



City of Fayetteville

433 Hay Street
Fayetteville, NC
28301-5537
(910) 433-1FAY (1329)

Meeting Agenda - Final Planning Commission

Tuesday, April 16, 2024

6:00 PM

Festival Park Plaza

1.0 CALL TO ORDER

2.0 APPROVAL OF AGENDA

3.0 CONSENT

3.01 Approval of Minutes: March 19, 2024

4.0 LEGISLATIVE HEARINGS

4.01 TA24-09. Amendment to Uses and Standards in the UDO Requiring Special Use Permits.

4.02 TA24-10. Proposed amendments to the Hospital Area Overlay and Plan

5.0 OTHER ITEMS OF BUSINESS

6.0 ADJOURNMENT



City of Fayetteville

433 Hay Street
Fayetteville, NC 28301-5537
(910) 433-1FAY (1329)

City Council Action Memo

File Number: 24-3970

Agenda Date: 4/16/2024

Version: 1

Status: Agenda Ready

In Control: Planning Commission

File Type: Consent

Agenda Number: 3.01

TO: Mayor and Members of City Council

THRU: Will Deaton, AICP- Planning and Zoning Manager

FROM: Catina Evans - Office Assistant II

DATE: April 16, 2024

RE:

Approval of Meeting Minutes: March 19, 2024

COUNCIL DISTRICT(S):

All

Relationship To Strategic Plan:

Strategic Operating Plan FY 2021

Goals 2026

Goal 6: Collaborative Citizen & Business Engagement

- Objective 6.2 - Ensure trust and confidence in City government through transparency & high-quality customer service.

Executive Summary:

The City of Fayetteville Planning Commission conducted a meeting on the referenced date during which they considered items of business as presented in the draft.

Background:

NA

Issues/Analysis:

NA

Budget Impact:

NA

Options:

1. Approve draft minutes;
2. Amend draft minutes and approve draft minutes as amended; or

3. Do not approve the draft minutes and provide direction to Staff.

Recommended Action:

Option 1: Approve the draft minutes.

Attachments:

- Draft Meeting Minutes: March 19, 2024

**MINUTES
CITY OF FAYETTEVILLE
PLANNING COMMISSION MEETING
FESTIVAL PLAZA, SUITE 122
March 19, 2024 @ 6:00 PM**

Members Present

Victor Sharpe, Chair
Dr. Antonio Jones, Vice Chair
Jerrick Mack
Kim Medley
Adrian Williams
Victoria Lemrabott
Christina Aragues
Larry Marshall

Members Absent

Eldred Loftin
Dr. Mondrail Myrick

Staff Present

Clayton Deaton, Planning and Zoning Division Manager
Craig Harmon, Senior Planner
Demetrios Moutos, Planner I
Lisa Harper, Assistant City Attorney
Catina Evans, Office Assistant II

I. CALL TO ORDER

Chairman Victor Sharpe called the March 19, 2024, Planning Commission meeting to order at 6 p.m.

II. APPROVAL OF THE AGENDA

MOTION: Adrian Williams made a motion to approve the agenda with the change to move item 5.0 before 4.0.

SECOND: Larry Marshall

VOTE: Unanimous (5-0)

III. APPROVAL OF CONSENT ITEMS TO INCLUDE THE FEBRUARY 20, 2024, MEETING MINUTES

MOTION: Jerrick Mack made a motion to approve the consent items to include the minutes from the February 20, 2024, meeting.

SECOND: [OBJ] Antonio Williams

VOTE: Unanimous (5-0)

Dr. Antonio Jones and Christina Aragues entered the meeting at 6:05 pm. Craig Harmon requested that the board members introduce themselves and they complied.

IV. PUBLIC HEARING

ALT24-01. Alternative Sign Plan as requested by Fayetteville State University

Craig Harmon presented case ALT24-01. Mr. Harmon mentioned that the Board is continuing this case presented before the Board at the meeting held last month (February 20, 2024). Mr. Harmon stated that he would present slides to the Board for this case. He stated that this is a request from Fayetteville State University for an alternative sign plan. The Board may approve the sign request based on criteria listed in the Unified Development Ordinance section 30-5. L.10. g. Mr. Harmon said the Board has the authority to impose conditions on the sign plan to address any possible issues with the number or size of the banners. Mr. Harmon informed the Board they would have to consider five findings when approving the request and the fact that the current information for this case is based on evidence submitted by FSU during last month's meeting. He stated that the University proposed 60 20''x 36'' two-sided banners (on the fencing along Murchison Road) and 13 124''x 68'' banners installed on the fence or wall at Bronco Stadium. Mr. Harmon showed the Board the proposed signs and pictures of how the area looks. Mr. Harmon mentioned the Board had several questions regarding how far apart the signs would stand and the location of the signs. Mr. Harmon introduced the two representatives from Fayetteville State University who were present and prepared to answer questions.

Mr. Sharpe said the Board is asking questions for clarification regarding this case because the hearing was opened for discussion and closed during last month's meeting. Mr. Sharpe paused, and Ms. Harper asked the speakers from FSU to introduce themselves for the record. Tina Raines, Assistant Vice Chancellor of Marketing and Creative Services, and Wesley Fountain, Director of Constituent and Community Relations at Fayetteville State University introduced themselves, stating they were present to speak and answer questions. Mr. Sharpe mentioned that the Board had questions about the 16 and 13 banners, noting that the Board was concerned that 16 signs were large in number and would create sign clutter. They questioned if the University planned to place the 13 brick wall signs within the indented sections of the brick wall.

The Board discussed if there was a proposed distance between signs that FSU would consider reasonable because previously the Board lacked a site plan, which would have helped them determine the spacing between signs. Ms. Medley conferred that the Board was concerned because they did not have a picture of the signs so they could not visualize how the signage would appear on campus. Ms. Medley noted that there was limited space between the sidewalk and the fence on Murchison Road. Viewing the pictures, the Board could determine the sign placement. Ms. Medley suggested that the signs be placed higher up and not in the small area between the sidewalk and the street where people often walked.

Mr. Sharpe requested that Ms. Raines add any additional information that might be helpful to the Board based on the evidence previously presented. Ms. Raines stated that they were proposing placing 60 signs on the wrought iron fence way. There would be approximately 20 yards between each sign. Originally, the University created a mockup of the signs that was not to scale. Ms. Raines noted that the signs would be placed at the finials located on the fence 20 yards apart. When they received the Board's question, they reviewed the area and felt that the spacing of the signs was adequate because the signs were a lot farther apart than they appeared in the pictures. However, the University is willing to decrease the quantity of signs if necessary. The University made sure that they chose a height on the fence where the signs could be evenly spaced, leaving 18 inches of space beneath the signs for the mowing decks and stopping far enough as to avoid impeding on the sidewalk. The original idea was to have the 13 signs placed on the brick wall at

every other wall indentation, but the University is willing to table this request and focus on the wrought iron portion of the project. Ms. Medley inquired why they were considering tabling that portion of their signage request. Ms. Raines said this would be in response to the Board's recommendations. Ms. Raines said her job was to balance her desire to increase the marketing effect of FSU with the Board's suggestions as to what would be deemed appropriate. Ms. Aragues said the Board could approve the request and FSU could then decide they want to go another way. She advised Ms. Raines that the Board could grant FSU the grace to implement their sign plan and they could decide (based on further outside guidance) if they want to move ahead with this proposed project.

Ms. Raines stated that the University's long-term plan is to create long, wrought-iron poles within their fence line, but the fence line would need to be moved back before they could begin this project. For now, they are focusing on receiving approval for this plan. Mr. Marshall asked how far back the fence line would have to be moved. Ms. Raines said she did not have the answer to that question, but she inquired if Mr. Fountain would be able to address the question. He said that the university is still discussing this matter.

Mr. Mack said that in the previous meeting, the question arose as to whether the University could receive permission from the Public Works Commission to attach the banners to the existing poles located on campus. Ms. Raines said they would love to revisit that conversation. A few years ago, the University did discuss that option. At that time, they understood that the power boxes on those preexisting poles prevented them from installing signage. She said the City devised a pole signage plan that allowed the signs to remain up for two to three weeks during special events. Currently, the University is seeking to keep the signs up for a longer period than two to three weeks. Mr. Fountain added that the poles are along the west side of Murchison Road, with a few poles on the east side of the street.

Mr. Sharpe asked if the signs would be located 20 feet apart, and Mr. Fountain said they would be located every 25 feet, which is half of what the UDO currently requires. Ms. Raines agreed that the signs would be located every 25 feet. Ms. Aragues pointed out that based on the feedback they might receive; FSU could downgrade or upgrade the signage. Ms. Raines said the vendor agreed to take the signage down before storms so it would not blow around the property. Mr. Marshall inquired if the signs were composed of materials such as paper or vinyl, and Ms. Raines said the signs were made of Digi bond, a hard material that allows the banner to be durable enough to be reprinted and reposted without damaging the sign.

Dr. Jones confirmed that Ms. Raines informed them that the plan to use the wrought-iron poles was dismissed due to the aforementioned construction, but he inquired if Ms. Raines foresaw placing the buildings closer to the road than their current location. Mr. Fountain said the building construction is comprehensive and involves no additional footage to the structure, but the materials used for the project would make it impossible for them to install the poles right now. Dr. Jones asked if they moved the buildings would they be able to install the poles. Mr. Fountain said the proposed poles could not be built because of the current structure, but this is part of their plans.

Mr. Sharpe asked the Staff if it would be necessary for FSU to come back before the Board and request to add the poles. Mr. Fountain said it would be 24 months until they put the poles up. Mr.

Sharpe said he would hate the University to have to come back before the Board for approval to install the poles, and Mr. Harmon pointed out that the Board could include in any approval of this request the option for FSU to add the poles at a future time. Ms. Harper asked Mr. Harmon if the University would have to place any additional poles at the same distance as the current poles, and Mr. Harmon said they would have to place the poles at the approved distance.

Mr. Sharpe inquired about the digital sign and Mr. Fountain said it was approved and located at the Seabrook Auditorium. Mr. Sharpe said he mentioned this as an example of why the University would most likely not have plans to place any more digital signage on campus. Ms. Raines said that digital signage would be used for timely upcoming events. Ms. Raines said that this is a more branded message that would be used instead of the photos since the pictures become dated. The University plans to alternate four or five messages. Dr. Jones asked about the banners and how they would be implemented. Ms. Raines said the original plan was for the banners to be placed in alternate spacing. Dr. Jones asked if there would be framing around the banners. Ms. Raines said the brick walls would create a natural frame, so they would not have framing around the banners.

Mr. Sharpe said her response answered his questions about the spacing of the larger signs. He was concerned that the spacing would be too far apart and create a large sign. Mr. Aragues asked why they needed approval for the banners when there are banners throughout the City in places such as baseball fields and recreational areas and if this is a City ordinance. Mr. Harmon said the banners are around the right-of-way. Mr. Sharpe informed the Board that if they agree to approve this request, they could include the poles for future signage.

MOTION: Kim Medley made a motion to approve the alternative signage plan to include the pole signage at the same yardage.
SECOND: Dr. Antonio Jones
VOTE: Unanimous (7-0)

V. LEGISLATIVE HEARING

TA24-09. Amendment to Uses and Standards in the UDO Requiring Special Use Permits.

Demetrios Moutos introduced himself and provided information about the text amendment. He informed the Board that a few months ago City Council approached the City Staff about seeking to reduce the number of Special Use Permits that the City had in the Unified Development Ordinance. Mr. Moutos said he reviewed the top six cities in the state (by population) and their requirements and processes for Special Use Permits. In February, the staff brought the City Council a proposal during their work session. Mr. Moutos said he reviewed the past ten years of Special Use Permit applications and made a list of which use types were reviewed by the City Council most often. Mr. Moutos discovered that the majority of the land uses in the Unified Development Ordinance that require a Special Use Permit are rarely applied for or seen by the City Council. Mr. Moutos noted that this does not mean that the Special Use Permit requirement for these uses is unnecessary, but simply highlights the main land use types that the City Council sees applications for. Among these land uses that are frequently applied for, the Staff made a recommendation to the City Council as to which uses should retain a Special Use Permit

requirement and which should not retain a Special Use Permit requirement. Staff then sought the City Council's permission to bring this information to the Planning Commission to propose changes to the Use Table and associated standards. Mr. Moutos said there are additional standards that can be taken out of the Unified Development Ordinance to streamline the process as well as remove Special Use Permit requirements from certain uses in the Use Table. Mr. Moutos then explained the timeline for when the Special Use Permit proposal would go to the City Council. Mr. Moutos gave an overview of the first section of the Unified Development Ordinance and provided the board members with the proposed revisions to the Unified Development Ordinance.

Mr. Moutos elaborated on the proposed revisions to the additional standards section of the Unified Development Ordinance for Brewpubs and Grocery Stores. He highlighted that currently, a grocery store located in a Neighborhood Commercial zoning district requires a Special Use Permit. This requirement is in place to prevent the uncontrolled approval of grocery stores exceeding the appropriate scale for the character of such zoning districts. The proposed revision aims to eliminate the need for a Special Use Permit and adjust the maximum allowable size of a grocery store in Neighborhood Commercial areas from 25,000 square feet to a new maximum of 15,000 square feet. This adjustment aligns with the average size of a medium-sized grocery store, such as a Trader Joe's, which better suits the character of a Neighborhood Commercial zoning district.

Mr. Moutos highlighted potential changes to the additional standards for Personal Service Establishments, specifically the removal of the requirement for a Special Use Permit. He informed the Commission that certain sections of the UDO that mention Special Use Permits are to remain unchanged. Mr. Moutos then presented the Commission with their voting options. He mentioned that the proposed changes to the Use Table in the Unified Development Ordinance reflect a significant reduction in the number of use types requiring a Special Use Permit. He noted instances where, in lieu of requiring a Special Use Permit, applicants could present their request to the Zoning Commission to rezone their property to a district that allows a desired use type. Lastly, Mr. Moutos outlined the City's expectation for the Planning Commission to review the amendment's details, provide feedback, and collaborate on its implementation.

Mr. Sharpe opened and closed the legislative hearing because there were no speakers. Ms. Aragues stated that in the past the City Council has heard SUP cases where there was controversial neighborhood opposition. Ms. Aragues asked Mr. Moutos if this amendment would decrease residents' ability to provide their concerns about what they want to see happen in their neighborhood at hearings. Mr. Moutos acknowledged that the amendment could diminish residents' input in cases where uses transition from requiring a Special Use Permit to being permitted by right. However, he clarified that if a use type is entirely disallowed, applicants would need to seek a rezoning, necessitating a legislative hearing rather than an evidentiary Special Use Permit hearing. This, in fact, could afford residents greater influence over the approval or rejection of applications within their community.

Ms. Harper interjected that Special Use Permits do not require a public hearing. They are presented at an evidentiary hearing, which means both sides have to produce evidence and only individuals with standing can speak. The public cannot come and speak in favor or opposition to a case during an evidentiary hearing. If you speak, you have to produce competent evidence. For example, if a special use permit affected you and you would like to argue that it would cause a traffic issue, you

could not present this as competent evidence unless you were an expert or a specialist in that area who could argue that case.

Ms. Aragues argued that there was a case where people did argue that issue against a SUP during a hearing and it was considered by the City Council. Ms. Harper said she is merely stating what the law requires, and she reiterated that the law states that a person must be a specialist in a certain area to come before the Board and voice your concerns to the Council. The Council would then use this competent evidence to deny or permit the request for the special use permit. By law, the City Council can only consider evidence they deem competent and material, and this evidence has to be more than a feeling or an accusation. There are specific judicial guidelines for which the court and the statutes require for allowing or denying a special use permit.

Ms. Aragues said by reducing the need for a special use permit, the City is reducing the transparency for the public to see it come through. Mr. Moutos reiterated that in cases where Special Use Permits are removed and the use type subsequently made not permitted, the applicant would have to submit a request for a rezoning, which would occur during a legislative hearing where the public would be allowed to attend and speak in favor or opposition to the case with less strict standing requirements.

Mr. Harmon outlined the City's approach to SUP requirements, emphasizing the staff's efforts to avoid reviewing SUPs with a history of problems. Mr. Harmon elaborated that they evaluated SUPs infrequently brought before the City Council and those met with minimal resistance. During the work session, Mr. Moutos presented to the City Council the most and least controversial cases, along with those rarely presented. Mr. Sharpe noted that these SUPs would necessitate a different course of action, distinct from a special use permit.

