

Downtown Urban Design Plan



Implementation – Phase 1 **COMMUNITY MEETING**

January 20, 2022



1. Introductions
2. Downtown Urban Design Plan – Implementation Phase 1 (Background and Meeting Purpose)
3. Current Zoning Districts compared to New Zoning Districts
4. Key Objectives & Benefits of Changes
5. Implementation Schedule
6. Questions & Discussion

- Dr. Gerald Newton – Development Services Director
- Jennifer Baptiste - Planning & Zoning Manager
- Alicia Moore – Senior Planner
- Craig Harmon – Planner II

- Acknowledgements



PLAN IMPLEMENTATION – PHASE 1

Background and Timeline

- The Downtown Urban Design Plan is designed to guide development and investment in Downtown Fayetteville over the coming years.
- July 2017: the City of Fayetteville was awarded a \$100,000 Revitalization and Economic Development Grant from the State of North Carolina's Legislature.
 - Consulting group led by Urban Design Associates hired to develop the Plan.
 - Series of community and stakeholder meetings are held.
- February 2020: City Council holds public hearing and officially adopts the Plan.
- December 2021: City Council directs Staff to start the implementation process.
- January 6, 2022: letters mailed to the owners of the 840+ properties in the Downtown area regarding tonight's meeting.
 - Notices were also posted through social media, websites and print media.

Why We Are Here:

- Inform the public
- Discuss Downtown Rezoning
- What properties will be affected
- Solicit feedback

We Are Not Here To:

- To create a new Plan
- Downtown Historic District
- Social or political issues
- Downtown Fire District

What is ZONING?

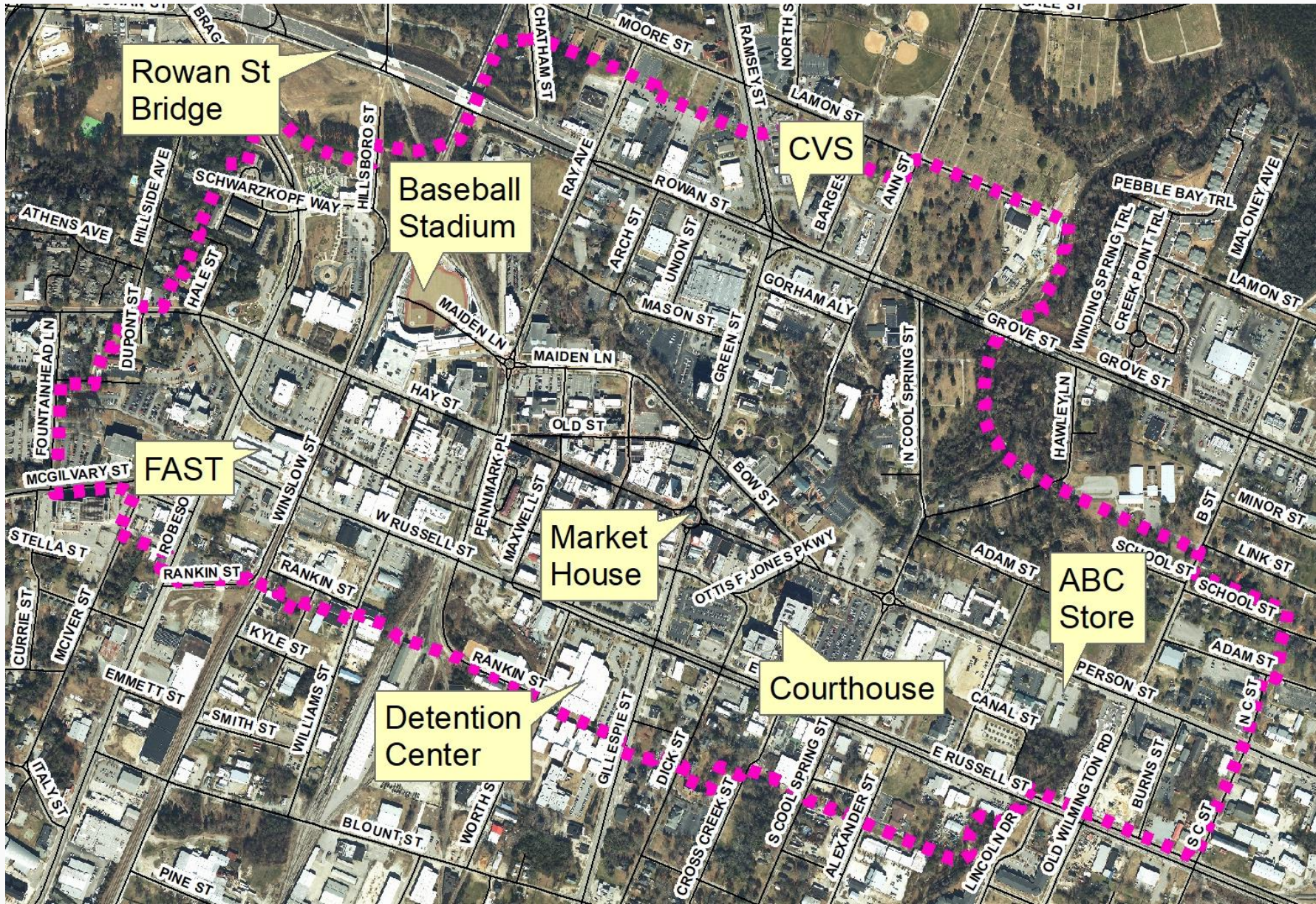
Zoning is a method of urban planning in which a municipality divides land into zoning districts, each of which has a set of regulations for new development that differs from other zones within the city. **REZONING** is the action of changing the zoning district designation of an area or property.

