



P19-15F

5.1) Rezoning (Map Amendment)

City of Fayetteville

433 Hay St | Fayetteville, NC 28301

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Project Overview

Project Title: 600 & 602 Roxie Ave

Application Type: 5.1) Rezoning (Map Amendment)

Workflow: Staff Review

Jurisdiction: City of Fayetteville

State: NC

County: Cumberland

Project Location

Project Address or PIN:

- 600 ROXIE AVE (0416-78-5714-)
- 602 ROXIE AVE (0416-78-5616-)

GIS Verified Data

Property Owner: Parcel

- 600 ROXIE AVE: NEW, DEBORAH M, SHEILA A NEW-HORNE & DENISE N DICKENS
- 602 ROXIE AVE: NEW, DEBORAH M, SHEILA A NEW-HORNE & DENISE N DICKENS

Acreage: Parcel

- 600 ROXIE AVE: 0.23999999999999999
- 602 ROXIE AVE: 0.23999999999999999

Zoning District: Zoning District

- 600 ROXIE AVE: SF-10
- 602 ROXIE AVE: SF-10

Subdivision Name: Parcel

- 600 ROXIE AVE: ROXANNA WILLIAMS
- 602 ROXIE AVE: ROXANNA WILLIAMS

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: 0.48

Water Service: Public

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

Previous Amendment Approval Date:

Proposed Zoning District: SF-6

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.: SF-10, existing single family residential surrounding with on vacant lot adjacent to the west side of 602 Roxie Ave

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.: Approval of the request will allow for infill development with a mix of housing types within the general area.

B) Are there changed conditions that require an amendment? : The area has changed from primarily owner occupied homes to rental properties.

C) State the extent to which the proposed amendment addresses a demonstrated community need.: If approved, will allow for multi-family units in an area that serves the transitional military population.

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.: If approved, the rezoning will allow for development of the vacant tracts with duplexes and/or multi-family. It is appropriate according to the city plans for mix of housing types within residential areas.

E) State the extent to which the proposed amendment results in a logical and orderly development pattern.: Prior to development, the plans for the subject property will be reviewed by the city staff to ensure consistency with the requirements of the UDO and all other city requirements which are adopted and imposed with the goal of providing logical and orderly developments.

F) State the extent to which the proposed amendment might encourage premature development.: Not applicable - pre-existing developed neighborhood with scattered vacant lots.

G) State the extent to which the proposed amendment results in strip-style commercial development.: Not applicable

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.: Though the requested zoning district does not exist within the immediate area, approval of the district should not be construed as *illegal* spot zoning. This assertion is made because the uses allowed in the district requested are the same as the uses currently allowed within the development. The difference in units per acre is minimal.

I) State the extent to which the proposed amendment results in significant adverse impacts on the property values of surrounding lands.: The request, if approved, could only add to the value of surrounding lands if the vacant tracts are developed.

J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural environment.: Not applicable - all UDO requirements will be met prior to permitting and construction.

Primary Contact Information

Project Contact - Agent/Representative

Tim Evans
Longleaf Properties
4239 Cameron Rd
Fayetteville, NC 28306
P:910-423-0682
tim@longleafproperties.com

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

Property Owner

Shawn Harrell
Wayside Investments, LLC
1270 Canady Pond Rd
Hope Mills, NC 28348
P:910-263-2945
tim@longleafproperties.com

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. :