



Conditional Rezoning Application Form

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

Submittal Date: _____ Approval/Denial Date: _____
 Fee: \$700.00 Received By: _____

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: <input style="width: 80%;" type="text"/>	
Tax Parcel Identification Number: <input style="width: 80%;" type="text"/>	
Project Name: <input style="width: 80%;" type="text"/>	
Current Zoning District: <input style="width: 30%;" type="text"/>	Proposed Conditional Zoning District: <input style="width: 30%;" type="text"/>
Lot or Site Acreage: <input style="width: 15%;" type="text"/>	Was a neighborhood meeting conducted? <input type="checkbox"/> No <input type="checkbox"/> Yes Date: <input style="width: 15%;" type="text"/>
Number of residential units: <input style="width: 15%;" type="text"/>	Amount of nonresidential square footage: <input style="width: 15%;" type="text"/>

2. Landowner Information

Landowner name: <input style="width: 80%;" type="text"/>	
As evidenced by deed, recorded in Deed Book <input style="width: 10%;" type="text"/>	Page <input style="width: 10%;" type="text"/> 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.

B) Describe the proposed conditions that should be applied.

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

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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.

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B) Are there changed conditions that require an amendment?

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

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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.

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

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

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

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

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

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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.

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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 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 type="checkbox"/>	A site plan completed in accordance with the Site Plan Application checklist in this Manual
<input type="checkbox"/>	Building elevations, if rezoning involves new construction or changes to an existing building
<input type="checkbox"/>	Transportation analysis, if required
<input type="checkbox"/>	A phasing plan, if proposed

6. Primary Contact Information

Primary Point of Contact Name:			
Mailing Address:		Fax No.:	
Phone No.:		Email:	
Signature:		Date:	

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.