

CITY COUNCIL



ZONING CASES

June 24, 2024



Owner: Cedar Creek Road LLC

Applicant: The Charleston Group

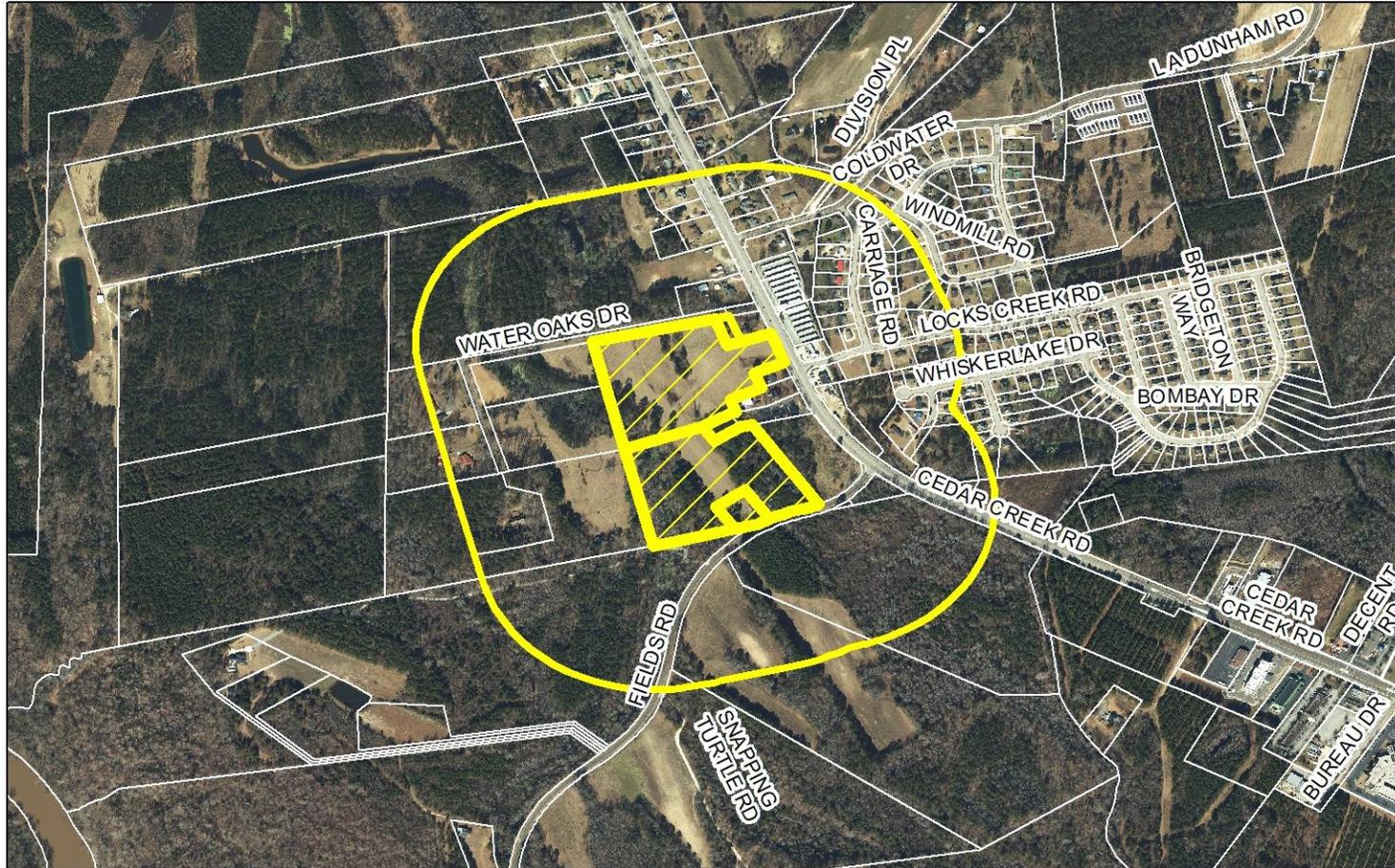
Request: Initial Map Amendment to Mixed Residential 5 Conditional (MR-5/CZ)