Ms. Sharpe requested clarification from Mr. Moutos regarding the handouts. Mr. Moutos explained that any items highlighted in yellow indicated a transition from requiring a special use permit to either being permitted or prohibited. Upon reviewing the handout, Ms. Aragues inquired about the allowance of Urban Agriculture in most areas by right. Mr. Moutos clarified that there was only one alteration in this regard. Ms. Aragues then raised a question concerning Daycares, to which Mr. Harmon responded. Ms. Aragues expressed interest in a table explaining the different zoning districts, prompting Mr. Harmon to indicate that such information is available within the UDO.

Mr. Sharpe asked the Board if they would consider taking action on this amendment change or if they needed more time to review the amendment. Mr. Williams said they would need to review it. Mr. Harmon showed the Board where to locate the UDO web page and Ms. Evans pointed out where they could find information about the zoning districts.

MOTION: Kim Medley made a motion to continue this item for further discussion during the Planning Commission meeting on Tuesday, April 16, 2024.

SECOND: Victoria Lemrabott

VOTE: Unanimous (7-0)

V. OTHER BUSINESS

Mr. Deaton informed the Board that there would be changes to the hospital overlay area. The Cape Fear Hospital has purchased land, and they will be proposing new developments in partnership with Methodist University. They will request before the Zoning Commission to rezone the area on Village Drive to Office Institutional (OI). The current overlay has identified a need for the buildings in this area to be used for certain designated uses, so the City needs to see how they can make exemptions for this area to develop as part of the hospital campus. Mr. Deaton said there will be a staff initiated rezoning before the Zoning Commission and a text amendment to the overlay would be presented before the Planning Commission in April. Mr. Deaton mentioned moving the meeting in April to another space and he said the Staff would keep the Board abreast of this change. Ms. Harper mentioned that if the time changed, they would need to change the bylaws.

MOTION: Adrian Williams made a motion to adjourn the March 19, 2024, meeting.
SECOND: Larry Marshall
VOTE: Unanimous (7-0)



City of Fayetteville

433 Hay Street
Fayetteville, NC 28301-5537
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City Council Action Memo

File Number: 24-3962

Agenda Date: 4/16/2024

Version: 1

Status: Agenda Ready

In Control: Planning Commission

File Type: Public Hearing
(Public & Legislative)

Agenda Number: 4.01

TO: Mayor and Members of City Council

THRU: Planning Commission
Will Deaton, AICP - Planning & Zoning Division Manager

FROM: Demetrios Moutos - Planner I

DATE: April 16, 2024

RE:

TA24-09. Amendment to Uses and Standards in the UDO Requiring Special Use Permits

COUNCIL DISTRICT(S):

All

Relationship To Strategic Plan:

Strategic Operating Plan FY 2022

Goals 2027

Goal 2: Responsible City Government Supporting a Diverse and Viable Economy

- Objective 2.4 - Sustain a favorable development climate to encourage business growth.

Goal 3: City Investment in Today and Tomorrow

- Objective 3.2 - Manage the City's Future Growth and Strategic Land Use

Executive Summary:

This report analyzes potential amendments to the Unified Development Ordinance (UDO) Use Table and other standards related to Special Use Permits (SUPs). The analysis considers the potential effects of streamlining the development process, fostering a diversity of development types, and implementing an adaptable approach that prioritizes resilience.

This item was continued from the Commission's March meeting

Background:

The City of Fayetteville is committed to responsible urban development and zoning to protect residents' welfare and maintain neighborhood integrity. This report evaluates proposed amendments to the Unified Development Ordinance (UDO) Use Table and Special Use Permit (SUP) standards, aiming to simplify the development process, encourage diverse development, and adopt a flexible, resilience-focused approach.

Special Use Permits (SUPs) are crucial for regulating land uses that require extra scrutiny due to community impact. However, the complexity and uncertainty they introduce can hinder development. This amendment seeks to streamline the SUP process, clarify guidelines for stakeholders, and improve review transparency, enhancing SUP effectiveness and minimizing negative impacts on development and community well-being.

Issues/Analysis:

The initial stage in presenting a proposed amendment to the City Council involves having it reviewed, modified, and recommended by the City's Planning Commission in accordance with City policies and State Statutes, as outlined below. The Commission plays a pivotal role in every text amendment process.

According to Section 160D-301 of the North Carolina General Statutes:

(a) Composition. - A local government may by ordinance provide for the appointment and compensation of a planning board or may designate one or more boards or commissions to perform the duties of a planning board. A planning board established pursuant to this section may include, but shall not be limited to, one or more of the following:

(b) Duties. - A planning board may be assigned the following powers and duties:

(3) To develop and recommend policies, ordinances, development regulations, administrative procedures, and other means for carrying out plans in a coordinated and efficient manner.

Recommended text amendments:

- a) Revise Section 30-4.A.2. Use Table to streamline the development process:
 - This revision includes reclassifying certain uses from requiring a special use permit to permitted uses or not permitted uses. (See attached "Revised Use Table")
- b) Revise Section 30-4.C.2.a.1.b. (Live/Work Dwelling Units)
 - **Current:** In SF-6 (as a Special Use Permit) and MR-5 the residential portion of the building shall occupy over 50 percent of the gross floor area. Employees shall be limited to occupants of the residential portion of the building plus up to three persons not residing in the residential portion.
 - **Revised:** In SF-6 ~~(as a Special Use Permit)~~ and MR-5 the residential portion of the building shall occupy over 50 percent of the gross floor area. Employees shall be limited to occupants of the residential portion of the building plus up to three persons not residing in the residential portion.
- c) Remove Section 30-4.C.4.b.5. (Animal Care Uses)
 - **Current:** Any incinerators included as an accessory use to an animal shelter shall be permitted only in accordance with a Special Use Permit.
- d) Revise Section 30-4.C.4.i.2.b (Brewpubs)
 - **Current:** Live entertainment shall not be permitted unless approved as a

special event or through the special use permit process.

- **Revised:** Live entertainment shall not be permitted unless approved as a special event ~~or through the special use permit process.~~

e) Remove Section 30-4.C.4.i.2.b.2 (Brewpubs)

- **Current:** The review and decision shall meet the criteria of Art. 30-2.C.7 Special Use Permit. Applications must include floor plans and details indicating ingress/egress, seating and dance area, maximum occupancy(ies), and plans to manage trash/litter, loitering and security. An acoustical study may be required. Conditions to mitigate impacts on surrounding properties and public spaces or resources may include but are not limited to specifying days or hours of operation, sound levels, sound-proofing, management of queuing or parking, and other activities associated with the entertainment.

f) Revise Section 30-4.C.4.i.8.a. (Grocery Store)

- **Current:** A grocery store over 2,500 square feet proposed within an NC Neighborhood Commercial District shall be subject to a Special Use Permit approval and the following standards:
 1. The store shall not exceed 25,000 square feet.
 2. The building shall be designed to appear as a series of small shops.
 3. The building shall be located proximate to the public right-of-way, to frame the edge of the lot.
 4. Parking shall be located to the interior side and rear of the building.
 5. Site design shall include a pedestrian pathway system on the perimeter and within its site to support neighborhood access from surrounding areas and transit stops on its periphery.
- **Revised:** A grocery store over 2,500 square feet proposed within an NC Neighborhood Commercial District shall be subject to ~~a Special Use Permit Approval and~~ the following standards:
 1. The store shall not exceed ~~25,000~~ 15,000 square feet.
 2. The building shall be designed to appear as a series of small shops.
 3. The building shall be located proximate to the public right-of-way, to frame the edge of the lot.
 4. Parking shall be located to the interior side and rear of the building.
 5. Site design shall include a pedestrian pathway system on the perimeter and within its site to support neighborhood access from surrounding areas and transit stops on its periphery.

g) Revise Section 30-4.C.4.i.9 (Personal Services Establishments)

- **Current:** Personal service establishments in the MR-5, OI, and NC zoning districts shall comply with the following standards and in the MR-5 district may be further limited as a condition of approval of a special use permit:
- **Revised:** Personal service establishments in the MR-5, OI, and NC zoning districts shall comply with the following standards ~~and in the MR-5 district~~

~~may be further limited as a condition of approval of a special use permit:~~

h) Revise Section 30-4.C.5.c.2.f (Microbrewery, Microdistillery)

- **Current:** In the DT-1 and MU districts, live entertainment shall not be permitted except in accordance with the same standards and special use permit procedures provided for Brewpubs in Art. 30-4.C.4.i Use-Specific Standards - Retail Sales and Services.
- **Revised:** In the DT-1 and MU districts, live entertainment shall not be permitted except in accordance with the same standards and ~~special use permit~~ procedures provided for Brewpubs in Art. 30-4.C.4.i Use-Specific Standards - Retail Sales and Services.

Land Use Map and Plan Consistency

The Consistency Statement for the proposed UDO Text Amendments (TA24-009) provides a detailed analysis of how these amendments align with the City of Fayetteville's Comprehensive Plan, particularly focusing on goals and land use policies and strategies. This statement is instrumental in understanding the rationale behind the proposed changes and how they support the broader objectives of responsible urban planning and development.

Goals Alignment

The amendment directly supports several key goals outlined in the Comprehensive Plan:

- **Goal #1:** They promote value and investment around infrastructure and strategic nodes, which is essential for efficient urban development and service delivery.
- **Goal #3:** By encouraging the redevelopment of strip commercial areas, the amendments align with efforts to revitalize underutilized areas, improving their economic viability and aesthetic appeal.
- **Goal #4:** The amendments aim to enhance community well-being and safety by applying existing development regulations to encourage diverse new developments, fostering safer, more attractive neighborhoods.

Land Use Policies and Strategies Consistency

The Consistency Statement meticulously maps the amendments to specific land use policies and strategies, demonstrating a comprehensive alignment:

- **Encouraging Growth and Infrastructure:** The amendments align with policies that encourage growth in areas well-served by infrastructure, advocating for more intense and mixed uses in focal areas. This ensures development is sustainable and supported by necessary services.
- **Economic Development:** By streamlining development processes, the amendments support economic development in designated areas, making it easier to attract and retain businesses.
- **Redevelopment and Reinvestment:** The proposed changes facilitate redevelopment along commercial strips and residential neighborhoods by potentially removing barriers and providing more flexibility in development standards.
- **Walkable and Mixed-Use Districts:** Amendments encourage well-designed

commercial and mixed-use districts, supporting policies that promote walkability, connectivity, and quality site design.

- **Quality Neighborhoods and Diverse Housing:** The focus on encouraging development standards that result in quality neighborhoods and a mix of housing types for all ages and incomes is evident. The amendments provide a framework for more diverse and inclusive development options.

Future Land Use Map Alignment

The Consistency Statement illustrates that the proposed UDO Text Amendments are not only aligned with the City of Fayetteville's strategic vision for growth, development, and community well-being, but also actively support the realization of this vision through practical changes to the UDO. The close alignment with the goals and land use policies of the Comprehensive Plan contributes to creating a balanced, sustainable, and economically thriving urban landscape.

Budget Impact:

Implementing this proposal would reduce permit fee revenue due to fewer Special Use Permit applications for certain use types.

Options:

- 1) Move to recommend approval of all of the proposed text amendments.
(Recommended);
- 2) Move to recommend approval of some of the proposed text amendments;
- 3) Remand some or all of the proposed text amendments back to Staff for further consideration and specific changes.
- 4) Move to recommend denial of any or all proposed text amendments;

Recommended Action:

The Professional Planning Staff recommends Option (1) approval of all of the proposed text amendments.

Attachments:

UDO Use Table

PART II - CODE OF ORDINANCES

CHAPTER 30 – UNIFIED DEVELOPMENT ORDINANCE

Article 30-4: Use Standards

30-4.A. Use Table

30-4.A.2. Use Table

30-4.C.2.b.3 Extractive Industry

Table 30-4.A.2 Use Table																							
P = Permitted Use S = Special Use																							
MP = Allowed Subject to a Planned Development Master Plan																							
"/" = Prohibited Use [1]																							
USE CATEGORY	USE TYPE	ZONING DISTRICTS																				ADDITIONAL REQUIREMENTS	
		SPECIAL		RESIDENTIAL					BUSINESS										PLANNED DEVELOPMENT				
		CD	AR	SF - 15	SF - 10	SF -6	MR -5	MH	OI	NC [3]	LC	CC	MU	DT -1	DT -2	UC	BP 4	LI	HI	PD -R	PD- EC		PD- TN
AGRICULTURAL USE CLASSIFICATION																							
Agriculture	Plant nursery	S	P	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	MP	/	MP	30-4.C.1.	
	All other agriculture	P	P	S	/	/	/	/	/	/	/	/	/	/	/	/	/	/	MP	/	MP		
	Urban Agriculture	/	/	/	/	/	/	/	/	S	P	P	/	/	/	/	/	P	/	/	/	30-4.C.1.	
Agricultural Support and Services	Equestrian facility	/	P	S	/	/	/	/	/	/	/	/	/	/	/	/	/	/	MP	/	MP	30-4.C.1.	
	All other agricultural support and services	/	P	/	/	/	/	/	/	/	/	S	/	/	/	/	/	P	/	/	/	30-4.C.1.	
RESIDENTIAL USE CLASSIFICATION																							
Household Living [1]	Cottage developments	/	P	P	P	P	P	/	/	/	/	/	/	/	P	/	/	/	/	/	/	30-4.C.2.	
	Dwelling/Unit, live/work	/	/	/	/	S	P	/	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.2.
	Dwelling, multi-family	/	/	/	/	S	P	/	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30.5.H
	Dwelling, single-family attached [3]	/	/	/	S	S	P	/	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-5.H

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USE CATEGORY	USE TYPE	ZONING DISTRICTS																			ADDITIONAL REQUIREMENTS		
		SPECIAL		RESIDENTIAL						BUSINESS										PLANNED DEVELOPMENT			
		CD	AR	SF - 15	SF - 10	SF -6	MR -5	MH	OI	NC [3]	LC	CC	MU	DT -1	DT -2	UC	BP 4	LI	HI	PD -R		PD- EC	PD- TN
	Dwelling, single-family detached	/	P	P	P	P	P	P	P	P	S	/	P	S	P	/	/	/	/	MP	/	MP	30-5.G
	Dwelling, multi-unit single-family, detached on one lot	/	/	/	/	/	P	/	P	P	/	/	/	/	/	/	/	/	/	/	/	/	30-5.P
	Dwelling, two- to four-family	/	/	S	S	S	P	/	P	P	S	/	P	/	P	/	/	/	/	MP	/	MP	30-4.C.2.
	Dwelling, upper story	/	/	/	/	P	P	/	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	
	Manufactured home, Class A [2]	/	/	/	/	/	/	P	/	/	/	/	/	/	/	/	/	/	/	/	/	/	30-4.C.2.
	Manufactured home park (Class A or B homes)	/	/	/	/	/	/	P	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
Group Living	Dormitory	/	/	/	/	/	P	/	P	/	P	/	P	P	P	P	/	/	/	MP	MP	MP	30-4.C.2.
	Therapeutic home	/	P	P	P	P	P	P	P	P	S	/	P	S	P	/	/	/	/	MP	MP	MP	30-4.C.2.
	Fraternity or sorority house	/	/	/	/	/	S	/	P	/	P	/	P	/	P	P	/	/	/	MP	MP	MP	
	Group home, Large	/	/	/	/	S	/	/	S	S	S	S	S	S	S	/	/	/	/	MP	/	MP	30-4.C.2.
	Group home, Small	/	/	P	P	P	P	P	P	P	S	P	P	P	P	/	/	/	/	MP		MP	30-4.C.2.
	Rooming or boarding house	/	/	/	/	S	P	/	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.2.
	Transitional housing								S	S	S	S	S	S	S	/	/						30-4.C.2.
PUBLIC AND INSTITUTIONAL USE CLASSIFICATION																							
Community Services	Community center	S	P	S	S	P	P	P	P	P	P	P	P	P	P	P	/	/	/	MP	MP	MP	
	Cultural facility	/	/	/	/	S	S	/	P	P	P	P	P	P	P	P	/	/	/	MP	MP	MP	
	Day Resource Center	/	/	/	/	/	/	/	/	/	/	S	S	/	S	/	/	S	P	/	/	/	30-4.C.3.
	Library	/	/	S	S	S	P	/	P	P	P	P	P	P	P	P	/	/	/	MP	MP	MP	
	Museum	/	/	/	/	S	S	/	P	P	P	P	P	P	P	P	/	/	/	MP	MP	MP	
	Youth club facility	/	/	/	/	S	P	/	/	S	P	P	P	P	P	P	/	/	/	MP	/	MP	
Day Care	Adult day care center	/	/	S	S	S	S	S	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	
	Child care center	/	/	S	S	S	S	S	P	P	P	P	P	P	P	P	S	/	/	MP	MP	MP	30-4.C.3.
Educational Facilities	College or university	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	/	/	/	MP	MP	MP	
	School, elementary	/	S	S	S	S	S	/	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.3.
	School, middle	/	S	S	S	S	S	/	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.3.

