

Project Overview
#895187

Project Title: Westover Multi-Family Site
Application Type: 5.1) Rezoning (Map Amendment)
Workflow: City Council Hearing

Jurisdiction: City of Fayetteville
State: NC
County: Cumberland

Project Location

Project Address or PIN: 0 MORGANTON RD
 (0408149306000)

Zip Code: 28303

GIS Verified Data
Property Owner: Parcel

- 0 MORGANTON RD: BOWLES, STANCEL DEB JR.; SMITH, BETSY B.; SNYDER, HEATHER LAUREN; SNYDER, BRITTANY ALLEN; HIGH, ELIZABETH L.; CLARK, NATALIE H.; ENLOE, KRISTINA R

Acreage: Parcel

- 0 MORGANTON RD: 19.02

Zoning District:

Fire District:

Hospital Overlay District:

Cape Fear District:

Haymount Historic District:

100 Year Flood:

Watershed:

Subdivision Name:

Airport Overlay District:

Coliseum Tourism District:

Downtown Historic District:

Floodway: FloodWay

- 0 MORGANTON RD: AE

500 Year Flood:

General Project Information

Has the land been the subject of a map amendment application in the last five years?: No

Previous Amendment Case #:

Acreage to be Rezoned: 16.98

Water Service: Public

A) Please describe all existing uses of the land and existing structures on the site, if any:

This site is used as an investment property for future commercial or multi-family use. The property is also entirely wooded and has been used for harvesting timber in the interim. The subject is improved with a PWC sewer easement and line running through the center of the property..

Previous Amendment Approval Date:

Proposed Zoning District: MR-5

Is this application related to an annexation?: No

Sewer Service: Public

B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:

North: SF-10 / Westover High School and Middle School

South: SF-10 & NC / Strip Retail Center and Single Family Residences

East: NC / Compare Foods Shopping Center & Westover High School and Middle School

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.:

Based on Goal 1: "Focus value & investment around infrastructure and strategic nodes" and LU:1: Encourage growth in areas well served by infrastructure and urban services seen in the 2040 Comprehensive Plan, the proposed zoning change will promote maximum potential for large investment is higher density residential along a major strategic node with compatible infrastructure. This proposed zoning change will also help to increase walkability for adjacent Compare Foods shopping center and potential retail on a 0.86-acre vacant commercial lot to the east side of the subject, which would align with LU-4: Create well-designed and walkable commercial and mixed-use districts and Goal #3: Promote compatible economic and commercial development in key identified areas. The proposed zoning change to MR-5 would make the site most adequate for apartment development, which based on previous engineering plans would leave over half the property for clear-space, preserving the area by Persimmons Creek. This would make this zoning change request also meet Goal #5: Preserve and enhance environmental features through open space protection. and LU-8: Require the reservation of open space and unique natural features in new developments. The proposed area would make optimal use of the natural creek frontage by the public due to the large number of potential residence located directly adjacent to a de-facto conserved 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.:

N/A

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 proposed zoning change is located directly adjacent to an existing shopping center, vacant commercial land, Westover High School and Westover Park. Based on the Unified Development Ordinance Article 30-3.D.5, MR-5 districts may also include centrally-located open space, complementary institutional uses (e.g., religious institutions, post offices, police substations), day care facilities, and limited small-scale neighborhood-serving convenience retail uses, thus the surrounding uses are considered to compliment the proposed zoning change to MR-5.

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

The proposed amendment is designed to help the adjacent shopping center and retail sites gain in traffic and customers along Morganton Rd. The proposed transition of commercial to multi-family to recreational and single-family residential is common and desired by most when planning development.

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

The amendment will not likely promote "premature development", but it will allow for the property to be utilized for its true highest and best use, which is for multi-family development. This site is in the center of the a fully developed area and due to lack of desire to sell and other reasons this site has not been property zoned and developed.

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

The proposed amendment and site will not likely be developed for 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.:

It will not likely do so.

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

None.

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

None.

Primary Contact Information

Contractor's NC ID#:

Project Owner

Alan Smith

12600 Deerfield Parkway, Suite 400

Alpharetta, GA 30004

P: 678-518-3614

atk@keithvaluation.com

Project Contact - Agent/Representative

Alex Keith

Tom J. Keith & Associates

121 S. Cool Spring Street

Fayetteville, NC 28301

P: (910) 323-3222

atk@keithvaluation.com

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$30,000. :

NC State General Contractor's License Number:

NC State Mechanical Contractor's #1 License Number:

NC State Mechanical Contractor's #2 License Number:

NC State Mechanical Contractor's #3 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 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: