



Legislation Text

File #: 17-416, Version: 1

TO: Mayor and Members of City Council

THRU: Jay Reinstein, Assistant City Manager

FROM: Will Deaton, Comprehensive Planner

DATE: October 2, 2017

RE: Direction - River Walk Overlay

COUNCIL DISTRICT(S): 2

Relationship To Strategic Plan:

High Quality Built Environment - Be designed to include vibrant focal points, unique neighborhoods that are of high quality and effective infrastructure.

Desirable Place to Live, Work and Recreate - Be a highly desirable place to live, work, and recreate with thriving neighborhoods, and high quality of life for all residents.

Executive Summary:

Planning Staff is in the beginning stages of analysis for a River Walk Overlay along Cross Creek. The purpose is to establish regulations that govern form, function, design and use for properties located within the boundaries of the proposed River Walk Overlay district. Regulations would generally be intended to maintain and promote the corridor as a valuable asset to the City and region in terms of economic development and quality of life.

Background:

City Council Agenda Item Request proposed consideration of development and implementation of a zoning overlay along the Cross Creek to the Cape Fear River for economic development that would result in a "River Walk" business and entertainment district.

Issues/Analysis:

The proposed subarea along Grove Street and Eastern Boulevard bordered by the Cross Creek and Linear Park Trail to the north is a large area of over 72 acres with approximately 66 separate parcels. Only 6 parcels in the study area are over 1 acre. Zoning is mostly Mixed-Residential (43.93 acres) and Heavy Industrial (13 acres). The Fayetteville Metropolitan Housing Authority has plans to redevelop Grove View Terrace into Cross Creek Pointe and increase the number of residential units from 212 to 272. The City of Fayetteville owns a 7.69 acre tract on Grove, B and Lamon Street that is

currently home to the Fayetteville Area System of Transit (FAST) and Environmental Services. A River Walk Overlay could address site design and future development in the proposed district in relation to: building placement, parking, landscaping, lighting, signs and circulation. The River Walk Overlay would not impact existing residences, allow new uses not previously permitted, change ownership of property, initiate specific development projects or replace existing permit and approval requirements. Using the overlay as a tool, staff recommends placing properties in a River Walk (RW) designation based on location and distance from water source. Staff will proceed to Planning Commission and City Council for final approval and notify property owners for compliance with state and local notification requirements and to obtain their valuable input.

The River Walk Overlay could also help support the Cross Creek Watershed Study which is currently underway. This study is being conducted by the Triangle J COG, with support from Sustainable Sandhills, American Rivers, PWC, Fayetteville Stormwater Division and Mid-Carolina COG. A public outreach meeting will be held on October 18, 2017, engaging stakeholders across the watershed and documenting feedback on a draft plan. The study will conclude in December with clearly defined actions and specific roles for stakeholder collaboration to pursue funding for implementation in 2018. More information about the Cross Creek Watershed Study is attached..

Budget Impact:

None

Options:

Receive report and provide direction to staff.

Recommended Action:

Receive report and provide direction to staff.

Attachments:

Cross Creek Watershed Study Summary
PowerPoint Presentation