



Legislation Text

File #: 18-053, Version: 1

TO: Mayor and Members of City Council

THRU: Jay Reinstein, Assistant City Manager

FROM: Craig Harmon, Senior Planner, AICP, CZO
Gerald Newton, AICP, Development Services Director

DATE: February 26, 2018

RE:
P18-07F rezoning of property from AR - Agricultural Residential to LC Limited Commercial Zoning, located at the northwest corner of the intersection of Hoke Loop and Raeford Roads, containing 12.5 acres (of 25 total acres) and being the property of RJPC II LLC

COUNCIL DISTRICT(S):
8

Relationship To Strategic Plan:
Growth and Development

Executive Summary:
This is a general rezoning from Agricultural Residential (AR) to general business zoning of Limited Commercial (LC). RJPC II LLC wishes to have the option to redevelop this property by rezoning to LC.

Background:
This property is located at the intersection of Hoke Loop Road and Raeford Road to the western side of Hoke Loop and east of Little Rockfish Creek and the Hoke County Line. The rezoning would affect 12.15 of the total 25.23 acres of parcel ID 9476-57-2873. The remaining 13.08 acres will be used as open-space and buffering from Little Rockfish Creek to the west and the single family residential to the north.

Applicant: Lori S. Epler, Larry King and Associates.
Owner: RJPC II LLC
Requested Action: AR to LC
Property Address: Hoke Loop Road Parcel ID 9476-57-2873
Council District: 8
Status of Property: vacant
Size: 12.15 of 25.23 acres +/-
Adjoining Land Use & Zoning:

North - AR - Residential
South - CD and SF-15 -Vacant and Residential
West - Hoke County, mix of Residential and Commercial
East: LC- Multi-Family
Letters Mailed: 20

2010 Land Use Plan - Low Density Residential;
Medical Village Plan (Proposed) - Commercial

Strategic Plan:

Goals 2020: The City of Fayetteville will be a highly desirable place to live, work and recreate with thriving neighborhoods and a high quality of life for all residents.

Issues/Analysis:

This is a general rezoning from Agricultural Residential to Limited Commercial. The zoning purpose of the LC District is to “serve groups of neighborhoods instead of just an individual neighborhood.” In the existing zone (AR), uses are intended to accommodate a variety of rural uses, including agricultural support and very low density residential.

The applicant’s proposal is congruous with the types of zoning and development along Raeford Road and South Raeford Road as you travel east towards the center of town. It is also in keeping with the recommended zoning of the proposed Medical Village Plan. The properties to the east, across Hoke Loop Road, are already zoned for both commercial and office uses.

The Zoning Commission and City staff recommend APPROVAL of the rezoning to LC based on:

1. The proposed rezoning is consistent with prior actions of the city council to identify this portion of the city as appropriate for limited commercial.
2. The City’s land use plan calls for Low Density Residential; however the more current (proposed) Medical Village Plan calls for Commercial and trends in the area are for commercial development or high density residential.
3. This property is surrounded by other commercial and High Density Residential development and zoning.

Budget Impact:

This action may result in an increase in City services that would be offset by the increased revenue collected through the City’s taxes

Options:

- 1) Approval of the rezoning to LC (recommended)
- 2) Deny the request

Recommended Action:

The Zoning Commission and City staff recommend that the City Council move to APPROVE the

rezoning to LC - Limited Commercial Zoning District, as presented by the staff. The Amendment is consistent with applicable plans because: 1) the City's Medical Village Plan (proposed) calls for this area to be used for commercial development and 2) that the uses surrounding this property are all compatible with the proposed zoning and 3) the proposed zoning is reasonable and in the public interest because the proposed zoning does fit with the character of the development in this area. This proposed amendment would replace the 2010 Future Land Use Plan recommendation in keeping with current plans, zoning and use trends.

Attachments:

Zoning Map
Current Land Use Map
Land Use Plan Map
Application
Site Plans
Site Photos