Located: 1666 & 1674 Cedar Creek Rd and 1678 & unaddressed parcel Fields Rd

Acreage: 27.72acres ±

District: 2

REID #: 0446709250000, 0446804556000, 0445894268000, 0445892478000



Aerial Notification Map

Case #: P24-22

Request: Rezoning
Rural Residential (RR)(County) to
Mixed Residential 5 Conditional (MR-5/CZ)

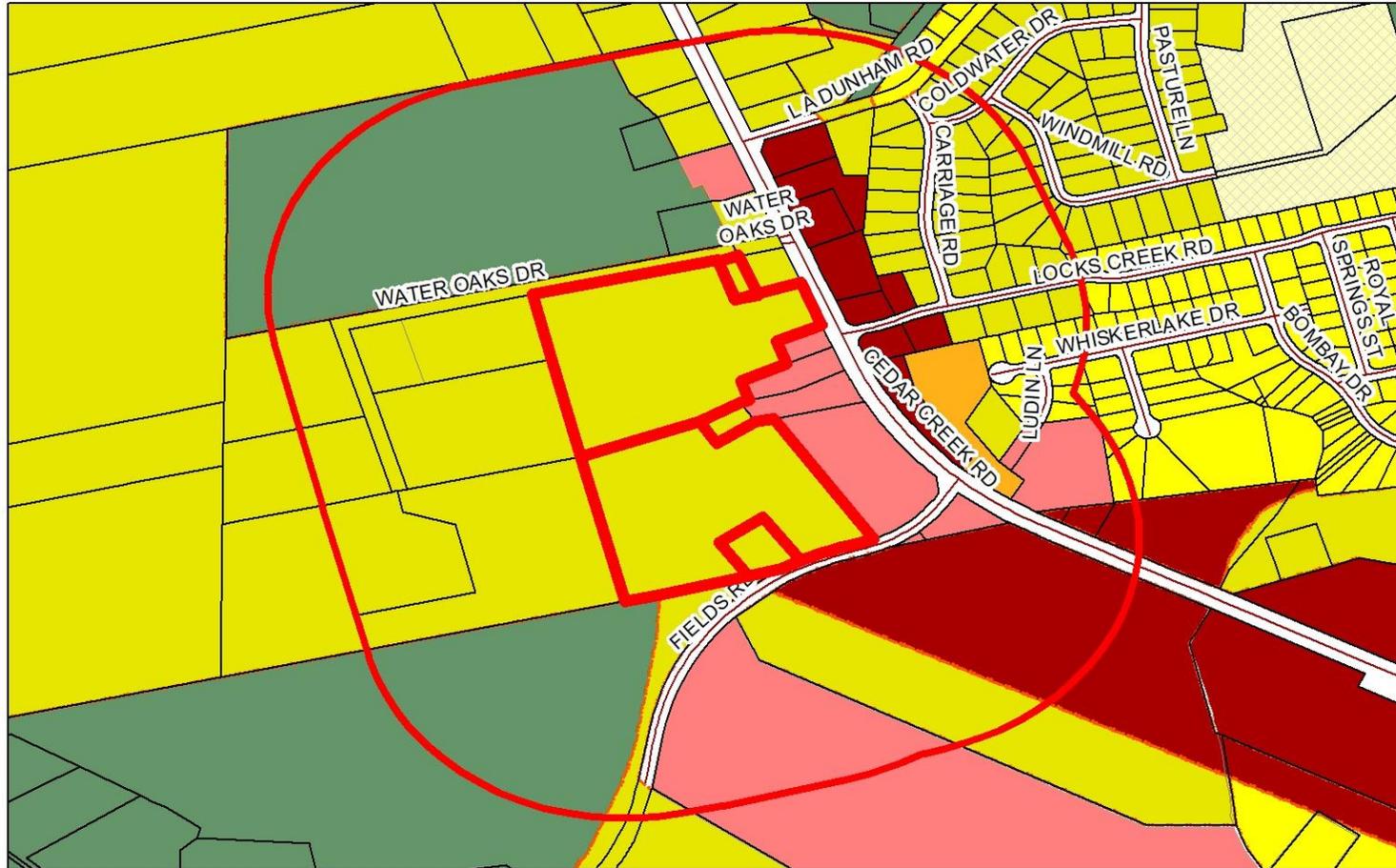
Location: 1666 & 1674 Cedar Creek Rd & unaddressed
and 1678 Fields Rd
REID 0446709250000, 0446804556000,
0445894268000, 0445892478000