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		SPECIAL		RESIDENTIAL						BUSINESS										PLANNED DEVELOPMENT			
		CD	AR	SF - 15	SF - 10	SF - 6	MR - 5	MH	OI	NC [3]	LC	CC	MU	DT -1	DT -2	UC	BP 4	LI	HI	PD -R	PD- EC		PD- TN
	School, high	/	S	S	S	S	S	/	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.3.
	Vocational or trade school	/	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	30-4.C.3.
Governmental facilities	Government maintenance, storage, or distribution facility	/	S	/	/	S	S	/	S	S	S	P	S	P	/	P	P	P	P	/	MP	/	
	Government office	/	/	/	/	S	S	/	P	P	P	P	P	P	P	P	P	P	/	MP	MP	MP	
	Post office	/	/	/	/	/	S	/	P	P	P	P	P	P	P	P	/	P	/	MP	MP	MP	
Health Care Facilities	Blood/tissue collection facility	/	/	/	/	/	/	/	/	/	/	P	/	P	P	/	/	P	/	/	MP	MP	
	Drug or alcohol treatment facility	/	/	/	/	/	/	/	/	/	P	P	S	/	S	/	/	P	/	MP	MP	MP	30-4.C.3.
	Hospital	/	/	/	/	/	/	/	P	/	/	P	P	P	P	/	/	P	/	/	MP	/	30-4.C.3.
	Medical or dental clinic [3]	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	S	P	/	MP	MP	MP	
	Medical or dental lab	/	/	/	/	/	/	/	P	/	P	/	P	P	P	/	P	P	/	/	MP	/	(Reserved)
	Medical treatment facility	/	/	/	/	/	/	/	P	P	P	P	P	P	P	/	/	P	/	/	MP	/	30-4.C.3.
	Outpatient facility	/	/	/	/	/	/	/	P	P	P	P	P	P	P	/	/	P	/	/	MP	/	
Institutions	Assisted living facility	/	/	S	S	S	S	/	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	
	Auditorium	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	/	/	/	MP	MP	MP	30-4.C.3.
	Club or lodge	/	/	/	/	/	S	/	P	P	P	P	P	P	P	P	/	/	/	MP	MP	MP	
	Convention center	/	/	/	/	/	/	/	P	/	/	P	P	P	P	P	/	/	/	/	MP	/	30-4.C.3.
	Community Reintegration Center	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/	/	/	/	MP	/	MP	30-4.C.3.
	Nursing home	/	/	/	/	S	S	/	P	P	P	P	P	S	S	/	/	/	/	MP	MP	MP	
	Psychiatric treatment facility	/	/	/	/	/	/	/	S	/	S	S	/	/	S	/	/	/	/	/	MP	/	
Parks and Open Areas	Religious institution	/	P/S	P/S	P/S	P/S	P	P	P	P	P	P	P	P	P	P	/	P	P	MP	MP	MP	30-4.C.3.
	Arboretum or botanical garden	P	P	P	P	P	P	/	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	
	Cemetery	S	S	S	S	S	S	/	S	S	S	P	P	/	/	/	/	/	/	/	/	/	30-4.C.3.
	Columbaria, mausoleum	P	P	P	P	P	P	/	P	P	P	P	P	P	P	/	P	/	/	/	/	/	
	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	/	P	P	/	/	/	MP	MP	MP	

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		SPECIAL		RESIDENTIAL						BUSINESS										PLANNED DEVELOPMENT			
		CD	AR	SF - 15	SF - 10	SF -6	MR -5	MH	OI	NC [3]	LC	CC	MU	DT -1	DT -2	UC	BP 4	LI	HI	PD -R	PD- EC		PD- TN
	Golf course, public	S	P	P	P	S	P	/	P	/	P	P	P	/	/	/	/	/	/	MP	MP	MP	
	Greenway	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Park, public or private	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Public square or plaza	/	/	P	P	P	P	P	P	P	P	P	P	P	P	/	P	P	P	MP	MP	MP	
Public Safety	Correctional facility	/	S	/	/	/	/	/	/	/	/	/	/	S	/	/	/	S	P	/	/	/	30-4.C.3.
	Fire or EMS facility	/	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Police substation	/	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Police station	/	P	S	S	S	P	S	P	P	P	P	P	P	P	/	/	P	P	MP	MP	MP	
Transportation/ Communication	Airport	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/	
	Helicopter landing facility	/	/	/	/	/	/	/	S	/	S	S	S	S	S	S	P	/	/	/	MP	/	30-4.C.3.
	Passenger terminal, surface transportation	/	/	/	/	/	S	/	P	S	P	P	P	P	P	/	P	P	P	MP	MP	MP	
	Small Wireless Facilities	/	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	30-4.C.3.
	Telecommunications antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	30-4.C.3.
	Telecommunications antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	30-4.C.3.
	Telecommunications tower, freestanding	/	S	S	S	S	S	/	S	S	S	S	S	/	/	P	S	S	S	MP	MP	MP	30-4.C.3.
	Utility, major	/	S	S	S	S	S	/	S	S	S	P	S	S	/	/	P	P	P	/	MP	/	30-4.C.3.
	Utility, minor	S	P	P	P	P	P	P	P	P	/	P	P	P	P	P	P	P	P	MP	MP	MP	
COMMERCIAL USE CLASSIFICATION [1]																							
Adult Entertainment	Adult entertainment	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	/	/	30-4.C.4.
Animal Care	Animal grooming	/	/	/	/	/	/	/	/	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.4.
	Animal shelter	/	S	/	/	/	/	/	/	/	/	S	/	/	/	/	/	P	P	/	/	/	
	Kennel, indoor	/	S	/	/	/	/	/	S	S	S	P	S	/	S	/	/	P	/	/	MP	/	
	Kennel, outdoor	/	S	/	/	/	/	/	/	/	S	S	/	/	/	/	/	P	/	/	MP	/	
	Veterinary clinic	/	S	/	/	/	/	/	P	S	P	P	S	P	P	/	/	/	/	/	MP	/	

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USE CATEGORY	USE TYPE	ZONING DISTRICTS																					ADDITIONAL REQUIREMENTS
		SPECIAL		RESIDENTIAL						BUSINESS										PLANNED DEVELOPMENT			
		CD	AR	SF - 15	SF - 10	SF -6	MR -5	MH	OI	NC [3]	LC	CC	MU	DT -1	DT -2	UC	BP 4	LI	HI	PD -R	PD- EC	PD- TN	
Conference and Training Centers	Conference or training center	/	/	/	/	/	/	/	P	P	P	P	P	P	P	/	P	/	/	MP	MP	MP	30-4.C.4.
Eating Establishments	Dinner theater	/	/	/	/	/	/	/	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	
	Restaurant, with indoor or outdoor seating [4]	/	/	/	/	/	S	/	S	P	P	P	P	P	P	P	P	/	/	MP	MP	MP	30-4.C.4.
	Restaurant, with drive-through service [4]	/	/	/	/	/	/	/	/	/	P	P	S	/	/	/	P	/	/	/	MP	/	30-4.C.4.
	Specialty eating establishment [4]	/	/	/	/	/	S	/	/	P	P	P	P	P	P	P	P	/	/	MP	MP	MP	30-4.C.4.
	Food truck court	/	/	/	/	/	/	/	/	S	P	P	P	P	P	/	/	P	P	/	/	/	30-4.B.5.
Offices	Business services	/	/	/	/	/	/	/	P	P	P	P	P	P	P	/	P	S	/	MP	MP	MP	30-4.C.4.
	Corporate headquarters	/	/	/	/	/	/	/	/	/	P	P	P	P	P	/	P	P	P	/	MP	MP	
	Financial services	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	P	/	/	MP	MP	MP	
	Professional services	/	/	/	/	/	/	/	P	P	P	P	P	P	P	/	P	S	/	MP	MP	MP	
	Radio and television broadcasting studio	/	/	/	/	/	/	/	P	/	S	P	S	P	P	/	P	/	/	/	MP	/	
	Sales (including real estate)	/	/	/	/	/	/	/	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	
Parking, Commercial	Parking lot	/	/	/	/	/	/	/	P	S	P	P	P	P	P	P	/	P	/	/	MP	/	30-4.C.4.
	Parking structure	/	/	/	/	/	/	/	S	S	P	P	P	P	P	P	P	P	/	MP	MP	MP	30-4.C.4.
	Parking Tractor Trailers etc.	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	/	/	30-4.C.4.
Recreation/ Entertainment, Indoor	Commercial recreation, indoor	/	/	/	/	/	/	/	/	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	
	Theater	/	/	/	/	/	/	/	/	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	
Recreation/ Entertainment, Outdoor	Arena, amphitheater, or stadium	/	/	/	/	/	/	/	/	/	S	P	S	P	P	P	P	/	/	/	MP	/	30-4.C.4.
	Golf course, private	S	S	S	S	S	S	/	P	/	S	P	S	/	/	/	/	/	/	MP	MP	MP	
	Athletic field and clubhouse	P	P	S	S	S	P	P	P	P	P	P	P	/	P	/	P	/	/	MP	MP	MP	
	Golf driving range	S	S	/	/	/	/	/	P	/	P	P	/	/	/	/	/	/	/	MP	MP	MP	
	Swimming pool, private	/	P	P	P	P	P	P	P	P	P	P	P	/	P	/	/	/	/	MP	MP	MP	30-4.C.4.

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	Swimming pool, non-profit	/	P	P	P	P	P	P	P	P	P	P	P	/	P	/	P	/	/	MP	MP	MP	30-4.C.4.	
	Tennis court	/	P	P	P	P	P	P	P	P	P	P	P	/	/	/	P	/	/	MP	MP	MP	30-4.C.4.	
	Other commercial recreation, outdoor	/	/	/	/	/	S	/	/	S	S	P	P	P	P	/	/	P	P	MP	MP	MP		
Retail Sales & Services	Bar, nightclub, or cocktail lounge	/	/	/	/	/	/	/	/	/	P	P	P	P	P	/	/	P	/	MP	MP	MP	30-4.C.4.	
	Entertainment establishment	/	/	/	/	/	/	/	/	S	P	P	P	P	P	P	/	/	/	MP	MP	MP		
	Gasoline sales	/	/	/	/	/	/	/	/	S	P	P	S	S	P	/	/	/	/	MP	MP	MP	30-4.C.4.	
	Crematory	/	/	/	/	/	/	/	/	/	S	S	/	/	/	/	/	P	P	/	/	/		
	Financial institution, without drive-through service [4]	/	/	/	/	/	S	/	P	P	P	P	P	P	P	P	P	/	/	MP	MP	MP		
	Financial institution, with drive-through service [4]	/	/	/	/	/	/	/	P	S	P	P	P	S	P	P	P	P	/	/	/	MP	/	30-4.C.4.
	Funeral home	/	/	/	/	/	/	/	/	/	P	P	S	P	P	/	/	/	/	/	MP	/		
	Laundromat	/	/	/	/	/	P	P	/	P	P	P	P	P	P	P	/	/	/	MP	MP	MP		
	Personal services establishment	/	/	/	/	/	P	/	P	P	P	P	P	P	P	P	/	P	/	MP	MP	MP	30-4.C.4.	
	Tattoo parlor/body piercing establishment	/	/	/	/	/	/	/	/	/	P	P	P	P	P	/	/	P	/	/	MP	/		
	Repair establishment	/	/	/	/	/	/	/	/	P	P	P	P	P	P	/	/	P	/	MP	MP	MP	30-4.C.4.	
	Convenience store, without gas sales	/	/	/	/	/	P	/	/	P	P	P	P	P	P	/	/	/	/	MP	MP	MP		
	Convenience store, with gas sales [4]	/	/	/	/	/	/	/	/	S	P	P	S	S	P	/	P	/	/	MP	MP	MP	30-4.C.4.	
	Drug store or pharmacy, without drive-through service [4]	/	/	/	/	/	P	/	/	P	P	P	P	P	P	/	P	/	/	MP	MP	MP		
	Drug store or pharmacy, with drive-through service	/	/	/	/	/	/	/	/	S	P	P	P	S	P	/	P	P	/	/	MP	/	30-4.C.4.	
	Flea market	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/	/	P	/	/	/	/	30-4.C.4.	

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		SPECIAL		RESIDENTIAL						BUSINESS										PLANNED DEVELOPMENT			
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	Grocery store	/	/	/	/	/	/	/	/	P/S	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.4.
	Liquor store	/	/	/	/	/	/	/	/	/	P	P	P	P	P	/	/	/	/	MP	MP	MP	
	Retail sales establishment, large [4]	/	/	/	/	/	/	/	/	/	P	P	P	P	P	/	S	S	/	/	MP	/	30-4.C.4.
	Electronic gaming operation	/	/	/	/	/	/	/	/	/	P	S	/	/	/	/	/	S	/	/	/	MP	30-4.C.4.
	Other retail sales establishments [3], [4]	/	/	/	/	/	/	/	/	P/S	P	P	P	P	P	/	P	/	/	MP	MP	MP	
	Brewpub	/	/	/	/	/	/	/	/	/	S	P	P	P	P	P	/	/	/	/			
Self-Service Storage	Mini-warehouse (with external access)	/	/	/	/	/	/	/	/	/	S	P	P	/	/	/	/	P	P	/	MP	/	30-4.C.4.
	Mini-warehouse (internal access only)	/	/	/	/	/	/	/	/	/	P	P	P	P	P	/	/	P	P	/	MP	/	
Vehicle Sales and Services, Heavy	Aircraft parts, sales, and maintenance	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/	
	Automotive painting/body shop	/	/	/	/	/	/	/	/	/	/	S	/	/	S	/	/	P	P	/	/	/	30-4.C.4.
	Automotive wrecker service	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	/	P	P	/	/	/	30-4.C.4.
	Transmission shop	/	/	/	/	/	/	/	/	/	/	S	/	/	P	P	/	P	P	/	MP	/	30-4.C.4.
	Boat and marine rental and sales	/	/	/	/	/	/	/	/	/	P	P	/	/	/	/	/	P	P	/	MP	/	
	Truck stop	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	/	P	P	/	/	/	
Vehicle Sales and Services, Light	Automotive parts and installation	/	/	/	/	/	/	/	/	/	P	P	/	S	S	/	/	P	/	/	/	/	30-4.C.4.
	Automobile repair and servicing (without painting/body-work)	/	/	/	/	/	/	/	/	/	S	P	S	/	S	/	/	P	P	/	MP	/	30-4.C.4.
	Automobile sales or rentals	/	/	/	/	/	/	/	/	/	P	P	S	P	P	P	/	P	/	/	MP	/	30-4.C.4.
	Car wash or auto-detailing	/	/	/	/	/	/	/	/	/	P	P	/	/	/	/	/	P	/	MP	MP	MP	30-4.C.4.
	Taxicab service	/	/	/	/	/	/	/	/	/	S	P	P	P	P	/	/	/	/	/	MP	/	

Table 30-4.A.2 Use Table
P = Permitted Use S = Special Use
MP = Allowed Subject to a Planned Development Master Plan
“/” = Prohibited Use [1]

USE CATEGORY	USE TYPE	ZONING DISTRICTS																				ADDITIONAL REQUIREMENTS	
		SPECIAL		RESIDENTIAL						BUSINESS										PLANNED DEVELOPMENT			
		CD	AR	SF - 15	SF - 10	SF -6	MR -5	MH	OI	NC [3]	LC	CC	MU	DT -1	DT -2	UC	BP 4	LI	HI	PD -R	PD- EC		PD- TN
	Tire/muffler sales and mounting	/	/	/	/	/	/	/	/	/	P	P	/	/	P	/	/	P	P	/	MP	/	30-4.C.4.
Visitor Accommodations	Bed and breakfast inn	/	/	S	S	S	S	/	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.4.
	Hotel or motel [4]	/	/	/	/	/	/	/	P	/	P	P	P	P	P	/	P	/	/	/	MP	/	30-4.C.4.
	Hotel or motel, extended stay [4]	/	/	/	/	/	/	/	P	/	P	P	P	P	P	/	P	/	/	/	MP	/	30-4.C.4.
	Tourist Home	/	/	/	/	/	S	/	/	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30-4.C.4.
INDUSTRIAL USE CLASSIFICATION [1]																							
Extractive Industry	All uses	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	/	/	30-4.C.5.	
Industrial Services	Building, heating, plumbing, or electrical contractor with outside storage	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	/	P	P	/	MP	/	
	Electric motor repair	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	/	P	P	/	MP	/	30-4.C.5.
	Fuel oil/bottled gas distributor	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	/	/	
	General industrial service	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	P	/	MP	/	
	Heavy equipment sales, rental, or storage	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	/	P	P	/	MP	/	30-4.C.5.
	Heavy equipment servicing and repair	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	P	/	/	/	
	Laundry, dry cleaning, and carpet cleaning plants	/	/	/	/	/	/	/	/	/	/	P	/	/	/	/	/	P	P	/	/	/	30-4.C.5.
	Machine shop	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	/	P	P	/	MP	/	30-4.C.5.
	Office-warehouse	/	/	/	/	/	/	/	/	/	P	P	P	P	P	/	P	P	P	/	MP	MP	
	Repair of scientific or professional instruments	/	/	/	/	/	/	/	/	S	P	P	P	/	P	/	P	P	P	/	MP	/	30-4.C.5.
	Research and development	/	/	/	/	/	/	/	P	P	P	P	P	P	P	/	P	P	P	/	MP	/	
	Tool repair	/	/	/	/	/	/	/	/	/	/	P	P	/	P	/	P	P	P	/	/	/	30-4.C.5.
Manufacturing and	Manufacturing, heavy	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	P	/	MP	/		

