

CITY COUNCIL



ZONING CASES

January 22, 2024



Owner: Food Properties, LLC

Applicant: Jenkins Consulting Engineers, PA

Request: Community Commercial (CC) to Light Industrial Conditional Zoning (LI/CZ)

Located: 716 Whitfield Street

Acreage: 2.43 acres

District: 2

REID #: 0436183799000





Aerial Notification Map

Case #: P23-55

Request: Conditional Rezoning
Community Commercial (CC) to
Light Industrial Conditional Zoning (LI/CZ)

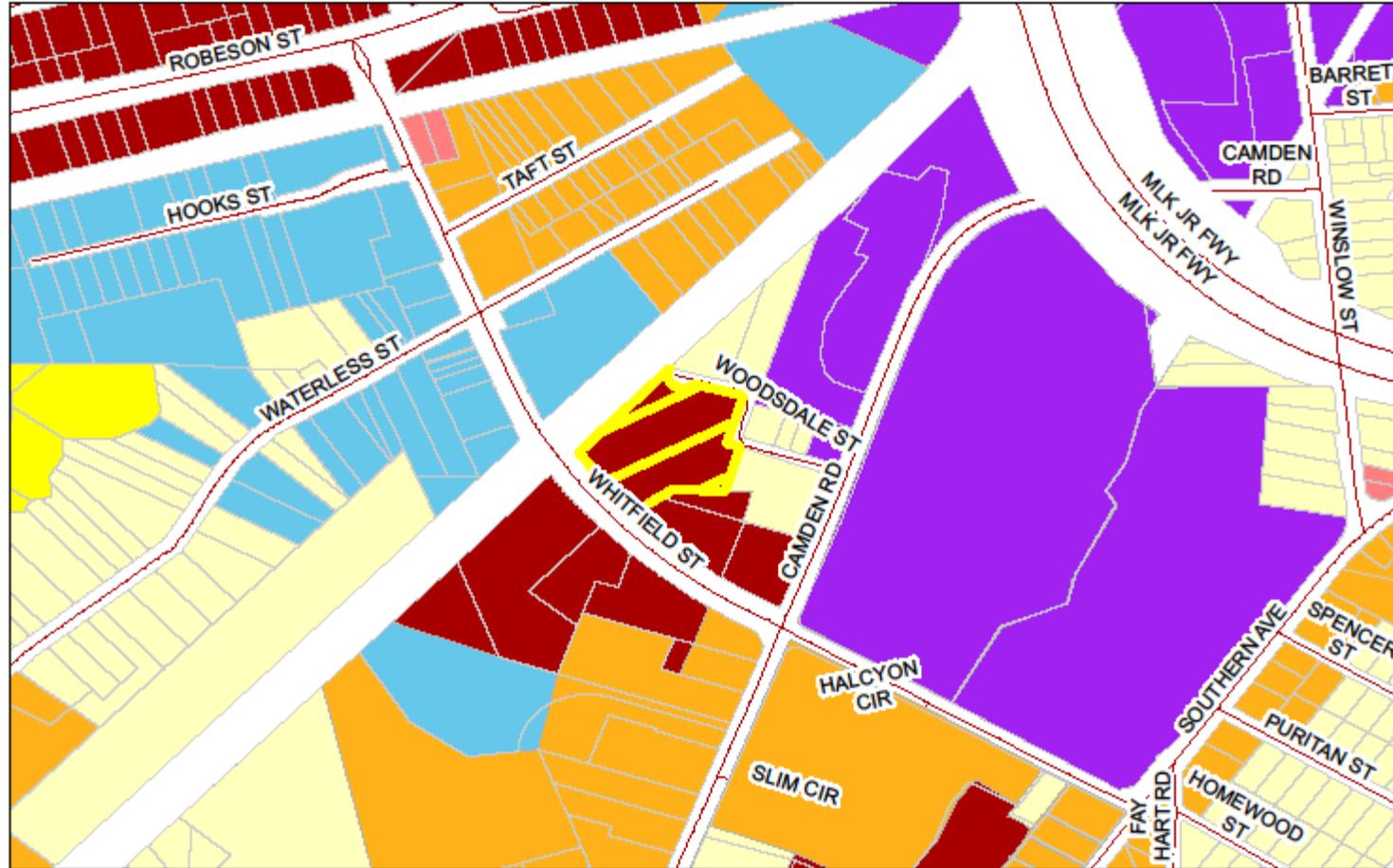
Location: 716 Whitfield St

Legend

 P23-55  P23-55 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 #: P23-55

