

## Project Overview

#491761

**Project Title:** Santa Fe Apartments  
**Application Type:** 5.1) Rezoning (Map Amendment)  
**Workflow:** Staff Review

**Jurisdiction:** City of Fayetteville  
**State:** NC  
**County:** Cumberland

## Project Location

**Project Address or PIN:** 994 SANTA FE DR (0419132000000)

## GIS Verified Data

**Property Owner:**  
**Zoning District:**  
**Fire District:**  
**Hospital Overlay District:**  
**Cape Fear District:**  
**Haymount Historic District:**  
**100 Year Flood:**  
**Watershed: Watershed**

- 994 SANTA FE DR: 0

**Acreage:**  
**Subdivision Name:**  
**Airport Overlay District:**  
**Coliseum Tourism District:**  
**Downtown Historic District:**  
**Floodway:**  
**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:** 25.2

**Water Service:** Public

**A) Please describe all existing uses of the land and existing structures on the site, if any:** The property to be rezoned is a 25.2 ac portion of the overall 49.41 ac tract. The property is currently vacant. It was formerly used as as mobile home community. There are no permanent structures currently on 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.:** The current zoning designation is SF-6 for the parcel in question. Adjacent land uses include an office park to the west and north (zoned BP/CZ), commercial to the east (zoned CC), and vacant land to the south (zoned SF-6).

## 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 proposed zoning and associated multi-family residential use is consistent with Fayetteville's long rang plans for the following reasons:

1. This rezoning takes advantage of existing roadway and utility infrastructure to provide new residential homes focused around a

- strategic area of Fayetteville, namely the Bragg Blvd. corridor (ref. Goal #1 of the Fayetteville Future Land Use Map, FLUP).
2. This rezoning provides housing variety in an area that will serve the northern Fayetteville community and recognizes the importance of military installations (ref. Goal #6 and LU-11 of the FLUP).
  3. This rezoning encourages economic development immediately adjacent to the Military Business Park by providing additional housing options, which supports the economic viability of this region and the Military Business Park in particular (ref. LU-2 of the FLUP).
  4. This rezoning promotes development along underutilized corridors by redeveloping an abandoned property (ref. LU-3 of the FLUP).
  5. This rezoning provides housing variety to serve a variety of ages and incomes with the multi-family zoning district (ref. LU-7 of the FLUP).

**B) Are there changed conditions that require an amendment? : No.**

**C) State the extent to which the proposed amendment addresses a demonstrated community need.:** As mentioned in section (A), this rezoning provides an opportunity to serve the community with multi-family housing variety which addresses the need for serving a variety of ages and income levels. It also fulfills many of the stated goals of the Fayetteville Future Land Use Plan as it meets many of the needs associated with underutilized infrastructure and supporting the military.

**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 amendment is compatible with existing and proposed adjacent land uses by providing the opportunity with multi-family residential housing to support the increased commercial and employment density of the Santa Fe corridor, including the Military Business Park and nearby Ft. Bragg. The property supports the proposed use, providing adequate utility and roadway infrastructure.

**E) State the extent to which the proposed amendment results in a logical and orderly development pattern.:** As increased commercial and employment density increases, residential variety is necessary as a complimentary use. The previous use of a mobile home park did not take adequate advantage of the services available to the area. This proposed rezoning allows for a better appropriation of those environmental and infrastructure resources.

**F) State the extent to which the proposed amendment might encourage premature development.:** The proposed rezoning and accompanying development is timely and does not encourage premature development. The proposed use is consistent with the developer's market research and the City's long range planning goals.

**G) State the extent to which the proposed amendment results in strip-style commercial development.:** The proposed amendment does not result in a strip-style development. This use is not permitted in the proposed rezoning district.

**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.:** This rezoning compliments the adjacent uses and surrounding zoning districts thereby avoiding the creation of an isolated zoning district.

**I) State the extent to which the proposed amendment results in significant adverse impacts on the property values of surrounding lands.:** The proposed rezoning does not adversely affect adjacent property values, rather it has the potential to increase these values by taking an abandoned, underutilized property and investing in it to provide viable homes for Fayetteville residents.

**J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural environment.:** The proposed development does not adversely affect the natural environment. Although not part of the rezoning specifics, the proposed development will provide the required on site stormwater management and open space, while avoiding development in environmentally sensitive wetlands.

## Primary Contact Information

### Project Contact - Agent/Representative

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### Project Owner

Jackson Howard  
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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. :**

**Project Contact - Primary Point of Contact for the Developer**

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**Project Contact - Primary Point of Contact for Engineer**

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**Contractor's NC ID#:**

**Indicate which of the following project contacts should be included on this project:** Developer,Engineer