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USE CATEGORY	USE TYPE	ZONING DISTRICTS																					ADDITIONAL REQUIREMENTS	
		SPECIAL		RESIDENTIAL						BUSINESS										PLANNED DEVELOPMENT				
		CD	AR	SF - 15	SF - 10	SF -6	MR -5	MH	OI	NC [3]	LC	CC	MU	DT -1	DT -2	UC	BP 4	LI	HI	PD -R	PD- EC	PD- TN		
Production	Manufacturing, high impact/hazardous	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	P	/	MP	/	30-4.C.5.	
	Manufacturing, light	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	P	P	P	/	MP	/		
	Research and Technology Production	/	/	/	/	/	/	/	/	S	P	P	/	/	P	/	/	P	P	/	/	/		
	Microbrewery	/	/	/	/	/	/	/	/	/	P	P	P	/	P	/	P	/	/	MP	MP	MP	30-4.C.5.	
	Microdistillery	/	/	/	/	/	/	/	/	/	P	P	P	/	P	/	P	/	/	MP	MP	MP	30-4.C.5.	
Warehouse and Freight Movement	Cold storage plant	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/			
	Outdoor storage (as a principal use)	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	P	P	P	/	MP	/	30-4.C.5.	
	Parcel services	/	/	/	/	/	/	/	/	/	/	P	/	S	P	/	/	P	P	/	MP	/	30-4.C.5.	
	Truck or freight terminal	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/			
	Warehouse (distribution)	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	P	P	P	/	MP	/		
	Warehouse (storage)	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	P	/	MP	/		
Waste-Related Services	Energy recovery plant	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	S	/	/	/	30-4.C.5.	
	Hazardous waste collection sites	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	/	/		
	Incinerator	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	P	/	/	/		
	Land application of wastes	/	S	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/		
	Landfill, land clearing and inert debris or construction debris	/	S	/	/	/	/	/	/	S	/	/	S	S	/	/	/	/	S	S	/	/	/	30-4.C.5.
	Landfill, sanitary	/	S	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/	30-4.C.5.	
	Recycling center	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/	30-4.C.5.	
	Recycling drop-off center	/	/	/	/	S	S	S	P	P	P	P	P	/	P	/	/	P	P	MP	MP	MP	30-4.C.5.	
	Salvage and junkyard	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	/	/	30-4.C.5.	
	Tire disposal or recycling	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/		
	Waste composting	/	S	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/	30-4.C.5.	
Wholesale sales	All uses	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/	S	P	/	/	MP	/	30-4.C.5.	

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USE CATEGORY	USE TYPE	ZONING DISTRICTS																		ADDITIONAL REQUIREMENTS	
		SPECIAL		RESIDENTIAL					BUSINESS									PLANNED DEVELOPMENT			
		CD	AR	SF - 15	SF - 10	SF -6	MR -5	MH	OI	NC [3]	LC	CC	MU	DT -1	DT -2	UC	BP 4	LI	HI		PD -R

NOTES:

[1] Some commercial, mixed-use, and industrial uses require additional separation or buffer standards or may require special use permit approval when located adjacent to or across a local street or alley from single-family residential development in accordance with Section Transitional Standards. Cottage developments require a Neighborhood Compatibility Permit (see Section 30-2.C.21).

[2] Individual manufactured homes located outside of a manufactured home park may only be established on lots located within the Manufactured Home Overlay district.

[3] New construction for individual retail uses over 2,500 square feet in the NC zoning district must be approved through the Special Use Permit process.

[4] In the BP district not more than a cumulative total of 40% of the developable area or 30% of the total area, whichever is less, of each Business Park development shall be used for uses in the following use categories: visitor accommodation, eating establishment, and retail sales and services. Such uses as a park or recreation facility within the BP development shall not be counted toward this commercial use or supportive use limitation. Restaurants with drive-thru service and Convenience Stores with gas sales and drive-thru service shall be limited to the periphery of the BP and within the greater of 1500 feet from an interstate centerline or 1250 feet from the nearest access road to that interstate. All other commercial uses shall be located on the periphery of the Business Park development or at a major intersection. These use types in a BP Business Park district must meet the standards for commercial, office and mixed use in Table 30-5.C.3 Required Open Space/Parkland Dedication and Article 30-5.I Commercial, Office and Mixed Use Design Standards.

[5] In MR-5 districts, permitted uses shall be established only on parcels abutting and accessed by an Arterial, Collector, or Major Street, as defined in Article 30-2.C.1 Definitions.

(Ord. No. S2011-008, §§ 7, 12.2a, 7-25-2011; Ord. No. S2011-013, §§ 1.5, 1.8, 2.2a, 8.3, 11-28-2011; Ord. No. S2011-014, § 3, 11-28-2011; Ord. No. S2012-001, § 5.1, 1-23-2012; Ord. No. S2012-011, § 1, 5-29-2012; Ord. No. S2012-024, §§ 5—7, 11-13-2012; Ord. No. S2012-025, § 16, 11-13-2012; Ord. No. S2013-002, § 11, 2-11-2013; Ord. No. S2014-002, § 2, 3a, 5b, 1-13-2014; Ord. No. S2014-012, § 2, 8-11-2014; Ord. S2014-015, §§ 2b, 4, 8-11-2014; Ord. S2016-007, § 2, 6-27-2016; Ord. S2017-004, § 1a-c, 6-26-2017; Ord. No. S2019-008, § 1, 04/23/2019; Ord. No. S2019-009, § 1, 04/23/2019; Ord. No. S2020-011, § 2, 11/23/2020; Ord. No. S2021-004, § 3, 04/15/2021; Ord. No. S2021-042, § 1, 10/25/2021; Ord. No. S2021-043, § 1, 10/25/2021; Ord. No. S2021-044, § 1, 10/25/2021; Ord. No. S2022-003, § 1, 03/28/2022; Ord. No. S2022-023, § 1, 09/26/2022; Ord. No. S2023-001A, § 1, 01/26/2023; Ord. No. S2023-018, § 1, 03/23/2023; Ord. No. S2023-018D, § 1, 03/23/2023)

Effective on: 4/15/2021

Consistency and Reasonableness Statement

Map Amendments

Pursuant to N.C.G.S. Sections 160D-604 and -605, the Planning Commission finds that the proposed UDO Text Amendments in case TA24-009 are consistent with the City of Fayetteville's Future Land Use Map and Plan (Comprehensive Plan). The following analysis examines the proposed amendment relative to the goals and land-use policies and strategies of the Comprehensive Plan:

Consistency

1. GOALS

GOAL(S)	CONSISTENT	INCONSISTENT
Goal #1: Focus value and investment around infrastructure and strategic nodes	X	
GOAL #3: Encourage redevelopment of strip commercial areas	X	
Goal #4: Foster safe, stable, and attractive neighborhoods	X	

2. LAND USE POLICIES AND STRATEGIES:

LAND USE POLICIES AND STRATEGIES	CONSISTENT	INCONSISTENT
LUP 1: Encourage growth in areas well-served by infrastructure and urban services, including roads, utilities, parks, schools, police, fire, and emergency services.	X	
1.2: Encourage more intense uses, a greater mix of uses, and denser residential types in key focal areas. <ul style="list-style-type: none">• Regional Centers and Community Centers• Neighborhood Mixed Use• Downtown	X	
1.6: Require adequate infrastructure to be in place before or in tandem with new development	X	
1.7: Encourage a logical progression of housing development and discourage "leapfrog" development <ul style="list-style-type: none">• Leapfrog development is development that occurs in areas away from existing development and in areas currently not served by infrastructure or adjacent to services, esp. water/sewer. This type of growth can lead to higher costs of providing urban services.	X	
LUP 2: Encourage Economic Development	X	

<p>2.1: Encourage economic development in designated areas</p> <ul style="list-style-type: none"> Encourage economic development in key areas including Downtown, Office/Institutional Areas, Industrial/Employment Areas, Regional and Community Centers, and Highway Commercial Areas 	X	
LUP 3: Encourage redevelopment along underutilized commercial strip corridors and reinvestment in distressed residential neighborhoods.	X	
<p>3.2: Identify potential barriers to redevelopment and reinvestment and provide flexibility through modification to development regulations while maintaining high standards</p> <ul style="list-style-type: none"> Consider incentives for redevelopment of underutilized commercial properties including: <ul style="list-style-type: none"> Allowance of higher-density residential types Reduced setbacks and parking Consider incentives for reinvestment in distressed neighborhoods including: <ul style="list-style-type: none"> Develop land use regulations that allow for diverse housing offerings that allow people to transition to multiple types of housing in different stages of life without having to leave their neighborhood Create targeted, city-funded grant opportunities for developers and individual property owners alike to invest in their homes and neighborhoods Using previous plans such as the Bonnie Doone Redevelopment Plan or Shaw Heights Plan as a guide, readdress and develop concept area plans for neighborhoods that need it the most and advertise the results created to help spur private sector interest. 	X	
LUP 4: Create well-designed and walkable commercial and mixed-use districts.	X	
<p>4.1: Ensure new development meets basic site design standards.</p> <ul style="list-style-type: none"> Standards should include: <ul style="list-style-type: none"> Connected streets, entrances, and parking lots Sidewalks and pedestrian pathways on both sides of all public rights-of-way (at the minimum) High-quality building materials Landscaping, shade, and street trees Perimeter buffers Low-level parking lot screening Stormwater retention and infiltration 	X	

<p>4.2: Encourage context-sensitive site design</p> <ul style="list-style-type: none"> • Design commercial and mixed-use areas to be walkable areas with pedestrian connections between uses and buildings <ul style="list-style-type: none"> ○ Encourage buildings to be located close to the street, especially near key intersections, with parking located to the side or behind buildings ○ Require short block lengths (max. 400 to 600 feet) and connections to adjacent development (crosswalks, etc.) • Ensure development standards specify: <ul style="list-style-type: none"> ○ Transition in building scale between new buildings and surrounding neighborhoods ○ Building and parking orientation and design ○ Landscaped buffers, tree save areas, and site design that provides transitions between more and less intense uses 	X	
LUP 6: Encourage development standards that result in quality neighborhoods	X	
<p>6.1: Encourage quality neighborhood design through maintaining and improving standards for streets, sidewalks, stormwater, and open space</p> <ul style="list-style-type: none"> • Require a connected system of streets in new development and stub outs to areas of future development • Require sidewalks in new developments along both sides of public roadways (including the frontage of properties and internal roads) • Encourage commonly-accessible open spaces in new residential subdivisions • Require street trees in high-density residential developments and commercial areas • Require canopy trees in new single-family neighborhoods 	X	
LUP 7: Encourage a mix of housing types for all ages and incomes	X	
<p>7.1: Allow a mix of housing, including attached and multi-family homes, to create diverse neighborhoods, especially within and near Downtown and designated Regional, Community, and Neighborhood Centers</p> <ul style="list-style-type: none"> • Establish incentives for encouraging select underutilized commercial areas and strip malls to be converted to higher-density residential uses 	X	

<p>7.2: Allow a mix of smaller-scale detached and attached housing in Medium Density Residential and Neighborhood Improvement areas (as identified on the Future Land Use Map)</p> <ul style="list-style-type: none"> Housing types in these areas could include smaller-lot patio homes, duplexes, triplexes, quadplexes, and townhomes <ul style="list-style-type: none"> Greater flexibility in allowable housing types, setbacks, or parking requirements could be considered for Neighborhood Improvement areas to encourage reinvestment Design standards could be implemented to encourage compatibility with existing development in these areas. Standards could include: <ul style="list-style-type: none"> Architectural standards Open space requirements Parking design criteria (i.e. location, planting requirements) 	X	
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3. The proposed amendment is consistent with the Future Land Use Map as follows:

X	The proposed land use is consistent and aligns with the area's designation on the FLU Map.	OR		The proposed land use is inconsistent and does not align with the area's designation on the FLU Map.
X	The proposed designation, as requested, would permit uses that are complimentary to those existing on adjacent tracts.	OR		As requested, the proposed designation would permit uses incongruous to those existing on adjacent tracts.

Additional comments, if any (write-in):

April 16, 2024

Date

Chair Signature

Print



City of Fayetteville

433 Hay Street
Fayetteville, NC 28301-5537
(910) 433-1FAY (1329)

City Council Action Memo

File Number: 24-3958

Agenda Date: 4/16/2024

Version: 1

Status: Agenda Ready

In Control: Planning Commission

File Type: Public Hearing
(Public & Legislative)

Agenda Number: 4.02

TO: Mayor and Members of City Council

THRU: Planning Commission
Will Deaton, AICP - Planning & Zoning Division Manager

FROM: Demetrios Moutos - Planner I

DATE: April 16, 2024

RE:

TA24-10. Proposed amendments to the Hospital Area Overlay and Plan

COUNCIL DISTRICT(S):

All

Relationship To Strategic Plan:

Strategic Operating Plan FY 2022

Goals 2027

Goal 2: Responsible City Government Supporting a Diverse and Viable Economy

- Objective 2.4 - Sustain a favorable development climate to encourage business growth.

Goal 3: City Investment in Today and Tomorrow

Objective 3.2 - Manage the City's Future Growth and Strategic Land Use

Executive Summary:

This report analyzes potential amendments to the Unified Development Ordinance (UDO) Hospital Area Overlay (HAO) District. The analysis considers the potential effects of streamlining the development process, fostering expansion of the Cape Fear Valley Medical Center and associated uses, and implementing an adaptable approach that prioritizes resilience.

Background:

The City of Fayetteville is committed to responsible urban development and zoning to protect residents' welfare and maintain neighborhood integrity. This report evaluates proposed amendments to the Unified Development Ordinance (UDO) for the Hospital Area Overlay (HAO) District. These amendments aim to streamline the development process and introduce a more adaptable and resilience-oriented strategy for the ongoing growth of the Cape Fear Valley Medical Center and its related land uses. Specifically, the amendments seek to enhance the area's ability to respond to evolving healthcare demands and the need for compatible land use planning that supports both the medical center's expansion and the surrounding community's well-being.

The goal of the HAO District is to safeguard the health, safety, and well-being of

individuals living near Cape Fear Valley Medical Center. This aim is achieved by reducing friction between residential and commercial land uses and fostering development that is both compatible and of high quality. The overlay's requirements are specifically designed to:

1. Shield neighboring communities from the negative effects of unsuitable or low-quality development;
2. Support dense development while ensuring there is sufficient space for parking, greenery, and buffers;
3. Foster the creation of more aesthetically pleasing, pedestrian-oriented spaces that are not overly centered on vehicle use; and

Reduce the impact on traffic by imposing restrictions on certain types of land uses and implementing measures such as access control, traffic calming, road enhancements, and improvements to intersections, among other strategies.

Issues/Analysis:

The initial stage in presenting a proposed amendment to the City Council involves having it reviewed, modified, and recommended by the City's Planning Commission in accordance with City policies and State Statutes, as outlined below. The Commission plays a pivotal role in every text amendment process.

According to Section 160D-301 of the North Carolina General Statutes:

(a) Composition. - A local government may by ordinance provide for the appointment and compensation of a planning board or may designate one or more boards or commissions to perform the duties of a planning board. A planning board established pursuant to this section may include, but shall not be limited to, one or more of the following:

(b) Duties. - A planning board may be assigned the following powers and duties:

(3) To develop and recommend policies, ordinances, development regulations, administrative procedures, and other means for carrying out plans in a coordinated and efficient manner.