Request: Conditional Rezoning
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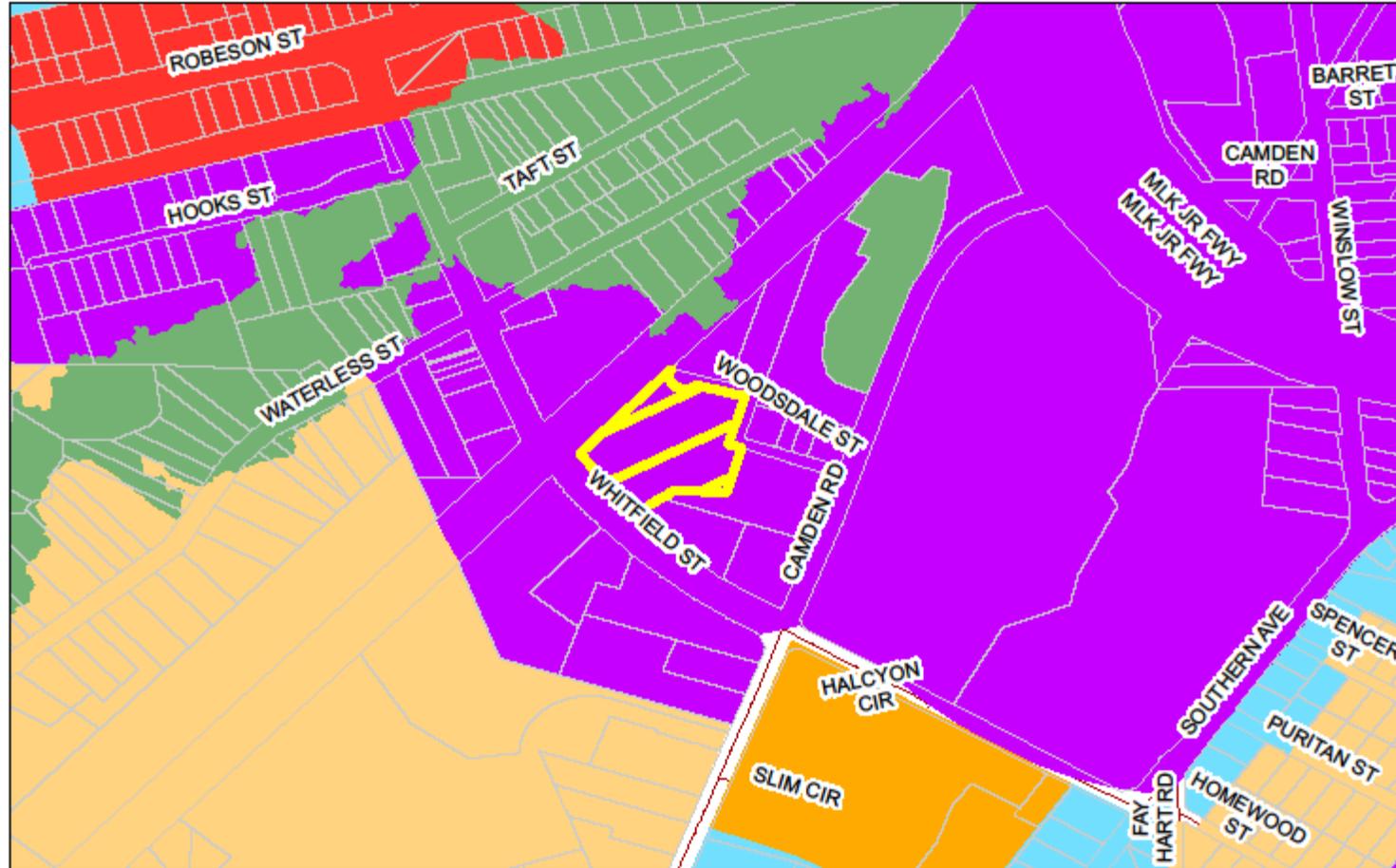
Location: 716 Whitfield St

Legend

 P23-55	 MR-5 - Mixed Residential 5
 CC - Community Commercial	 SF-6 - Single-Family Residential 6
 HI - Heavy Industrial	 SF-10 - Single-Family Residential 10
 LC - Limited Commercial	 County
 LI - Light Industrial	



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Land Use Map
Case #: P23-55

Request: Conditional Rezoning
Community Commercial (CC) to
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Location: 716 Whitfield St

