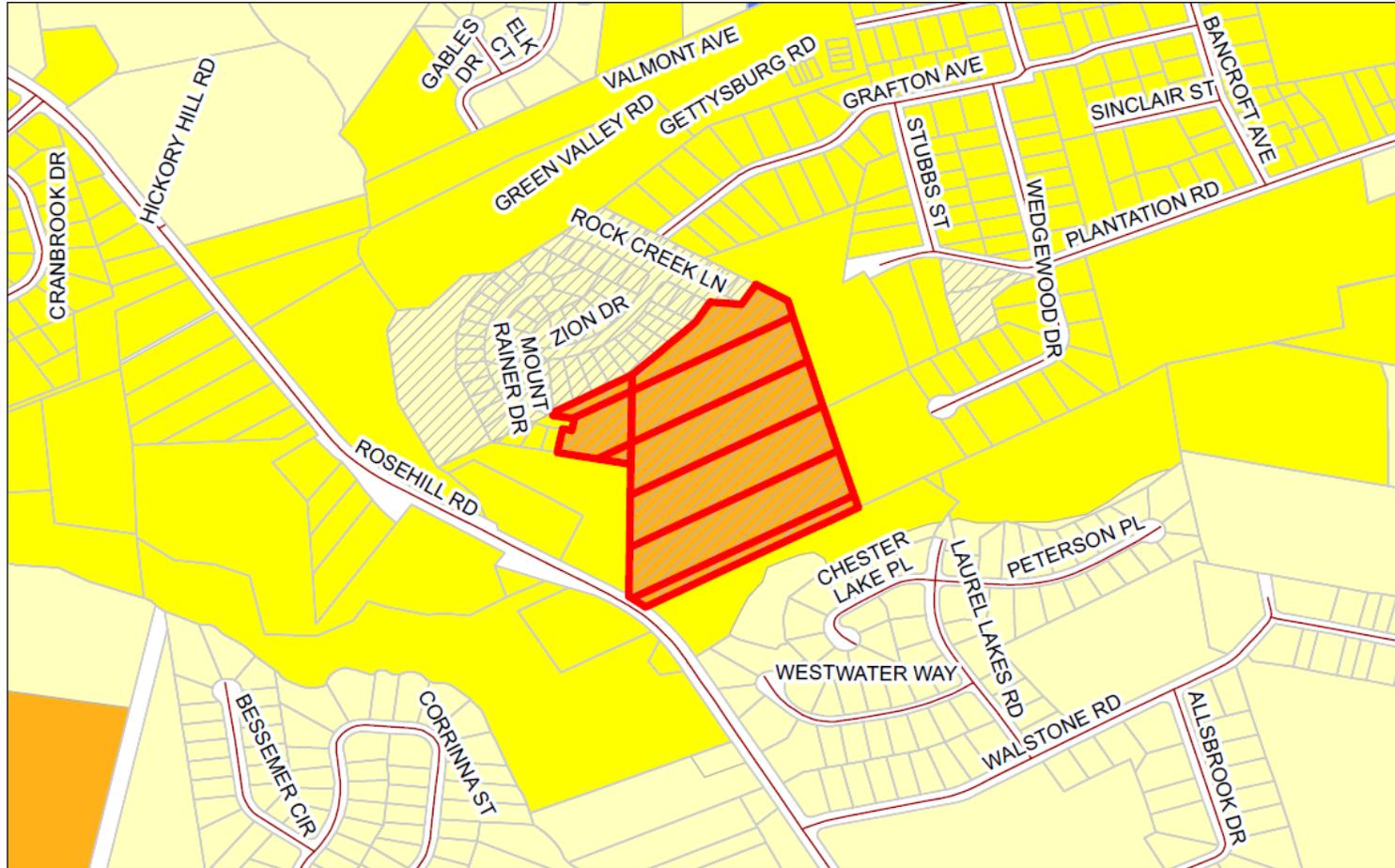
Location: 0 Rock Creek Ln & 0 Mount Rainer Rd
043930049000 & 0439302525000

Legend

 P24-10  P24-10 Notification Buffer



Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.



Zoning Map

Case #: P24-10

Request: Rezoning
Modification of Mixed Residential 5 Conditional Zoning (MR-5/CZ)