Recommended text amendments:

a) Revise 30-3.H.2.a (Purpose)

- i. **Current:** The purpose of this district is to protect the public health, safety, and welfare of residents in the vicinity of the Cape Fear Valley Hospital by lessening conflicts between residential and non-residential land uses and by promoting compatible quality development. Specifically, the requirements of the overlay are intended to:
 1. Protect surrounding neighborhoods from being adversely affected by inappropriate or poor quality development;
 2. Allow for compact development, while providing adequate room for parking, landscaping, and buffering;
 3. Create more attractive, pedestrian-friendly developments, less

dominated by the automobile; and

4. Minimize traffic impacts through limitations on certain land uses, access management, traffic calming, street improvements, intersection improvements, and other means.

Revised: *The purpose of this district is to uphold the public health, safety, and welfare of the community in the vicinity of the Cape Fear Valley Hospital. It aims to foster harmony between residential and non-residential land uses, advocating for development that is not only compatible and of high quality, but also specifically designed to support the expansion of the Cape Fear Valley Hospital and associated land uses. This approach is strategically geared to enhance the prosperity and well-being of the surrounding community.* Specifically, the requirements of the overlay are intended to:

1. Protect surrounding neighborhoods from being adversely affected by inappropriate or poor quality development;
2. Allow for compact development, while providing adequate room for parking, landscaping, and buffering;
3. Create more attractive, pedestrian-friendly developments, less dominated by the automobile; and
4. Minimize traffic impacts through limitation on certain land uses, access management, traffic calming, street improvements, intersection improvements, and other means.

b) Revise 30-3.H.2.d.1.c (Certain Streets Reserved for Offices and Single-Family Dwellings Only)

- i. **Current:** Village Drive, from Conover Drive west to Roxie Avenue

Revised: *The south side of Village Drive, from Conover Drive westward to Roxie Avenue.*

Land Use Map and Plan Consistency

The Consistency Statement for the proposed UDO Text Amendments (TA24-010) provides a detailed analysis of how these amendments align with the City of Fayetteville's Comprehensive Plan, particularly focusing on goals and land use policies and strategies. This statement is instrumental in understanding the rationale behind the proposed changes and how they support the broader objectives of responsible urban planning and development.

Goals Alignment

The amendment directly supports several key goals outlined in the Comprehensive Plan:

- **Goal #1:** Increase investment around important areas like infrastructure nodes.
- **Goal #2:** Support economic and commercial growth in specific, identified places.
- **Goal #4:** Make neighborhoods safer, more stable, and better-looking.
- **Goal #6:** Leverage the strategic value of military bases, schools, and hospitals to benefit the area.

Land Use Policies and Strategies Consistency

The Consistency Statement meticulously maps the amendments to specific land use policies and strategies, demonstrating a comprehensive alignment:

- **LUP 1: Focus on developing areas that already have good roads, utilities, and services.**
 - Encourage denser and mixed-use development in central areas like downtown and community hubs.
 - Make sure that new developments have the necessary infrastructure.
- **LUP 2: Drive economic growth in certain areas, including downtown and industrial zones.**
- **LUP 3: Transform underused commercial areas and improve struggling neighborhoods.**
 - Make changes to rules to help redevelopment and offer incentives for updating commercial properties and neighborhoods.
- **LUP 4: Aim for commercial and mixed-use areas that are easy to walk around in and look good.**
 - All new developments should follow basic design rules, including providing sidewalks, using quality materials, and adding green spaces.
 - Design these areas to be pedestrian-friendly, with buildings near streets and easy connections between places.
- **LUP 6: Set development standards that lead to well-designed neighborhoods.**
 - Ensure new neighborhoods have connected streets, sidewalks on both sides, and accessible green spaces.
 - Require trees and landscaping in residential and commercial areas to enhance the environment.
- **LUP 13: Work together with local governments, schools, and hospitals on development projects that help the economy.**
 - Support development that complements educational institutions.
 - Plan together with these institutions to meet their future development needs outside their main campuses.

Future Land Use Map Alignment

The Consistency Statement illustrates that the proposed UDO Text Amendments are not only aligned with the City of Fayetteville's strategic vision for growth, development, and community well-being, but also actively support the realization of this vision through practical changes to the UDO. The close alignment with the goals and land use policies of the Comprehensive Plan contributes to creating a balanced, sustainable, and economically thriving urban landscape.

Budget Impact:

None

Options:

- 1) Move to recommend approval of all of the proposed text amendments.
(Recommended);

- 2) Move to recommend approval of some of the proposed text amendments;
- 3) Remand some or all of the proposed text amendments back to Staff for further consideration and specific changes.
- 4) Move to recommend denial of any or all proposed text amendments;

Recommended Action:

The Professional Planning Staff recommends Option (1) approval of all of the proposed text amendments.

Attachments:

1. 30-3.H.2. Hospital Area Overlay (HAO) District
2. Hospital Area Plan and Overlay Ordinance
3. TA24-10 Consistency Statement

PART II - CODE OF ORDINANCES

CHAPTER 30 – UNIFIED DEVELOPMENT ORDINANCE

Article 30-3: Zoning Districts

30-3.H. Overlay Zoning Districts

30-3.H.2. Hospital Area Overlay (HAO) District

a. Purpose

The purpose of this district is to protect the public health, safety, and welfare of residents in the vicinity of the Cape Fear Valley Hospital by lessening conflicts between residential and non-residential land uses and by promoting compatible quality development. Specifically, the requirements of the overlay are intended to:

1. Protect surrounding neighborhoods from being adversely affected by inappropriate or poor quality development;
2. Allow for compact development, while providing adequate room for parking, landscaping and buffering;
3. Create more attractive, pedestrian-friendly developments, less dominated by the automobile; and
4. Minimize traffic impacts through limitations on certain land uses, access management, traffic calming, street improvements, intersection improvements and other means.

b. Applicability and Permits Required

1. The provisions of this section shall apply to all new nonresidential development within the Hospital Area Overlay District (HAO) and any addition, remodeling, relocation or construction of nonresidential property requiring a zoning permit or a Building Permit.
2. No Building Permit may be issued until the City Manager determines that the proposal complies with all the standards of this overlay, as well as those of the underlying base zoning district.
3. A Special Use Permit (see Section 30-2.C.7) shall also be required for nonresidential development within 100 feet of a lot occupied by a single-family dwelling; except, that the following shall be exempt from the SUP requirement: (1) redevelopment (as defined in Section 30-9); or (2) complete demolition and reconstruction of a building on the same parcel.
4. In the case of conflict between these standards and other design standards of this Ordinance, the design standards of this overlay shall control.
5. The boundary of the Hospital Area Overlay (HAO) District is hereby established as shown on the map included on the Introduction page of Appendix 7.4 of the Hospital Area Plan as subsequently amended November 24, 2014, by zoning case P14-40F to remove the commercially developed area at the

northern end of Walter Read Road, and said amended map is incorporated by reference into this Ordinance. A copy of this amended map is on file in the office of the City Clerk.

c. Permitted Land Uses and General Requirements

All uses permitted in the underlying base zoning districts shall continue as a permitted use within the overlay district except as noted in paragraph (d) below. All area, yard, height regulations, and additional requirements for underlying base zoning districts shall continue to apply except as otherwise noted in this section.

d. Certain Streets Reserved for Offices and Single-Family Dwellings Only

1. Street Segments

While the OI district in this Ordinance allows for uses other than offices, the following street segments within the Overlay area zoned OI shall be reserved for the uses listed in (2) below:

- a. Boone Trail, West, from the existing nonresidential zoning near Owen Drive and Bordeaux Shopping Center to the intersection of Boone Trail and Fargo Drive.
- b. Owen Drive and Terry Circle, from one lot north of Player Avenue to the south entrance of Terry Circle; and
- c. Village Drive, from Conover Drive west to Roxie Avenue;

2. Allowable Uses

Only the following uses shall be allowed along the street segments identified in (1) above:

- a. Office, Sales.
- b. Office, Professional Services; and
- c. Office, Business Services;
- d. Medical Treatment Facility;
- e. Medical or Dental Lab;
- f. Medical or Dental Clinic;

3. Prohibited Uses

Other uses typically permitted in the OI district are prohibited in the identified street segments so as to protect nearby residential neighborhoods from encroachment by incompatible uses. The intent of this range of uses is to (a) allow existing residents to continue to live in and enjoy their homes, (b) provide for and encourage office and medical uses supportive of the economy of this sector of the City, and (c) provide for an appropriate transitional use between the hospital and nearby neighborhoods. The specific locations reserved for these uses are identified below and on the zoning map.

e. Numerical Performance Standards

1. Minimum Lot Size

The minimum lot size shall be 20,000 square feet. A reduction in the minimum lot size of up to ten percent may be approved through an Administrative Adjustment (Section [30-2.C.16](#), provided this reduction meets the purpose and other standards of the overlay.

2. [Reserved.]

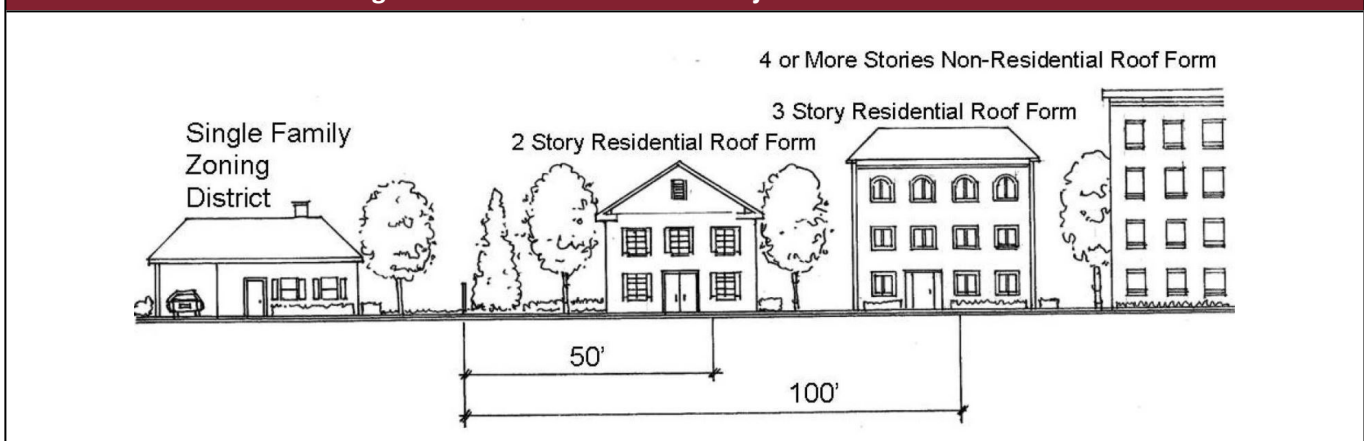
3. Front Yard "Build To" Line

The front facade of the principal building shall be located ten feet or less from the street right-of-way. A greater setback of up to 15 feet from the right-of-way edge may be approved in accordance with an Administrative Adjustment (see Section [30-2.C.16](#)).

f. Building Heights and Roof Forms

1. Any non-residential building located within 50 feet of a lot line shared with an existing single-family zoning district shall not exceed two stories or 35 feet in height, and shall have a pitched roof form (see Figure 30-3.H.2.f).
2. Any nonresidential building located between 50 and 100 feet of a lot line shared with an existing single-family zoning district shall not exceed three stories or 45 feet in height, and shall have a pitched roof form.
3. Any nonresidential building located over 100 feet from a lot line shared with an existing single-family zoning district may be four or more stories in height, and may have a flat or pitched roof form.
4. Buildings may have sections stepped in height so long as each section is built in compliance with the height/distance standards set forth under paragraphs (1), (2), and (3) above.

Figure 30-3.H.2.f: Roof Forms Adjacent to HAO District



g. Parking

1. Number of Parking Spaces

a. Office Uses

All office uses shall maintain three off-street parking spaces for every 1,000 square feet of floor area. This requirement shall supersede the parking requirements for offices specified in Table 30-5.A.4.b or other sections of this Ordinance.

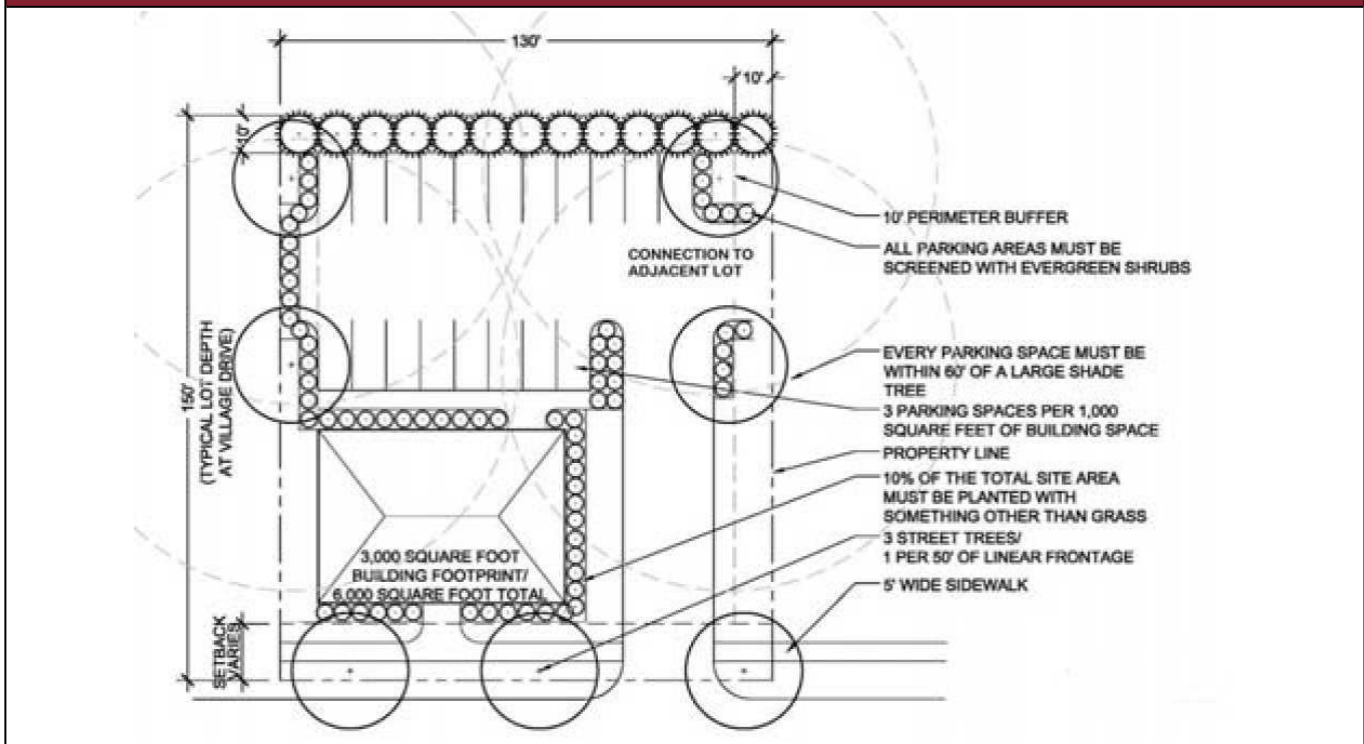
b. All Other Nonresidential Uses

All other nonresidential uses, other than offices, including health care facilities, shall comply with the off-street parking requirements of Table 30-5.A.4.B, Minimum Off-Street Parking Standards.

2. Location of Parking

New buildings shall have off-street parking spaces located behind the rear building face of the principal building on the lot. Up to 25 percent of parking spaces may be located to the side of the building behind the front building façade.

Figure 30-3.H.2.g: HAO Parking Lot Cross Access



3. Parking Lot Cross-Access

Cross-access between adjoining lots shall be provided in accordance with Figure 30-3.H.2.g, and Section 30-5.A.3.f. Parking Lot Cross-Access.

h. Landscaping Requirements

1. General

Ten percent of the total site area must be planted with something other than grass. Required planting materials shall correspond to the city's approved species list, unless alternative materials are proposed as part of an Alternative Landscape Plan (see Section 30-5.B.4.f).

2. Street Trees

There shall be an approved street tree located along both front and side streets, in accordance with Section 30-5.B.4.a, Street Trees.

3. Parking Lot Trees

No parking space shall be separated from the trunk of a canopy tree by more than 60 feet.