Legend

 P24-22 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 #: P24-22

Request: Rezoning
 Rural Residential (RR)(County) to
 Mixed Residential 5 Conditional (MR-5/CZ)

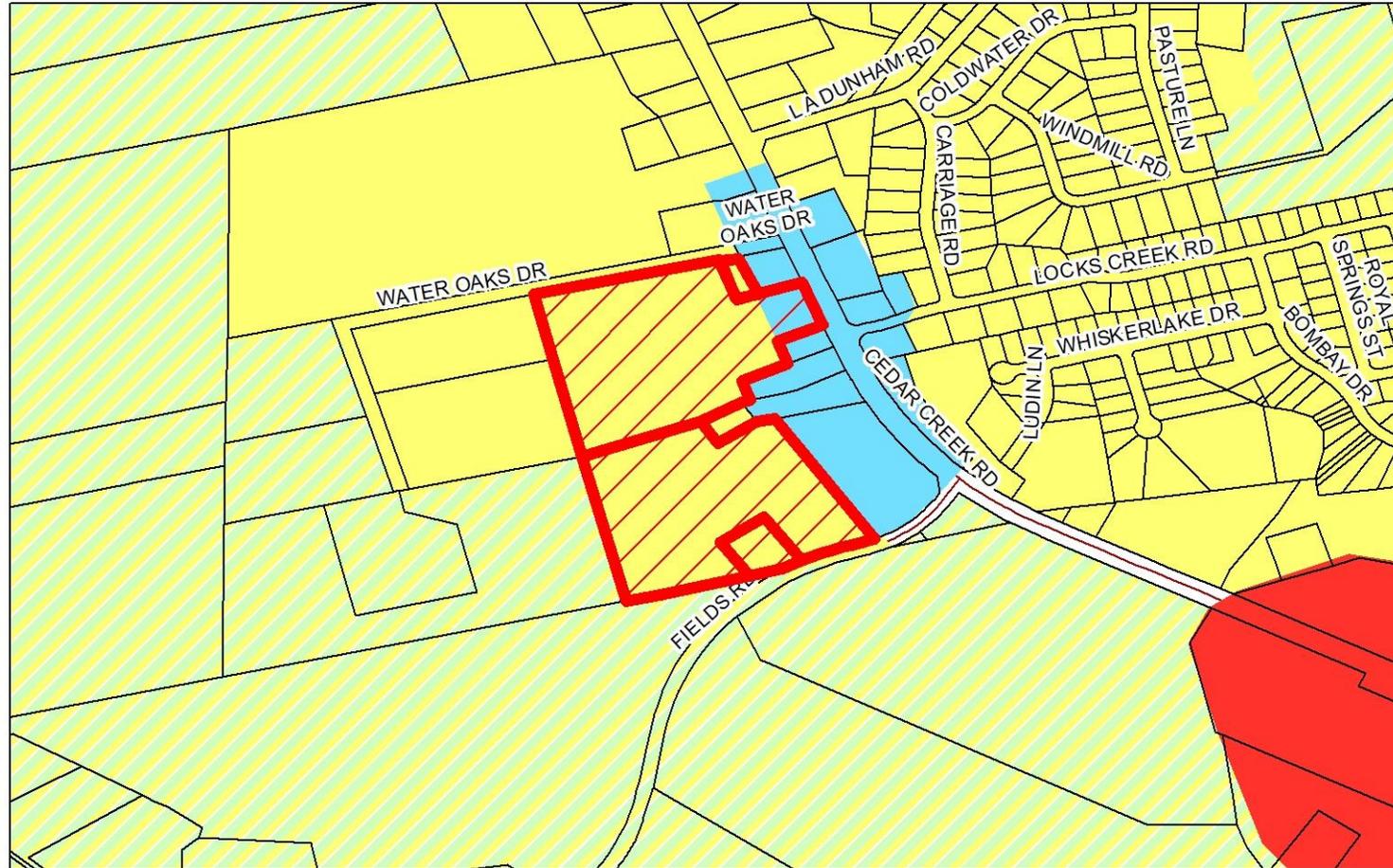
Location: 1666 & 1674 Cedar Creek Rd & unaddressed
 and 1678 Fields Rd
 REID 0446709250000, 0446804556000,
 0445894268000, 0445892478000