Legend

 P23-55

Land Use Plan 2040

Character Areas

 PARKOS - PARK / OPEN SPACE

 MDR - MEDIUM DENSITY

 HOR - HIGH DENSITY RESIDENTIAL

 HC - HIGHWAY COMMERCIAL

 OI - OFFICE / INSTITUTIONAL

 EC - EMPLOYMENT CENTER

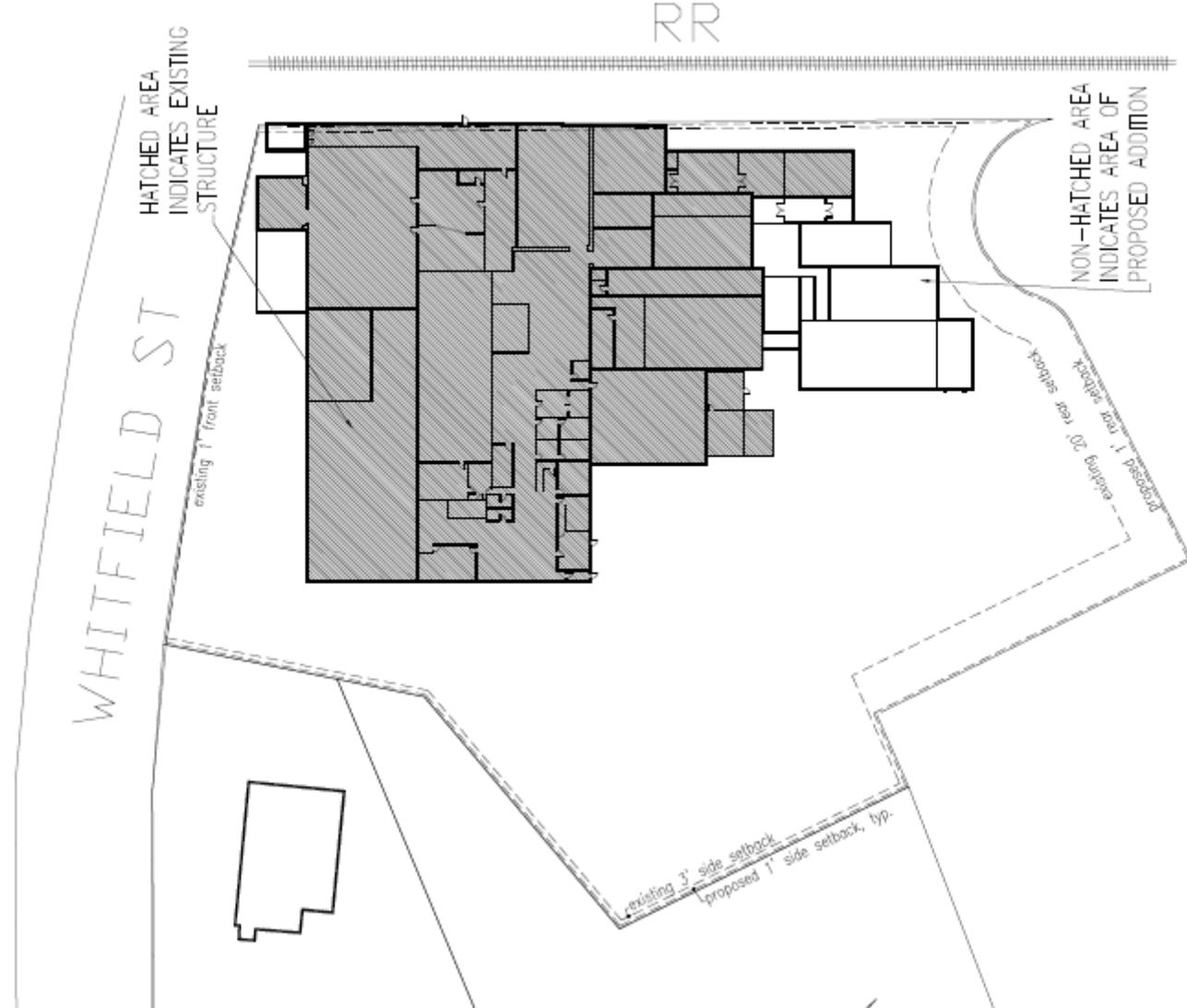


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Condition

- Reduce all required setbacks to one foot

Analysis

- Subject property and surrounding area were developed long before the adoption of the Unified Development Ordinance.
- The subject property and existing single-family house have existed in the current locations with little to no issues for many years.
- The proposed rezoning will not only address the existing non-conforming use but will address any non-conforming setbacks and allow for the continued growth of the site and business.

The Professional Planning Staff and Zoning Commission recommend that the City Council move to APPROVE of the proposed map amendment to LI/CZ 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 Industrial/Employment Center.
- 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. Approval of the map amendment to Limited Commercial (LI/CZ) 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. Approval 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. Denial 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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