4. Parking Lot Perimeter Landscape Screen

The edge of all areas containing parking spaces shall be planted with a continuous evergreen landscape screen with a minimum height of 24 inches above grade at time of planting.

i. Buffering Requirements

1. Residential Buffer

Where a property line abuts another property zoned or used residentially, there shall be a ten foot wide Type D perimeter landscape buffer along that property line, in accordance with Figure 30-3.H.2.i.1, and the following:

a. *Fence or Wall*

The finished side of the fence or wall must face the residential lands and be a minimum of six feet in height.

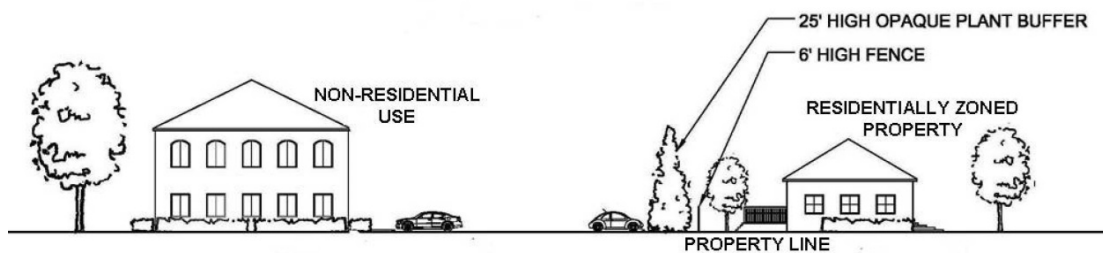
b. *Vegetation*

Approved vegetation must include evergreen plant material that will provide a completely opaque buffer greater than or equal to 25 feet in height within five years of building occupancy.

c. *Encroachments*

No buildings or parking areas may encroach into the buffer. Permitted encroachments (like walls or fences) are allowed as specified under Permitted Encroachments into Required Setbacks (see Section 30-9.B.1.f.2).

Figure 30-3.H.2.i.1: Perimeter Buffer Along Residentially-Zoned Lands

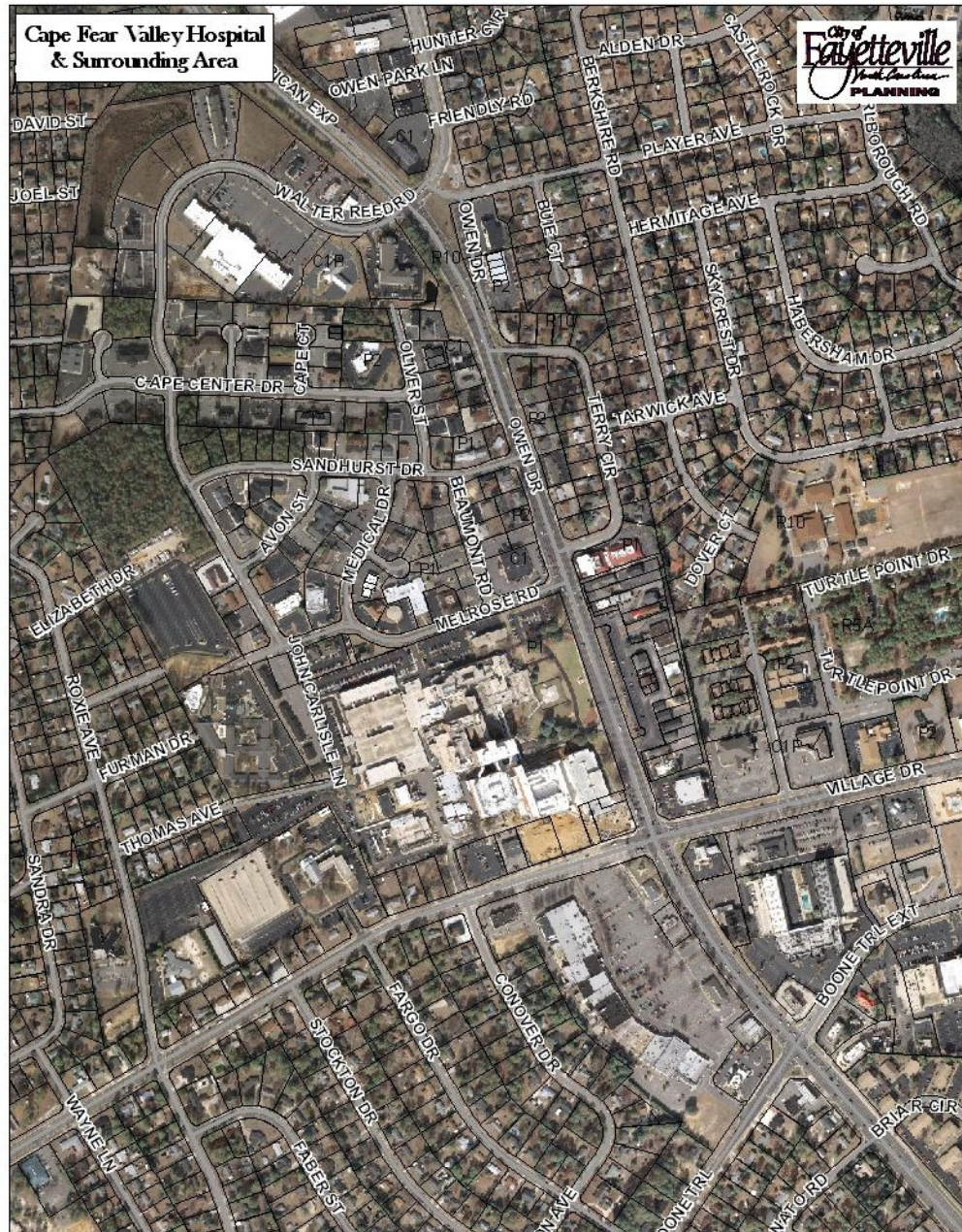


j. **Sidewalks**

Upon development activity reviewed under the requirements of this overlay, a sidewalk no less than five feet in width shall be provided along the street frontages of all nonresidentially zoned lands within the HAO district.

(Ord. No. S2011-014, § 2, 11-28-2011; Ord. No. S2012-016, §§ 2.1—2.3, 9-10-2012; Ord. No. S2014-020, § 2, 11/24/2014; Ord. No. [Ord. No. S2020-011](#), § 4, 11/23/2020; Ord. No. [S2023-017](#), § 1, 03/23/2023)

Effective on: 11/23/2020



Hospital Area Plan and Overlay Ordinance

City of Fayetteville, NC
Adopted December 13, 2010

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D.J. Haire, Mayor Pro Tem

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Place Ordinance of Adoption Here

Hospital Area Plan and Overlay Ordinance

Acknowledgments

Ordinance of Adoption

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1. Why This Plan?

While there are many reasons for preparing this Hospital Area Plan, four are of primary importance:

- **Deal directly with dynamic change in the area.**

Change is often difficult and frequently unwanted. The land around Cape Fear Valley Hospital has been an area of dynamic change for several decades, and especially recently. Once a quiet rural/suburban refuge, the area has become a center for the health care industry in the region and the many businesses that cluster around it. At the same time, neighborhoods near the hospital have felt the strains and impacts of growth—noise and traffic foremost among them. A plan is needed to address those impacts and help bring stability and security of investment back to these neighborhoods.

- **Address residential/non-residential land use conflicts.**

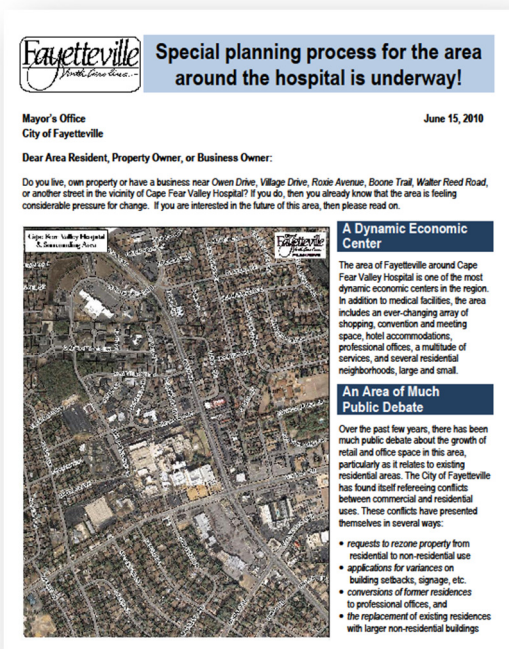
The area around Cape Fear Valley Hospital has been a “hotbed” of rezoning activity, particularly in the past five years. The Fayetteville City Council, and ultimately, the planning function of City government that supports their decisions, has had to deal with an increasing number of difficult rezoning requests. A well thought out plan can provide guidance to these decisions.

- **Promote quality development.**

All stakeholders in the hospital area seem to agree on one thing: better quality development is needed. As the area has transitioned to a larger growth center over the years, the type of non-residential development that has occurred has not always been of good quality. The plan should seek to assure that future development is befitting of this vital medical area and supportive of the neighborhoods nearby.

- **Identify traffic issues and potential solutions.**

With increased levels of economic activity and a focus on automobile oriented development, have come increased traffic volumes. While the plan cannot reverse the growth of traffic, nor change auto-oriented development patterns overnight, it should seek to make gradual improvements as redevelopment occurs. In the meantime, the plan may also suggest ways to better manage existing traffic movement within the study area.



2. Key Public Meetings

A primary objective of the planning process for the Hospital Area Plan has been to actively engage the community in the development of the plan. To do this, several public meetings were held for the specific purpose of soliciting public input, knowledge and perspectives:

July 8, 2010

Community Input Meeting

Mary McArthur Elementary School
Village Drive

July 20, 2010

Open House/Drop In

Bordeaux Branch Library
Village Drive

August 3, 2010

Preliminary Planning Response

Mary McArthur Elementary School
Village Drive

November 16, 2010

Public Hearing, Planning Commission

Mary McArthur Elementary School
Village Drive

December 13, 2010

Public Hearing, City Council

City Council chambers
City Hall

The nature and outcomes of the first three meetings are described in greater detail on the following pages. Minutes of the two public hearings are available through the City Clerk's office.

First Community Input Meeting

July 8, 2010

Mary McArthur Elementary School



Over 100 area residents and property owners gathered in the Mary McArthur Elementary School cafeteria and identified some 500 issues, concerns, questions and ideas for the future of the area. These issues were then sorted into categories of like concern. As a result of citizen brainstorming and then voting, eleven priority categories of concern emerged:

- 1. Property Acquisition**
- 2. Traffic**
- 3. Land Use and Zoning**
- 4. Pedestrian Safety**
- 5. Crime and Security**
- 6. Hospital Plans**
- 7. Property Values/Property Taxes**
- 8. Appearance and Design Standards**
- 9. Communication and Public Input**
- 10. Noise**
- 11. Preservation of Community**



These categories then became the basis for the 11 major planning principles which drove the recommendations of this plan.

Full documentation of all 500+ citizen comments, typed up exactly as written on flip charts in the meeting, is presented in Appendix 7.2 of this plan.



Open House and Discussion

July 20, 2010

Bordeaux Library

Over 80 area residents and property owners dropped by the Bordeaux branch library on Village Drive to share their perspectives about specific property and traffic concerns in the study area. The Open House ran from 11:00 am until the last person left at about 8:30 pm that evening.

Representatives of the consulting team, including the lead planner, the urban designer/landscape architect, and the traffic engineer, were on hand to speak directly with stakeholders and make note their concerns.

Discussions and note taking were aided by a variety of study area “inventory maps” on land use, property ownership, aerial photography, and other information. This method provided considerable additional insight into the particular land use, development and traffic issues facing the area.

In addition, citizens were able to review and comment upon the 11 Planning Principles that emerged from the first community meeting.





Preliminary Planning Response

August 3, 2010

Mary McArthur Elementary School

Over 200 area residents and property owners gathered in the Mary McArthur Elementary School cafeteria to hear the consulting team's preliminary recommendations for the future of the area.

Following the presentation, citizens were organized into four smaller groups to facilitate detailed discussions.

Full documentation of all citizen comments, typed up exactly as written on flip charts in the meeting, are presented in Appendix 7.3.



3. Planning Principles

Eleven priorities emerged from citizen comments received at the first community meeting held July 8, 2010. These priorities were distilled into Eleven Planning Principles, as follows:

Principle 1. No takings or forced sale of property.

In response to concerns about the forced sale of property, it should be understood that the hospital has no power to condemn property. Further, while the City of Fayetteville does have such power, it is used only for the purchase of land for public purposes (i.e. a new park, road right of way, etc.). Any purchase of properties in the hospital area for redevelopment must be between a willing seller and a willing buyer at whatever price the free market will bear.



Principle 2. Deal with traffic issues.

Traffic issues in the area include, particularly, cut through traffic on residential streets, congested or inadequate intersections, motorists speeding, and illegal turning movements. Efforts should be made to correct and prevent undesirable traffic patterns, improve intersections and to step up law enforcement. Any road improvements planned by the State of North Carolina or the City of Fayetteville should be clearly identified in the plan.



Principle 3. Resolve land use and zoning conflicts.

Land uses not desired by neighborhoods in the area include multi-family housing and strip commercial development. The rezoning of properties from residential to non-residential, if undertaken, should not be done in piecemeal fashion, but rather in accordance with an overall plan and logical pattern. Any properties zoned for non-residential purposes should be a *transitional use*, protecting the residential uses adjoining them, rather than an *intrusion or unnecessary encroachment* into a residential neighborhood. Non-residential lot sizes must be large enough to accommodate the proposed use, including an adequate buffer.



Principle 4. Improve pedestrian safety.

Streets with a significant demand for foot traffic should be recommended for the installation of sidewalks. Special consideration should be given to the safety of school-aged children. The location of new crosswalks or other means of safe pedestrian crossings should be identified and recommended where needed, particularly across Owen and Village Drives, but also across streets of lesser size.



Principle 5. Clean up crime and neglected properties.

Residents noted that criminal activity and vacant or neglected properties can have a pervasive, negative effect on the image and quality of life in the area. Various means of crime prevention should be pursued, some of which require actions by the residents themselves: (1) encouraging business owners to clean up their properties (2) a more effective police presence—by call or routine patrol (3) better owner management and oversight of rental properties and (4) self-policing through neighborhood and business watch programs.

**Principle 6. Consider impacts of hospital's plans.**

As the major employment center in the study area, Cape Fear Valley Hospital's plans for its campus and surrounding properties are a key element in planning for the future of the area. To the extent that the Hospital's plans are defined, they should be made known and considered in the development of the special area plan. Such consideration should take into account traffic and parking, visual impacts, noise, and other issues. This objective suggests a cooperative approach to meeting the hospital's needs while ensuring that such development respects the livability of surrounding neighborhoods.

**Principle 7. Protect property values.**

The affect of the plan on residential property values and property taxes is of great concern to area property owners. The special area plan can protect property values by establishing a predictable and more secure future for properties in the area, rather than the unpredictability of piecemeal land use decisions. Willingness to invest in and maintain properties in the area is also more likely when an agreed upon plan is in place. At the same time, property taxes should not be affected by the plan-- with the exception of properties recommended for rezoning that may ultimately experience a windfall in value.

**Principle 8. Promote quality development and image.**

It is in the best interests of the hospital, area businesses and area residents to promote community appearance and require quality development and redevelopment. Appearance issues can include, in particular, attractive landscaping, understated signage, well-maintained properties and streetscapes free of litter. Design standards should focus especially on non-residential



development and reflect the type of high quality architecture often associated with a medical area. Building forms should be scaled and located so as to provide for a “stepped down” transition from taller, more intense commercial areas to more modest, less intense residential neighborhoods.

Principle 9. Communicate during and after the plan.

Communication and public input concerning the future of the study area requires two phases: (1) during development of the plan and (2) during the follow-up implementation of the plan. Major public input during plan development involved four steps (a) issue identification--*July 8, 2010* (b) plan development—*July 20, 2010* (c) plan review and comment--*August 3, 2010* and (d) public hearings and adoption-- *November 16, 2010 (Planning Commission) and December 13, 2010 (City Council)*. Upon adoption of the plan, reviews of future zoning actions must go through the City’s public hearing requirements, as required by state law. Requirements for notifying nearby property owners of a proposed rezoning must also follow state law; these requirements seek to balance the number of individual notices sent out with the costs of doing so.



Principle 10. Use buildings and required buffers to reduce noise.

At the time when many of the residential neighborhoods in the study area were first developed, lands in the vicinity of Owen and Village Drives were largely rural. With the advent of the hospital and the businesses around it, however, levels of urban activity and automobile traffic increased markedly. While traffic volumes on area streets are contributory to ambient noise levels, it is delivery trucks, ambulances, “dumpster” trash trucks and the occasional helicopter, that each pushes the limit. The special area plan should seek to mitigate sources of noise by creating land use buffers between intense, non-residential development activities and residential neighborhoods.