Legend

-  A1
-  C(P)
-  R10
-  RR
-  AR - Agricultural-Residential
-  CC - Community Commercial
-  LC - Limited Commercial
-  MR-5 - Mixed Residential 5
-  SF-6/MHO - Single-Family Residential 6 Manufactured Home Overlay
-  SF-10 - Single-Family Residential 10
-  SF-15 - Single-Family Residential 15
-  County



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Land Use Map

Case #: P24-22

Request: Rezoning
Rural Residential (RR)(County) to
Mixed Residential 5 Conditional (MR-5/CZ)

Location: 1666 & 1674 Cedar Creek Rd & unaddressed
and 1678 Fields Rd
REID 0446709250000, 0446804556000,
0445894268000, 0445892478000

Legend

Land Use Plan 2040

Character Areas

-  OSS - OPEN SPACE SUBDIVISIONS
-  LDR - LOW DENSITY
-  HC - HIGHWAY COMMERCIAL
-  OI - OFFICE / INSTITUTIONAL



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North



West



South



East





- The development of no more than 300 residential units appears to fit with the growing needs of this area and the City as a whole.
- The site's location on an underutilized major thoroughfare (according to NCDOT traffic counts) makes it ideal for multi-family development.
- The area's suitability rating for residential development also points to this area being appropriate for residential densities of more than those allowed in a low-density zoning district.
- Fayetteville's ongoing Locks Creek Drainage Improvements Project.

The Zoning Commission and Professional Planning Staff recommends that the City Council move to APPROVE the map amendment to MR-5/CZ based on the following:

- The proposed zoning map amendment implements the policies adopted in the future City plans including the Future Land Use Plan and Strategic Plan, and those policies found in the Unified Development Ordinance (UDO) with an update to the Future Land Use Map to reflect changing conditions in this area of the City.
- The uses permitted by the proposed change in zoning district classification and standards applied to such uses are appropriate in the immediate area of the land to be reclassified due to the existing zoning and uses surrounding this property; and
- There are no other factors that will substantially affect public health, safety, morals, or general welfare.

1. City Council moves to approve the map amendment to MR-5/CZ as presented based on the evidence submitted and finds that the map amendment/rezoning is consistent with the future plan of the City as demonstrated by the attached consistency and reasonableness statement with an update to the Land Use Plan to reflect this map amendment. (recommended)
2. City Council moves to approve the map amendment to MR-5/CZ with additional conditions approved by the owner based on the evidence submitted and finds that the map amendment would be consistent with the future plans of the City and an amended consistency statement with an update to the Land Use Plan to reflect this rezoning.
3. City Council moves to 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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