Fayetteville first adopted zoning in 1961.


BREAK FOR QUESTIONS

CURRENT ZONING VERSUS NEW ZONING

Aerial Location Map


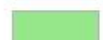











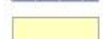



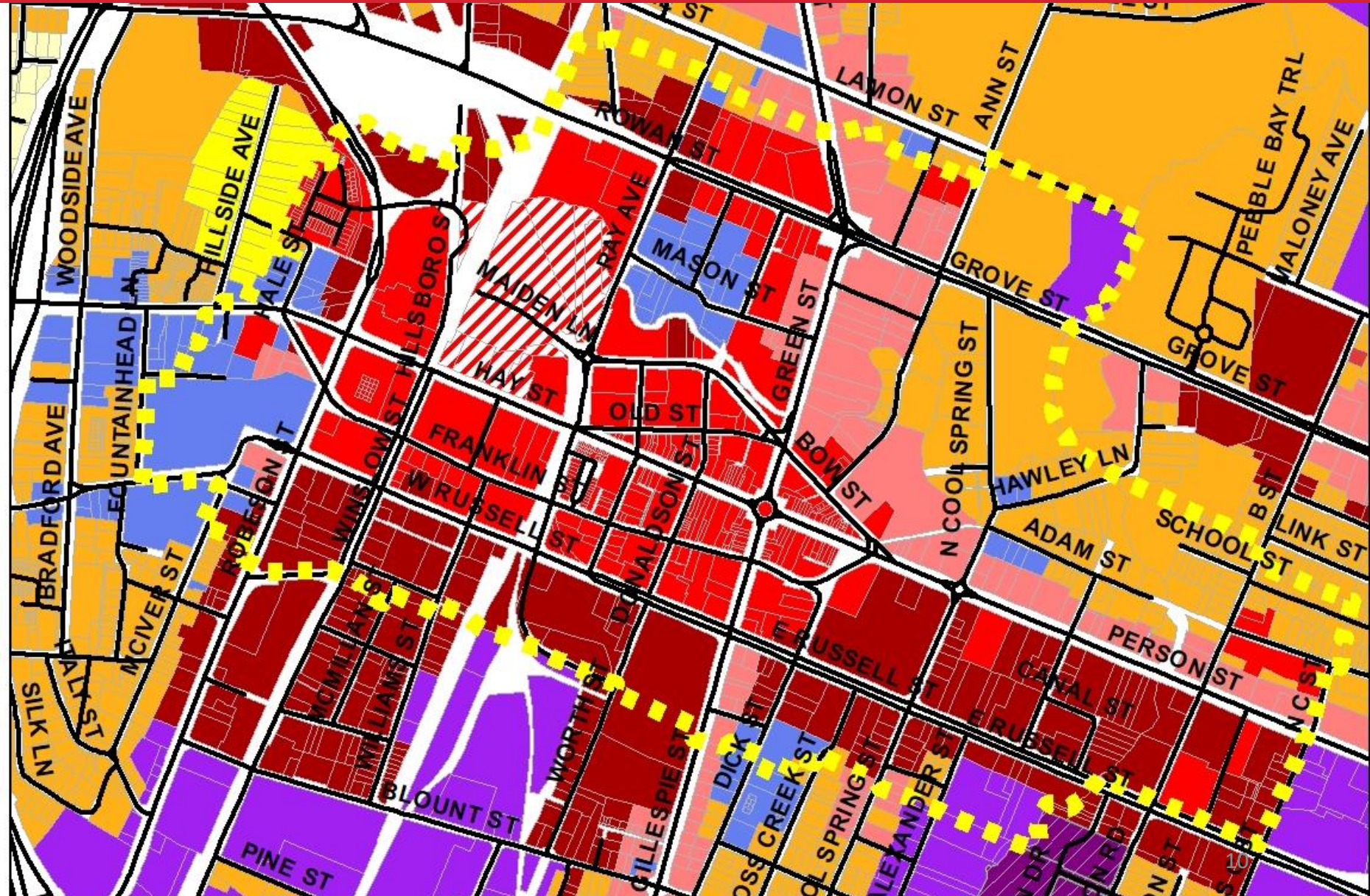
Current Zoning – 6 Districts

Legend
 Proposed - Downtown

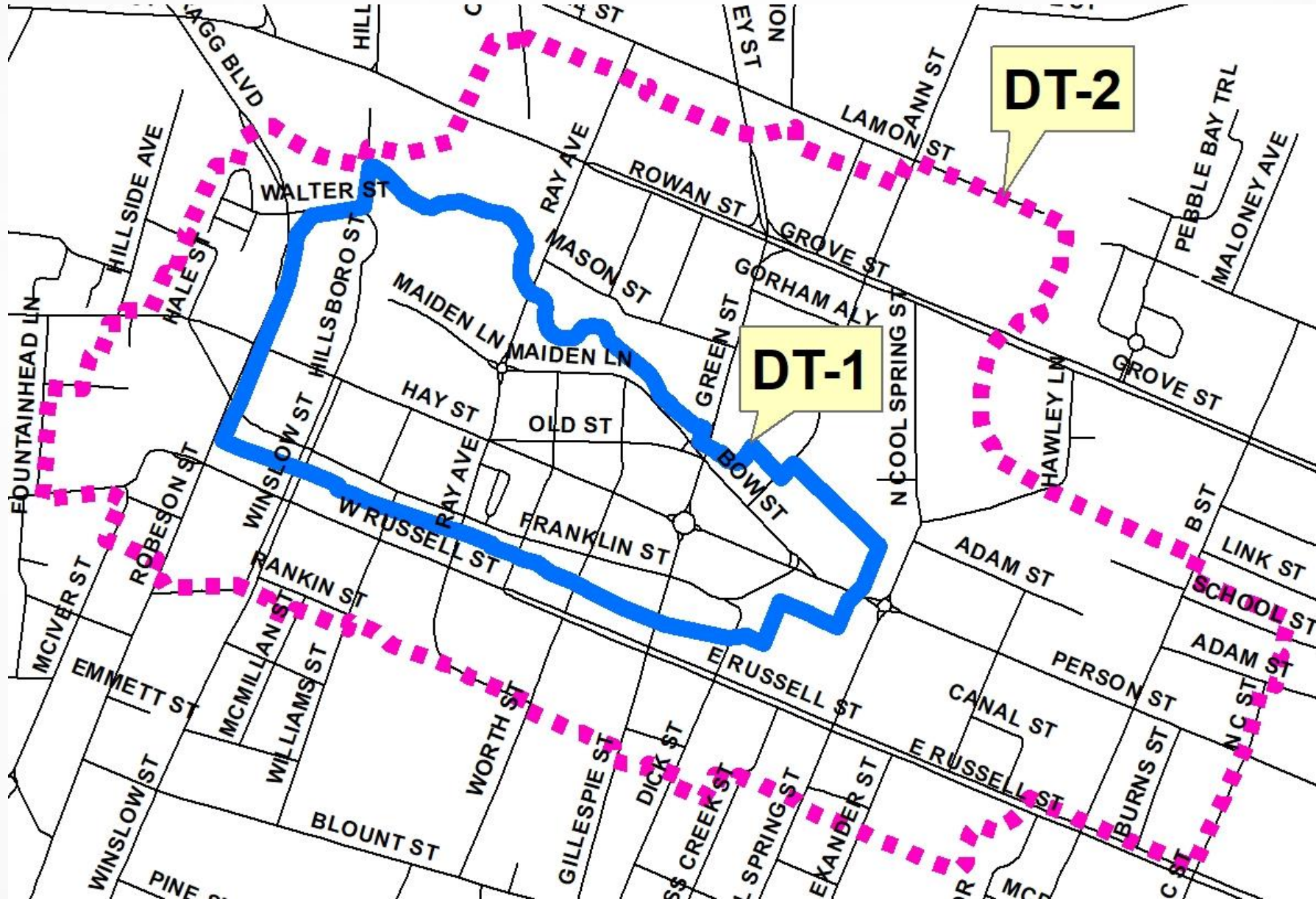
 Streets

Fay Zoning
ZNTYPE

-  CC - Community Commercial
-  CD - Conservation District
-  DT - Downtown
-  DT/CZ - Conditional Downtown
-  HI - Heavy Industrial
-  LC - Limited Commercial
-  LI - Light Industrial
-  MR-5 - Mixed Residential 5
-  MU/CZ - Conditional Mixed-Use
-  NC - Neighborhood Commercial
-  OI - Office & Institutional
-  OI/CZ - Conditional Office & Institutional
-  SF-6 - Single-Family Residential 6
-  SF-10 - Single-Family Residential 10
-  County



New Zoning – Two Districts (DT-1 & DT-2)



Use Table: Current vs. New Districts and Uses

How to Read the Use Table

- Current and New Zoning Districts across the top
- Land Uses (Principal) down left column

P = Permitted Use
S = Permitted w/ Special Use Permit (SUP) approved by City Council
X = Not allowed

- Certain uses have additional “Use Specific Standards” – e.g.:
 - Permitted only on “vehicular streets” (Rowan/Grove, Ramsey)
 - Permitted only as an upper-story use

