



Case #  
P18-28F

## Conditional Rezoning Application Form

433 Hay Street, Fayetteville, North Carolina 28301  
910-433-1612 Fax# 910-433-1776

Submittal Date: 07-10-18 Approval/Denial Date:

Fee: \$700.00 Received By: Karen Estep

### Notes:

1. A pre-application conference is mandatory prior to submission of an application for a conditional rezoning.
2. Conditional rezonings proposing re-classification from a Conservation (CD) zoning district to a conditional MR-5, OI, NC, LC, CC, MU, DT, LI, or HI zoning district require a neighborhood meeting before an application is submitted.
3. Conditional rezonings proposing reclassification of three acres of land or less from one residential or business zoning district to another more intense residential or business zoning district require a neighborhood meeting before an application is submitted.
4. Only the landowner may submit a conditional rezoning application.
5. Conditions proposed by an applicant shall be included as text, maps, or plans, and shall be submitted with this application form. All conditions must be mutually agreeable by the applicant and the City Council.
6. Proposed conditions may not be less restrictive than the corresponding base zoning district standards.
7. Concurrent submittal of a site plan application (for review by the TRC) that depicts the proposed development is required, and the development depicted in the site plan must remain consistent with the conditional rezoning designation (though minor deviations are allowed).

### 1. General Project Information

|  |   |
|--|---|
| Project Address: <u>6590 CLIFFDALE RD</u>              |   |
| Tax Parcel Identification Number: <u>9497-96-6108-</u> |   |
| Project Name: <u>NONE AT THIS TIME</u>                 |   |
| Current Zoning District: <u>MR5</u>                    | Proposed Conditional Zoning District: <u>OI</u>   |
| Lot or Site Acreage: <u>1.27</u>                       | Was a neighborhood meeting conducted? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Date: <u>          </u> |
| Number of residential units: <u>1</u>                  | Amount of nonresidential square footage: <u>75,628</u>  |

### 2. Landowner Information

|   |                        |                             |
|---|------------------------|-----------------------------|
| Landowner name: <u>DREW AND KATHRENE BOXWELL</u>              |                        |                             |
| As evidenced by deed, recorded in Deed Book <u>          </u> | Page <u>          </u> | Cumberland County Registry. |

### 3. Written Description of Request – Answer all the questions under this section (Attach additional sheets as needed)

A) Describe the proposed use of the rezoned land, including the proposed types of site improvements, buildings, uses, proposed activities, hours of operation, and operating characteristics.

PROPOSE A MIXED USE PER CUMBERLAND COUNTY ZONING GUIDELINES FOR OI ZONING. MIXED USE RESIDENTIAL AND OFFICE BUILDINGS

B) Describe the proposed conditions that should be applied.

THE CONDITIONS WOULD ~~COMPLETE~~ COMPLY WITH CURRENT OI ZONING.  
THIS IS IN AN AREA THAT HAS OI + RESIDENTIAL AND COMMERCIAL

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

MR5 IS MY SITE. OI, APARTMENTS, CONDOS + COMMERCIAL  
ARE NEXT OR NEAR LOTS

**4. Amendment Justification – Answer all the questions under this section. (Attach additional sheets as needed)**

A) The extent to which the proposed amendment is consistent with the comprehensive plan and all other applicable long-range planning documents.

THIS AMENDMENT WOULD SUBSTANTIALLY IMPROVE NEEDED OFFICE AND  
UPPER QUALITY RESIDENTIAL FOR THE AREA

B) Are there changed conditions that require an amendment?

FROM MR5 TO OI

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

UPPER QUALITY RESIDENTIAL HOUSING AND PROFESSIONAL OFFICE  
SPACE

D) 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 CURRENT SURROUNDING LOTS HAS THE SIMILAR TYPE OF  
BUILDINGS ZONED FOR APPLICANT



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

THIS REZONING AND LOCATION IS CONSISTANT WITH THE  
PROPOSED ZONE CHANGE ALONG THIS CORRIDOR OF CLIFFDALE RD.

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

NA

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

NA

H) The extent to which the proposed amendment results in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts.

NA

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

THE OPPOSITE OF ADVERSE IS THE PLANNED. THE USEFULNESS  
TO SURROUNDING CLIENTS WOULD INCREASE PROPERTY VALUES

J) The extent to which the proposed amendment results in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

I DON'T ANTICIPATE ANY PROBLEMS WITH THE ABOVE

### 5. Submittal Requirement Checklist

(Submittals should include 2 copies of listed items, unless otherwise stated.)

|                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | Pre-application conference completed   |
| <input type="checkbox"/>            | Neighborhood meeting description, if applicable  |
| <input type="checkbox"/>            | Copy of an approved Certificate of Appropriateness (COA) if located within the HLO district  |
| <input type="checkbox"/>            | Site Plan Application Form   |
| <input checked="" type="checkbox"/> | Rezoning Application Fee   |
| <input type="checkbox"/>            | Site Plan Application Fee  |
| <input type="checkbox"/>            | Scaled drawing and vicinity map showing boundaries of property, the general location in relation to major streets, railroad, and /or waterways |
| <input type="checkbox"/>            | Property survey showing existing easements, reservations, and public rights-of-way   |
| <input checked="" type="checkbox"/> | A site plan completed in accordance with the Site Plan Application checklist in this Manual  |
| <input checked="" type="checkbox"/> | Building elevations, if rezoning involves new construction or changes to an existing building  |
| <input type="checkbox"/>            | <del>Transportation analysis, if required</del>  |
| <input type="checkbox"/>            | A phasing plan, if proposed  |

### 6. Primary Contact Information

|   |                              |
|---|------------------------------|
| Primary Point of Contact Name: DREW BOXWELL |                              |
| Mailing Address: 4310 CUMBERLAND RD         | Fax No.: 910-764-1633        |
| Phone No.: 910-237-7835                     | Email: drewboxwell@remax.net |
| Signature: Drew Boxwell                     | Date: 07-10-18               |

### 7. Property Owner Information (if different from the primary point of contact)

|   |          |
|---|----------|
| Property Owner Contact Name:            |          |
| Mailing Address:                        | Fax No.: |
| Phone No.:                              | Email:   |
| Property Owner or Authorized Signature: |          |
| Date Signed:                            |          |

An application for a Map Amendment must address the following issues:

Consistency with adopted plans, changed conditions requiring amendment, community need, compatibility with existing and proposed uses and zoning, logical development pattern, strip development, unneeded development, spot zoning, property value, environmental concerns, compatibility of permissible uses and exiting uses.