Location: 0 Rock Creek Ln & 0 Mount Rainer Rd
043930049000 & 0439302525000

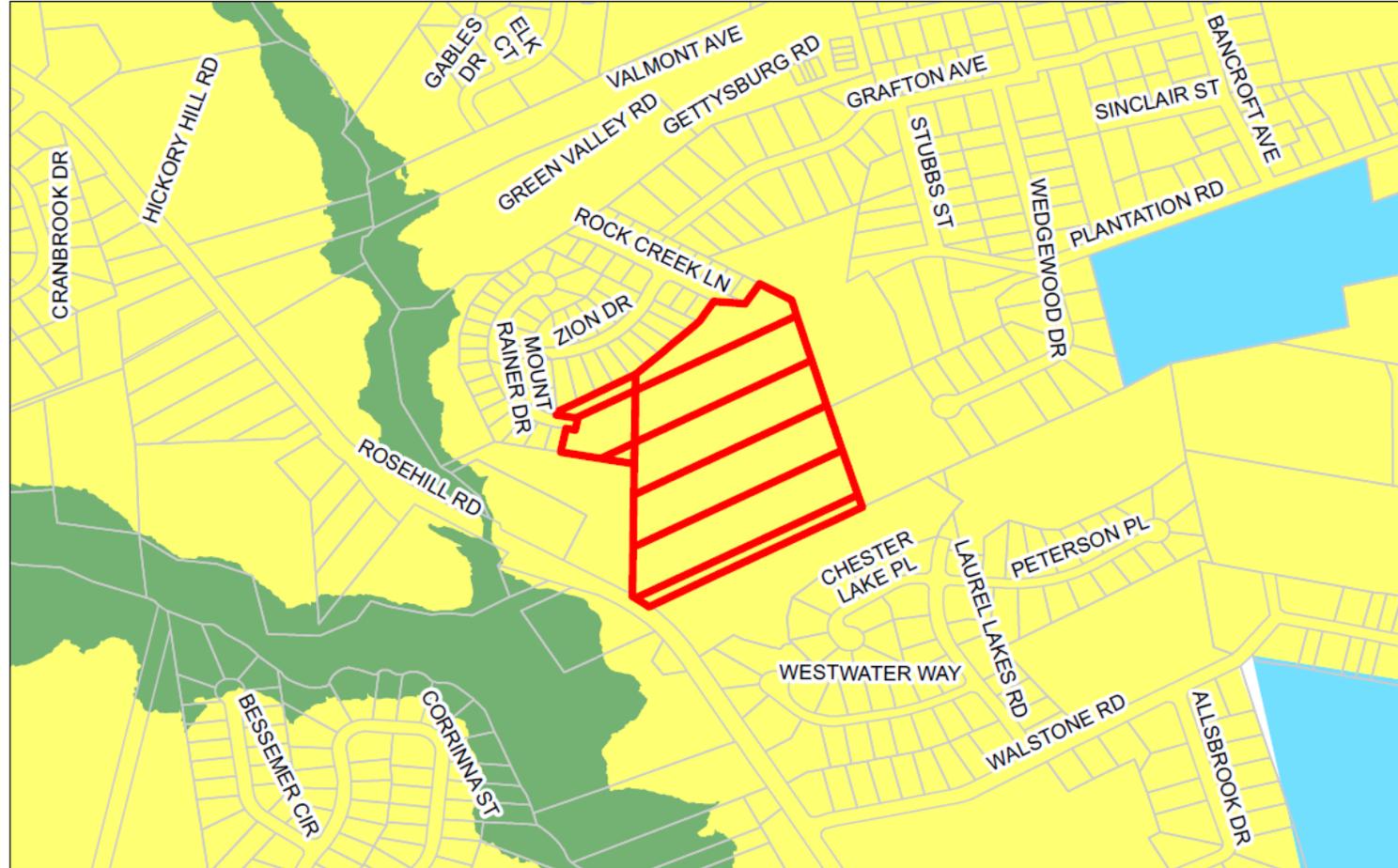
Legend

-  P24-10
-  MR-5/CZ - Mixed Residential 5 Conditional Zoning
-  MR-5 - Mixed Residential 5
-  OI - Office & Institutional
-  SF-6 - Single-Family Residential 6
-  SF-6/CZ - Conditional Single-Family Residential 6
-  SF-10 - Single-Family Residential 10



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Land Use Map

Case #: P24-10

Request: Rezoning
Modification of Mixed Residential 5 Conditional Zoning (MR-5/CZ)

Location: 0 Rock Creek Ln & 0 Mount Rainer Rd
043930049000 & 0439302525000

Legend



P24-10

Land Use Plan 2040

Character Areas

 PARKOS - PARK / OPEN SPACE

 LDR - LOW DENSITY

 OI - OFFICE / INSTITUTIONAL



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Proposed Condition:

- Maximum of 125 dwelling units

Previous Conditions

- Maximum of 66 single family dwellings

Analysis

- The proposed condition results in a density that mimics the SF-6 zoning district located to the north.
- While the MR-5 zoning district allows for a wide range of residential uses such as single family, two-to-four family, and multi-family dwellings, the proposed condition will limit the total number of units.
- Any residential development would add to the much needed housing stock for Fayetteville.

The Zoning Commission and Professional Planning Staff recommend that the City Council move to APPROVE of the proposed amendment to the MR-5/CZ zoning district based on the following:

- The proposed zoning map amendment implements the policies adopted in the Future Land Use Plan (FLUP), and those policies found in the Unified Development Ordinance (UDO). The Future Land Use Plan calls for the subject property to be developed as Low-Density Residential (LDR).
- The uses permitted by the proposed change in zoning district classification and the standards that apply to such uses would be appropriate in the immediate area; and
- There are no other factors that will substantially affect public health, safety, morals, or general welfare.

1. Approve of the amendment to the existing MR-5/CZ zoning district as presented based on the evidence submitted and finds that the rezoning is consistent with the Future Land Use Plan as demonstrated by the attached consistency and reasonableness statement (recommended);
2. Approve of the map amendment to a more restrictive zoning district based on the evidence submitted and finds that the map amendment would be consistent with the Future Land Use Plan and an amended consistency statement;
3. Deny the map amendment request based on the evidence submitted and finds that the map amendment is inconsistent with the Future Land Use Plan.



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