Download the full table:
www.fayettevillenc.gov/urbandesignplan

Land Use (Principal)	Current							New	
	MR-5	OI	NC	LC	CC	HI	DT	DT1	DT2
COMMERCIAL USES									
Adult entertainment (sexually-oriented business)	X	X	X	X	X	P	X	X	X
Animal grooming	X	X	P	P	P	X	P	P	P
Animal shelter	X	X	X	X	S	P	X	X	S
Kennel, indoor	X	S	S	S	P	X	S	X	P
Kennel, outdoor	X	X	X	S	S	X	X	X	X
Veterinary clinic	X	P	S	P	P	X	S	P	P
Business services / conference ctr	X	P	P	P	P	X	P	P	P
Dinner theater	X	P	P	P	P	X	P	P	P
Food truck court	X	X	S	P	P	P	P	P	P
Speciality eating establishment	S	X	P	P	P	X	P	P	P
Restaurant	S	S	P	P	P	X	P	P	P
Restaurant w drive thru	X	X	X	P	P	X	X	X	P*
Corporate headquarters	X	X	X	P	P	P	P	P	P
Sales, financial, professional svc	X	P	P	P	P	X	P	P	P
TV / radio broadcasting	X	P	X	S	P	X	P	P	P
Sales (including real estate)	X	P	P	P	P	X	P	P	P
Parking lot (as principal use)	X	P	S	P	P	X	P	X	X
Parking structure	X	S	S	P	P	X	P	P	P
Commercial recreation, indoor	X	X	P	P	P	X	P	P	P
Theater	X	X	P	P	P	X	P	P	P
Arena, amphitheater, stadium	X	X	X	S	P	X	P	P	P
Golf course, private	S	P	X	S	P	X	X	X	X
Athletic field and clubhouse	P	P	P	P	P	X	X	X	P
Swimming pool, private or nonprofit	P	P	P	P	P	X	X	X	P
Tennis court	P	P	P	P	P	X	X	X	P
Other comm. recreation, outdoor (mini-golf, drive-in theater, etc.)	S	P	S	S	P	P	P	S	P

BREAK FOR QUESTIONS

KEY OBJECTIVES & BENEFITS



1. Allow for greater flexibility in how parcels are developed
2. Simplify/streamline the development process
3. Foster walkability in an expanded Downtown



1. Greater Flexibility

1. Reduce parking requirements

- Commercial uses not required to provide off-street parking

2. Allow greater lot coverage

- More space can be committed to active uses, instead of requiring large amounts of space between buildings or for setbacks
- Allowable lot coverage (building footprint) under current zoning: **45-65%**
- Allowable lot coverage (building footprint) under DT2: **75%**
 - DT1 = 100% (unchanged)

3. Allow increased building height

- Max height under current zoning: **35-90 feet** (90 in HI only)
- Max height under DT2: **75 feet, can be increased to 130 feet** for buildings with street-level restaurants or retail
 - DT1 = **90 feet, can be increased to 150 feet** for buildings with street-level restaurants or retail (unchanged)

1. Allow more uses across the board in the Downtown

- Reduces the need to rezone or obtain a special use permit
- Examples:
 - Establishments with drive-through services (e.g., restaurants, banks, convenience stores) permitted in DT2 on arterial, vehicular streets
 - Warehousing and light manufacturing (assembly) permitted on upper floors
- Sexually-oriented businesses not permitted

2. Create more uniform zoning pattern

- Existing “Downtown” zoning is sporadic with satellites
- Surrounding area currently includes five different zoning districts, which would all be rezoned into a single district: Downtown Tier 2
 - Current zoning districts: MR-5, OI, NC, LC, CC, HI
 - New zoning district: DT2
- Permitted uses would no longer change from block to block

1. Prioritize the pedestrian experience and support Downtown as complete neighborhood
 - Auto-oriented uses allowed on *vehicular streets* only (Rowan/Grove, Ramsey Streets)
 - Gas stations, drive-through services
 - Complete neighborhood – increased housing options and commercial services available
 - Tie in the blocks that surround Hay Street into a cohesive area
2. Encourage “human-scale” development
 - Greater lot coverage allows for more compact development
 - More activities in a shorter walking distance
3. Increased safety
 - More activities and people = more eyes on the street (natural surveillance)

- Community Meeting (Tonight)
- Planning Commission holds Public Hearing on Text Amendments – March 22
 - Reviews and makes recommendations on *text changes* (permitted uses, standards, etc.) in the Unified Development Ordinance (UDO)
- Zoning Commission holds Public Hearing on Map Amendments – April 12
 - Reviews and makes recommendations on *map changes* (how parcels or areas are zoned; boundaries of zoning districts) on the official Zoning Map
- City Council holds Public Hearing on Text and Map Amendments – May 23
 - Final authority to adopt text and map changes in the Unified Development Ordinance and Official Zoning Map

Thank You!

For Additional Information including this powerpoint, maps and use table or to Signup for Future Updates Please Visit:

www.fayettevillenc.gov/urbandesignplan