

Project Overview**#1667166****Project Title:** 1055 McARTHUR ROAD**Jurisdiction:** City of Fayetteville**Application Type:** 5.1) Rezoning (Map Amendment)**State:** NC**Workflow:** Staff Review**County:** Cumberland**Project Location****Project Address or PIN:** 1055 MCARTHUR RD
(0520932274000)**Zip Code:** 28311**Is it in Fayetteville? If you're not sure, click this link:** [Cumberland County Tax Office GIS system](#)**GIS Verified Data****Project Address:** 1055 MCARTHUR RD**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:** MR5**Acreage to be Rezoned:** 0.22**Is this application related to an annexation?:** No**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

NORTH - NCDOT

EAST AND SOUTH - DUPLEXES

ACROSS MCARTHUR ROAD - SINGLE FAMILY AND CITY OF FAYETTEVILLE

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 LAND USE PLAN CALLS FOR MDR AT THIS LOCATION. MR5 IS CONSISTENT WITH THAT DENSITY.

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

YES. UDO ZONING REMOVED THE POSSIBILITY OF BUILDING A DUPLEX ON THIS LOT WHICH THE OWNER DESIRES TO DO.

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

INCREASING THE DENSITY OF THIS PARCEL MAKES IT VIABLE FOR TWO HOMES INSTEAD OF ONE. RESIDENTIAL UNITS ARE NEEDED BADLY.

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 ONLY DEVELOPED PARCELS TOUCHING THIS PROPERTY CONTAIN DUPLEXES. IT IS VERY APPROPRIATE.

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

SEE ANSWER TO QUESTION D ABOVE.

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

TO NO EXTENT. THE AREA IS DEVELOPED.

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

IN NO WAY. THIS REQUEST IS FOR RESIDENTIAL PURPOSES.

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.:

IN NO WAY.

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

IN NO WAY.

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

IN NO WAY. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS NEAR IT.

Primary Contact Information

Contractor's NC ID#:

Project Contact - Agent/Representative

LORIEPLER
Larry King & Assoc.
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Fayetteville, NC 28305
P:9104834300
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Project Owner

ALEX McFADYEN
McFADYEN VENTURES LLC
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Property Owner Email: AMCFADYEN@HOMESCBA.COM

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$40,000. :

NC State General Contractor's 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 Mechanical Contractor's #1 License Number:
NC State Mechanical Contractor's #2 License Number:
NC State Mechanical 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: