

Project Overview**#722768****Project Title:** Kings Grant cont.**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 ? DR (0530484847000)**GIS Verified Data****Property Owner: Parcel**

- 0 ? DR: TUMBLEWEED HOLDINGS LLC

Acreage: Parcel

- 0 ? DR: 5.3

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:** SF10**Acreage to be Rezoned:** 5.3**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:****B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:**

Vacant

SF10 Zoning District allows for 10,000 s.f. minimum lot area for Residential Single Family dwellings. Adjacent land to the West is zoned SF15 with a single family subdivision use with 3 road stubs leading to the subject property. Land to the South and to the East is designated as a Planned Neighborhood Development (PND), used also as a single family subdivision with one road stub leading to the subject property. The site subject to this Rezoning application abuts NC HWY 295 to the North.

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.:

In accordance to the Fayetteville Future Land Use Plan on Page 10, the subject property is a new development of a previously vacant piece of land. In regards to Figure 6: North of I-295 on Page 18, this property lies in the region of Medium density development which is what this property aims to achieve in cooperation with Fayetteville's Long Term goals in the area. This development being SF10 would provide variety in an area of SF15 and PND, which follows LU-7 on Page 30 which desires a mix of smaller scale detached housing in the Medium Density Residential area.

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

No

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

The proposed rezoning allows for the community to have more access to a variety of different housing options. If approved, the road connections to the infill property will allow the neighborhood to meet the demands of a growing Fayetteville area with a multitude of different lot sizes and prices of the three different zoning designations in the same neighborhood (SF10, SF15, and PND).

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.:

This proposed rezoning is consistent with surrounding land uses as residential subdivisions dominate the immediate area adjacent to the subject property. Residential zoning in the area is more than appropriate, as it serves the community residents and service members of Fort Bragg and with a multitude of different housing options to meet their needs and the needs of their families.

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

This amendment is consistent with the land use plan as a medium density development, and is a new development on a vacant infill parcel.

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

The subject parcel is an infill property between two existing neighborhoods, and is the last vacant undeveloped property in the immediate area.

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

This proposed amendment does not result in a 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 zoning of the proposed amendment is consistent with the zoning designations of the adjacent and surrounding districts. Surrounding districts are SF15, PND, and SF10.

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

This new zoning amendment will allow for a brand new subdivision at a price point higher than much of the surrounding homes, therefore increasing the price of the existing homes.

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

This proposed amendment will not result in negative impacts to the natural environment.

Primary Contact Information

Project Contact - Agent/Representative

Michael Blakley
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Project Owner

Bobby Branch
Tumbleweed Holdings, LLC
402 Forestwood Park Road
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P:9197088465

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. :

Project Contact - Primary Point of Contact for Engineer

Michael Blakley

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Contractor's NC ID#:

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