**Principle 11. Preserve area neighborhoods.**

Many residents note the desirable character of the several neighborhoods in the vicinity of the hospital. These neighborhoods have the full complement of services nearby, including schools, churches, a library, a fire station, drug stores, grocery stores, restaurants, and medical care. Neighborhoods like these are difficult to build today and deserve preservation. Area residents feel threatened by the gradual “creeping” of non-residential development into their neighborhoods. The special area plan should clearly identify a land use pattern that allows for a logical transition and limit to non-residential development.

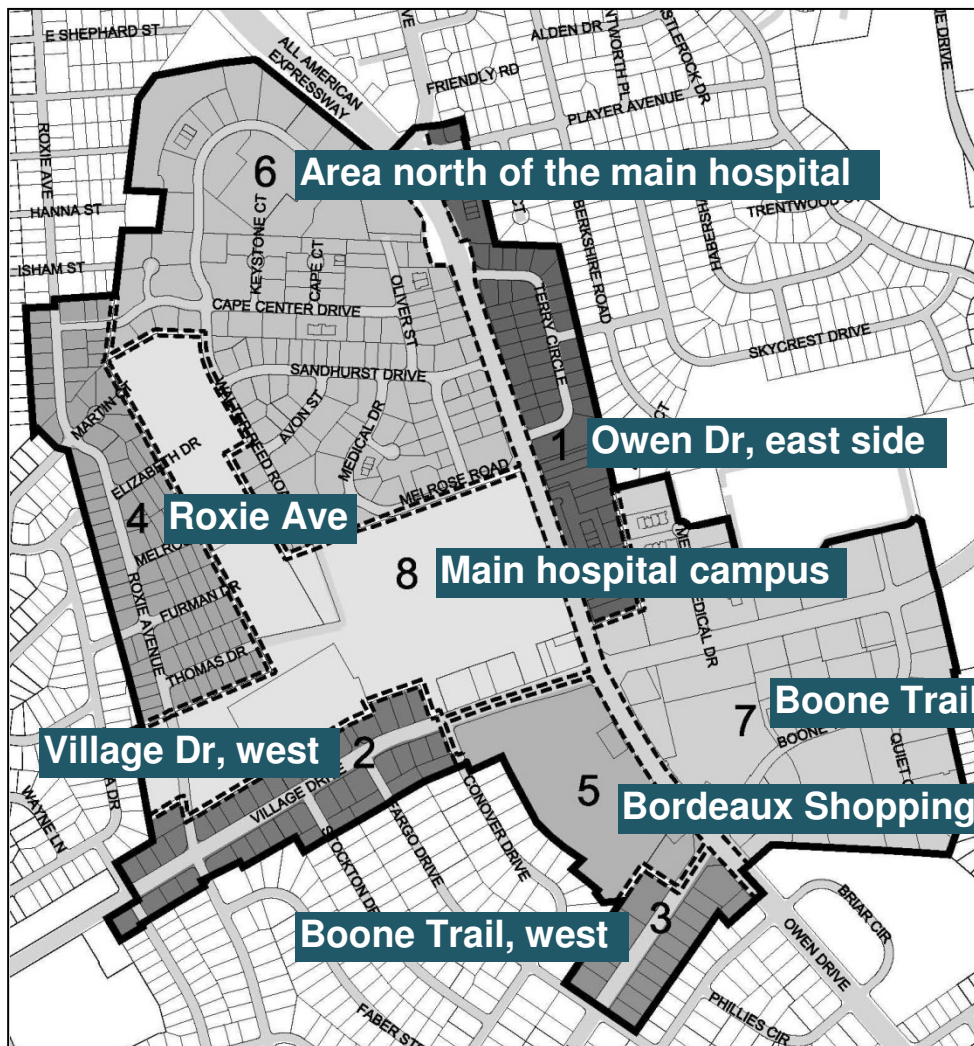
In summary, the eleven planning principles are:

1. No property takings.
2. Deal with traffic.
3. Resolve land use conflicts.
4. Improve pedestrian safety.
5. Reduce crime/clean up.
6. Consider hospital’s plans.
7. Protect property values.
8. Promote quality development.
9. Communicate during & after.
10. Block and buffer noise.
11. Preserve neighborhoods.

These principles establish the foundation for all recommendations set forth in the balance of this plan.

4. Recommendations by Sub-Area

Sub-Areas of Common Character



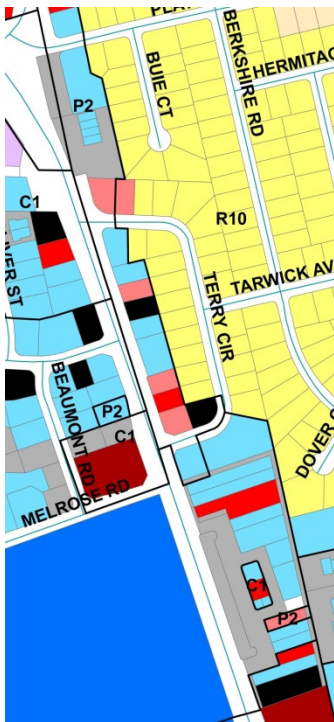
This map identifies eight sub-areas within the hospital area that were determined to warrant individual evaluation. For each of these areas, an analysis of existing conditions has been completed and recommendations have been provided on the following pages.

Area 1. Owen Drive, east side, from Player to Village.

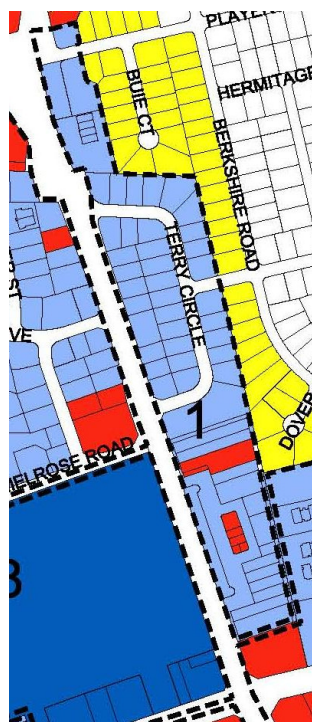


Analysis

- Built as residential in 1950's on quiet road.
- Rezoned to commercial and office in 1970's. Conversions of homes not well done.
- Owen Drive became major thoroughfare.
- Generally presents a poor image.
- Numerous driveway cuts.



existing land use



proposed land use

Recommendations

1. All of Terry Circle should be zoned the same—for offices. The existing frontage lots on Owen Drive are too shallow for quality redevelopment. Greater depth can be achieved by a more comprehensive zoning approach.
2. Following rezoning, Terry Circle should be posted as a right turn in only at the south end and a right turn out only at the north end.

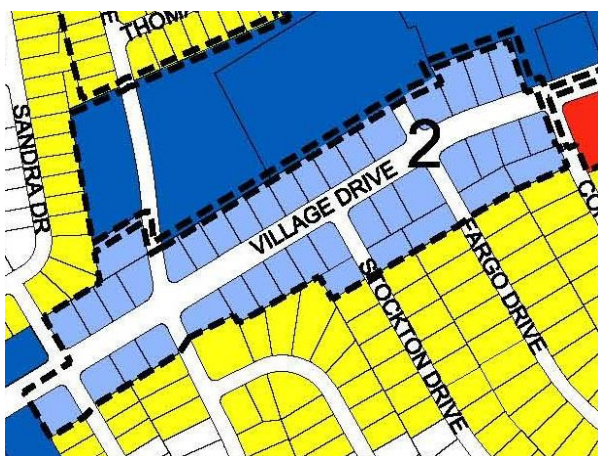
Question: Why not zone just 1 extra row off Owen for offices?

Answer: Homes shouldn't look across Terry at backs of businesses. This would also put access to businesses opposite homes.

Area 2. Village Drive, west of Conover.



existing land use



proposed land use

Analysis

- Major land use conflict: hospital and Bordeaux neighborhood.
- Emergency entrance (noise) recently moved to Village Drive.
- Section has been converting to professional offices--piecemeal.
- Traffic heavy, reducing quality of life for those living on Village Dr.
- "Hotbed" of rezoning activity.

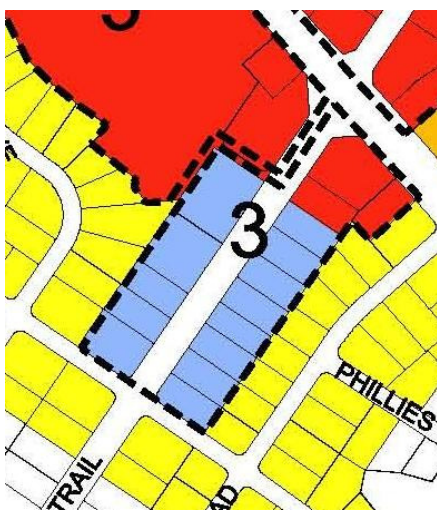
Recommendations

1. Zone both sides of Village Drive for offices. Most homes should not look across the street at businesses. Where possible, zone two lots deep along the south side of Village Drive, to provide better site depth for quality redevelopment.
2. Seek to combine adjoining lots—this allows for improved parking, landscaping and buffering.
3. Use two-story buildings and planted buffers to help block hospital noise.
4. The new buildings will also create attractive gateways to enhance the area's image.
5. Transition from residential use to office use will provide relief to owners/occupants of properties along Village Drive.

Area 3. Boone Trail, west of Owen.



Existing land use



proposed land use

Analysis

- Non-residential uses are clustered near Owen Drive.
- Boone Trail is a state-controlled road, planned for widening.
- Fargo Drive, off Boone Trail, is a major cut through.
- Offices are a good transitional land use next to the shopping center, but the recently constructed building is out of scale with nearby residential.

Recommendations

1. Rezone lots directly across the street from the new office building so that residences do not look across the street at non-residential.
2. Also rezone both sides of Boone Trail for future office development as far south as the intersection of Fargo Drive.
3. New buildings on these rezoned lots should be residentially scaled but two stories, to allow more room for adequate parking, landscaping and buffering.
4. Enhanced landscaping and buffering should be required for any new buildings in keeping with the design standards presented elsewhere in this plan.

Area 4. Roxie Ave and side streets, Cape Center to Thomas Dr.



existing
land use



proposed
land use

Analysis

- Roxie Avenue is designated as a north-south thoroughfare and truck route.
- Cape Center and Thomas Drive provide back doors into hospital. There is also an apparent Melrose Drive access portal that has been reserved on the hospital property but is not opened.
- Some new medical buildings were built without adequate buffers.

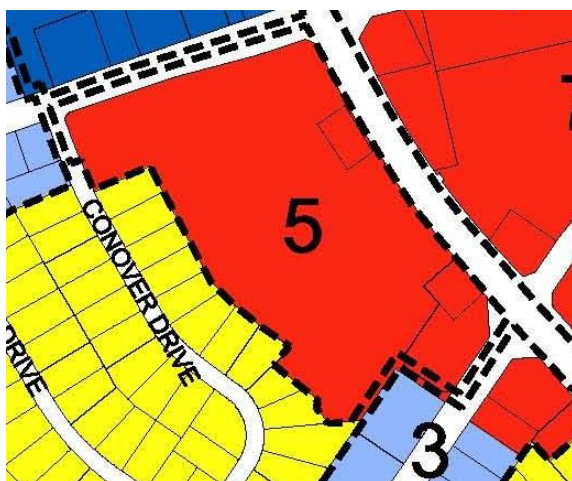
Recommendations

1. No change in the extent or type of underlying zoning is recommended for this area at present time.
2. However, this area is well positioned to become part of the medical area complex some day. This is not a recommendation but merely an acknowledgment that the area is likely to come under increasing pressure for hospital related uses as time goes by.
3. No future rezonings should occur in this area unless for an entire side street at once.

Area 5. Bordeaux Shopping Center



existing land use



proposed land use

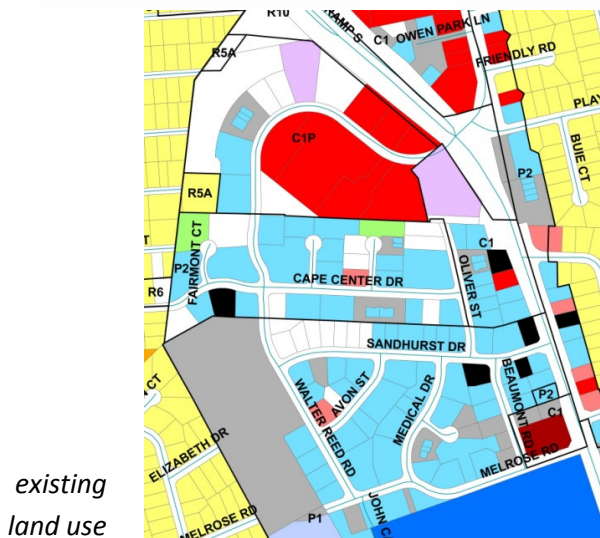
Analysis

- First opened in 1963 as premier retail shopping locale in region.
- Changing markets--retail market is down. Health industry is up.
- Bordeaux Center's future may be as a mixed use center, including retail, medical support services and residential.
- Property is in need of upgrade.

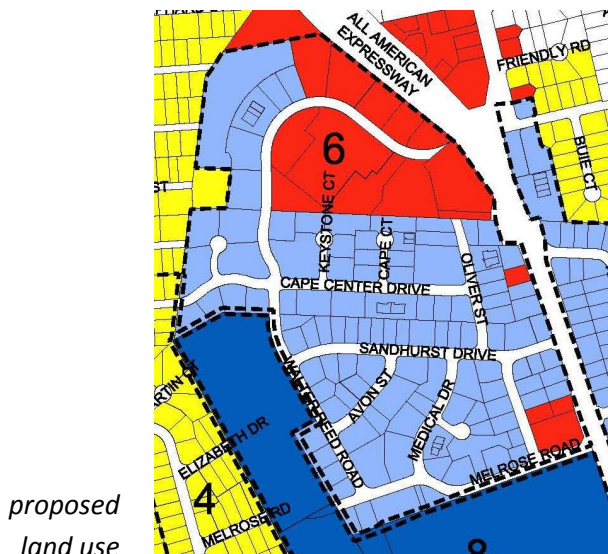
Recommendations

1. Transition to a mixed use center (with grocery store) should be supported.
2. Best if redeveloped under a development agreement:
 - City and local area are assured of a high quality project.
 - Developer is assured of no regulatory changes in mid-stream.

Area 6. Area north of the main hospital campus



existing
land use



proposed
land use

Analysis

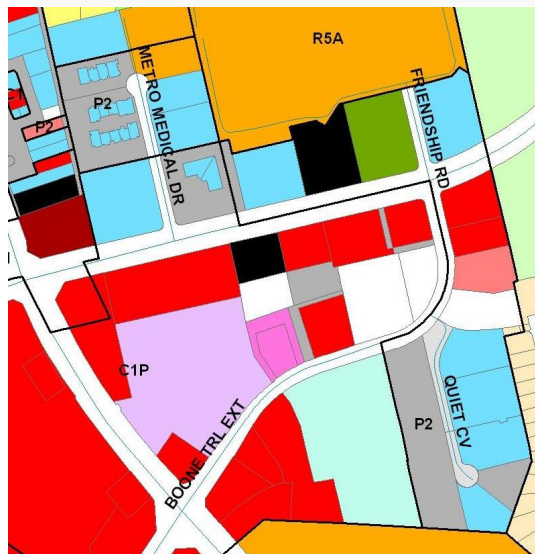
- Mostly medical offices and a significant commercial center.
- Eclectic mix of reused former residences and new buildings.
- Confusing street pattern.
- Haphazard, poorly designed, often insufficient parking.
- Poor signage, landscaping, few street trees.

Recommendations

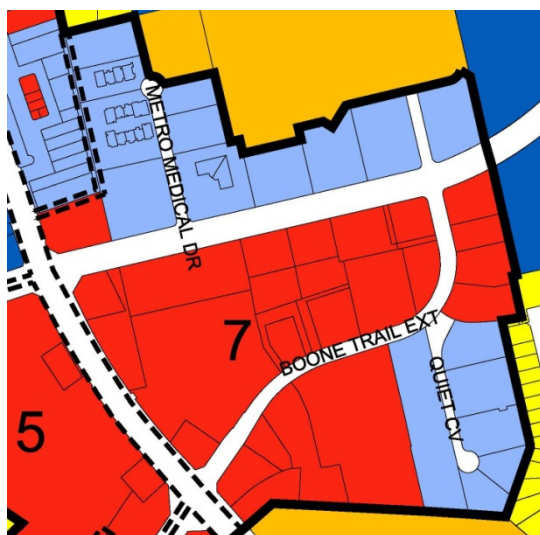
1. No change in extent or type of underlying zoning is recommended at the present time. Future rezonings that enable quality redevelopment and are consistent with plan objectives should be viewed favorably.
2. The long range objective for this area is to gradually replace former residential structures (now converted to offices) with new two and three story buildings.
3. Building heights in the area will vary with distance from residential as set forth in the design standards presented in the overlay that accompanies this plan.
4. It is recommended that the City work with property owners to create a business improvement district (G.S. 160A-536) to provide wayfinding signage, and improve landscaping, street trees, parking and sidewalks in this area.



