

Project Overview
#622873

Project Title: Ramsey Street Rezoning & Annexation
Application Type: 5.1) Rezoning (Map Amendment)
Workflow: Staff Review

Jurisdiction: City of Fayetteville
State: NC
County: Cumberland

Project Location
Project Address or PIN:

- 7165 RAMSEY ST (0542231198000)
- 7249 RAMSEY ST (0542234876000)

GIS Verified Data
Property Owner: Parcel

- 7165 RAMSEY ST: SRW BUILDERS, LLC
- 7249 RAMSEY ST: PELICAN PROPERTY HOLDINGS LLC

Acreage: Parcel

- 7165 RAMSEY ST: 49.41
- 7249 RAMSEY ST: 68.97

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

- 7165 RAMSEY ST: 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: 117.7

Water Service: Public

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

The subject site consists of two parcels of land totaling approximately 118 acres. The northern parcel contains no existing structures. The southern parcel contains one single-family dwelling and a few accessory structures (pole barn, sheds, garage).

Previous Amendment Approval Date:

Proposed Zoning District: SF-15

Is this application related to an annexation?: Yes

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.:

The subject site located within the unincorporated area of the County and is surrounded by the PND Planned Neighborhood District except for one parcel to the southeast which is zoned C1(P) Planned Local Business District. The PND District allows for any residential use permitted in the R7.5 zoning district (min lot

size 7,500sf), which includes a variety of single-family, multi-family, townhouses, and zero lot line developments. In addition, the PND district permits a variety of commercial and office uses allowed in the C1(P), O&I(P), and C2(P) districts. The majority of the surrounding land is undeveloped. Single-family housing is existing north and south of the subject site along Ramsey Street and Rachel Road. Small commercial businesses are located to the southeast along Ramsey Street.

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 2040 Comprehensive Plan recommends the site be developed with Medium Density Residential and Open Space Subdivisions. Medium Density is defined as 3-6 dwellings per acre and 1-2 dwellings per acre is recommended in the Open Space Subdivision classification. Overall, the proposed SF-15 is consistent with the density recommendations of these future land use classifications. In addition, the zero lot line standards provided in the UDO will allow for a cluster subdivision that provides for larger open space areas.

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

The subject site is being proposed to be annexed into the City of Fayetteville and needs to be rezoned to a Fayetteville zoning district.

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

The annexation and rezoning of the site will allow for public utilities to be extended to the property in order to serve a residential development. The City's Comprehensive Plan has identified the site for residential growth.

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 surrounding area is zoned PND Planned Neighborhood District which allows for similar residential development that is permitted in the proposed SF-15 district. The proposed SF-15 district is also consistent with the Future Land Use Map.

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

The proposed zoning would allow for single-family detached residential development at low densities which is similar to the existing residential development of the area.

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

The proposed zoning district would allow for the type of development recommended by the Comprehensive Plan. The site is also located within the Fayetteville Municipal Influence Area which anticipates that the surrounding area will be annexed and served by city utilities.

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

The proposed SF-15 district would not result in 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 proposed SF-15 district would provide for similar residential development permitted in the PND district.

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

The proposed zoning would allow for single-family detached residential development at low densities which is similar to the existing residential development of the area. No adverse impacts to the property values of surrounding lands are expected.

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

The SF-15 district allows for low-density residential housing and annexation in the City would allow for public utilities to be extended to the site. The zero lot line standards provided in the UDO will allow for a cluster subdivision that provides for additional open space

areas. All applicable development and environmental permits will be obtained prior to any construction. No adverse impacts on the natural environment are expected.

Primary Contact Information

Project Contact - Agent/Representative

Brad Schuler
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Project Owner

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SRW Builders, LLC & Pelican Property Holdings, LLC
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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. :

Contractor's NC ID#:

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