Area 7. Boone Trail Extension/Village Drive Area



existing land use



proposed land use

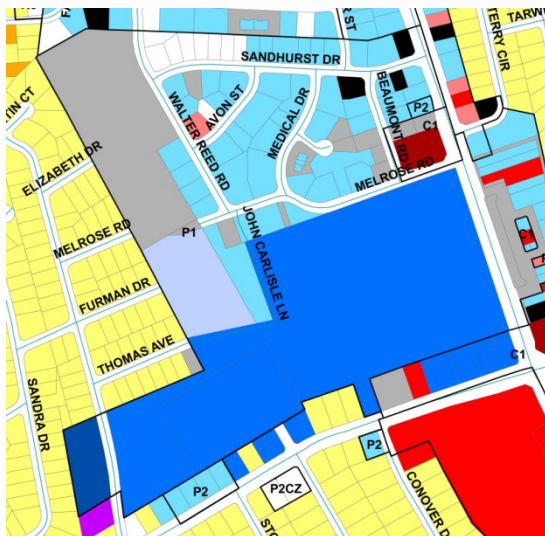
Analysis

- Bordeaux Center expansion built in mid 1970's.
- Boone Trail extended as part of the Bordeaux expansion.
- Began as an entertainment, hotel, and dining destination.
- Area could use upgrading.
- Some vacant building sites.

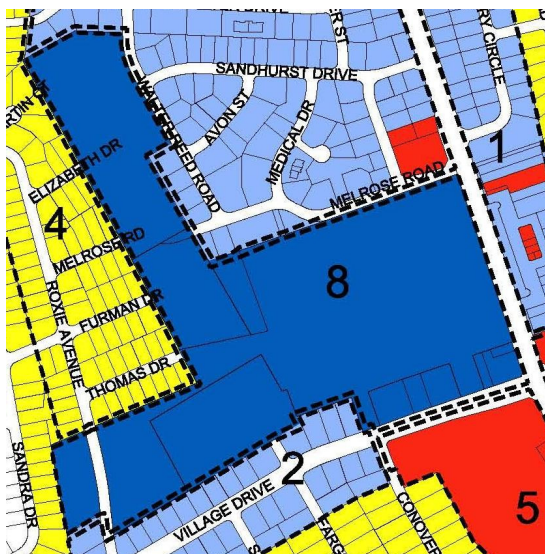
Recommendations

1. No change in extent or type of underlying zoning is recommended for this area at the present time. Future rezonings that enable quality redevelopment and are consistent with plan objectives should be viewed favorably.
2. As redevelopment occurs, use design standards to improve parking, signage, landscaping, street trees, and sidewalks.
3. Encourage voluntary upgrading of existing business properties, focusing on landscaping and trees.

Area 8. Main hospital campus area



existing land use



proposed land use

Single family
 Multi-Family
 Offices
 Institutional
 Commercial

Analysis

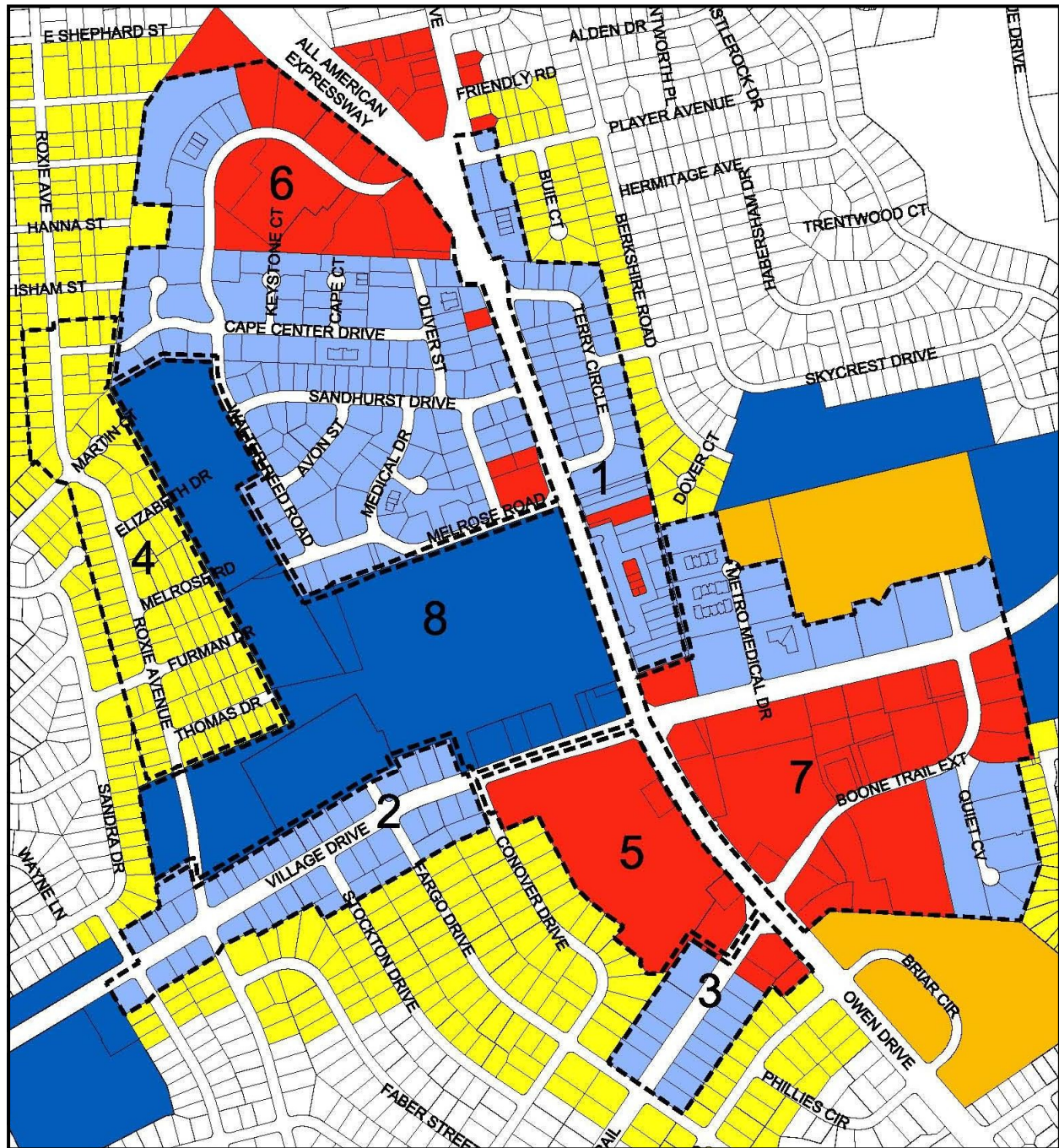
- Hospital has grown in increments, making cohesive campus setting more difficult.
- Confusing vehicular circulation.
- Parking is poorly organized; sidewalks lacking, few trees.
- Building destinations are identified but difficult to find.

Recommendations

1. All lots on the north side of Village Drive between Conover and Owen Drive should be zoned for Office and Institutional.
2. An updated campus master plan should be prepared to:
 - Improve campus circulation--vehicular and pedestrian.
 - Add parking decks with new buildings.
 - Create campus-wide wayfinding system.

Summary of Future Land Use

The map on this page shows the proposed future land uses for all eight sub-areas



5. Transportation Recommendations



The transportation recommendations of this plan are presented at two levels: (1) general recommendations, and (2) location-specific recommendations.

GENERAL RECOMMENDATIONS

General Recommendation 1. Manage access to properties along major streets.

Managing access to properties along Owen Drive and Village Drive in particular can help alleviate traffic congestion in the area. By combining lots and reducing driveway cuts, the number of opportunities for accidents can be reduced. Each turning movement in to and out of a property also slows traffic, and reduces roadway capacity.





General Recommendation 2. Step up enforcement of speed limits, especially on local neighborhood streets.

With the understanding that the police department of the City of Fayetteville is already stretched thin, this plan can only affirm the requests of area residents to enhance efforts at enforcing speed limits in the neighborhoods surrounding the hospital. Doing so will help to discourage speeding on local streets and potentially lead to reduced cut-through traffic.



General Recommendation 3. Monitor Signal System for Efficiency.

The closed-loop signal system along Owen Drive should be carefully monitored to maintain efficient flow during peak periods. Optimal flow of traffic along Owen Drive in particular may increase usage of other key corridors and reduce neighborhood cut-through traffic.



General Recommendation 4. Continue to push for widening of Ireland Drive and Boone Trail to provide some relief to other area streets.

Widening of Ireland Drive and Boone Trail to four-lane divided roadways in the vicinity of the study area is a part of the NCDOT Transportation Improvement Program (TIP). Adding capacity to either of these roads could transfer some traffic loads from other streets in the area, particularly those running in a parallel direction. (i.e. Roxie, Owen, Village) However, no timeframe for design and construction has been set.

LOCATION-SPECIFIC RECOMMENDATIONS

In addition to the general recommendations presented above, an examination of study area streets and intersections revealed several other potential opportunities to improve traffic flow and safety at specific locations in the area.



Transportation: Owen Drive

- 1. Consider relocating the traffic signal from Melrose to Sandhurst to improve spacing from the Owen /Village Drive intersection.**
- 2. If relocation of the traffic signal is approved, also relocate crosswalk from Melrose to Sandhurst.**

Owen Drive is the most heavily traveled roadway in the hospital area. Therefore, even seemingly minor adjustments in traffic management can result in substantial improvements in traffic flow compared to less well traveled streets. By increasing the distance between the busy Owen Drive/Village Drive intersection and this controlled intersection feeding the hospital area, some improvement may result. This requires more evaluation than the scope of this study allows.

Transportation: Village Drive

During any potential development of non-residential uses, combine parcels, when able, to reduce the number of driveway cuts along Village Drive.

As previously noted under General Recommendation 1, any recombination of adjoining lots resulting in fewer driveway cuts can be helpful in reducing the number of potential traffic conflicts and improve traffic flow.



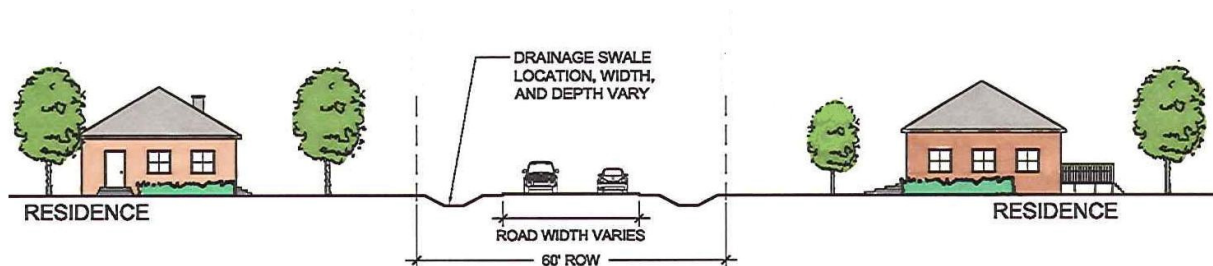


Transportation: Roxie Avenue

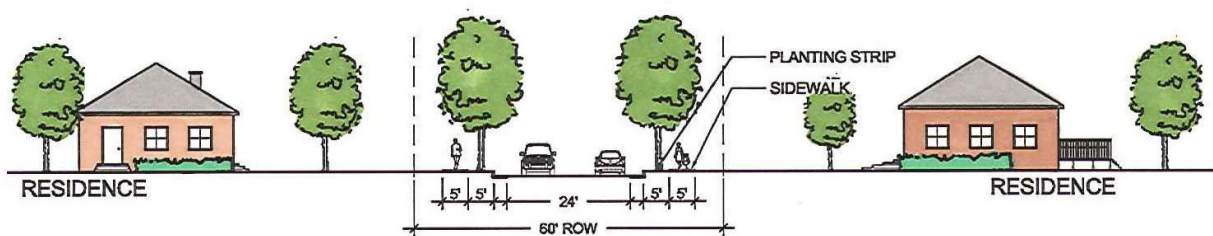
1. Increase law enforcement along Roxie Avenue to reduce vehicular speeds.
2. Add sidewalks, curb and gutter, and street trees along Roxie to slow traffic.

Roxie is among the several area streets most prone to speeding. Its current cross section, with relatively wide travel lanes, open shoulders, and few obstructions at the road's edge, are conducive to higher rates of speed than are desirable along this residentially developed street. Roxie is also designated as a minor thoroughfare and, as such, is posted at 35 mph. This further legitimizes higher vehicle speeds.

To counter conditions that encourage speeding, this plan recommends that Roxie Avenue, from Raeford Road south to Village Drive, be redesigned to a more urban cross section. The addition of sidewalks, curb and gutter, and street trees would make Roxie more pedestrian-oriented and slow down traffic through the "side friction" that such improvements would create. This concept is illustrated in the diagrams below.



EXISTING CONDITION



PROPOSED ROADWAY IMPROVEMENTS

Transportation: Bordeaux Neighborhood Streets

1. Consider replacing current traffic calming measures with other alternatives such as speed tables, new chokers, and mini-traffic circles.

2. Work with Bordeaux residents to conduct a detailed neighborhood traffic study to determine the locations of traffic calming measures.

Residents of the Bordeaux neighborhood are not pleased with the effectiveness of currently employed traffic calming measures serving their local street system. Despite the ineffectiveness of existing measures, the idea of traffic calming remains a valid option to be pursued. Such methods can work if properly implemented.

Making such measures work requires a two pronged approach: (1) technical expertise and (2) local input and involvement. This plan recommends that a detailed neighborhood traffic study be conducted for the Bordeaux neighborhood with substantial input from neighborhood residents.



Choker



Speed Table



Mini Traffic Circle



Transportation: Cape Center Drive

1. Consider installing a roundabout at the intersection of Cape Center Drive and Walter Reed Road.

An adequate construction footprint appears to be available at this location to accommodate a traffic circle. Such a roundabout should provide a traffic calming influence at this location and improve the safety of turning movements.

2. Consider widening Cape Center Drive at Roxie Avenue.

A relatively short section of Cape Center Drive near Roxie Avenue is narrow compared to the balance of the street going east toward the medical area. While property acquisition would likely be required to obtain the additional right of way, this would make all of Cape Center Drive have a similar cross section. This would also allow for on-street parking or bike lanes, if desired.

3. Allow on-street parking on Cape Center (where street is wide) and install sidewalks.

Cape Center Drive in the medical area is indeed quite wide. The street's cross section presents a good opportunity to allow for on-street parking, thereby alleviating some of the demand for off-street parking in this medical office area.

6. Plan Implementation

The following is a summary of implementation actions called for in the Hospital Area Plan. Please refer to the detailed mapping in Section 4 of this plan for clarification on any rezoning matters listed below.

General Recommendations

- G-1. Adopt this Hospital Area Plan (Detailed implementation actions noted in items following)
- G-2. Adopt the Hospital Area Overlay and incorporate it into the City's development ordinance.

Planning and Zoning Recommendations

- PZ-1. Rezone both sides of Terry Circle for offices.
- PZ-2. Rezone both sides of Village Drive, from Conover west to the vicinity of Wayne Lane (see *proposed land use map*, page 13), for offices. Rezone two lots deep as far as the first lot west of Stockton.
- PZ-3. Rezone both sides of Boone Trail, from the lots adjoining the existing non-residential zoning districts near Bordeaux Shopping Center as far south as Fargo Drive, for offices.
- PZ-4. Do not rezone Roxie Ave or any of its side streets west of the medical area, unless for an entire side street at once.
- PZ-5. Rezone all properties on the north side of Village Drive between Conover Drive and Owen Drive, to Office and Institutional.
- PZ-6. Upon initiation of new non-residential development, require the recombination of smaller lots to meet new minimum lot size requirements within the Overlay area. Also, during site plan review, work to reduce the number of driveway cuts along heavily traveled streets in the area.

Transportation and Traffic Recommendations

- T-1. After Terry Circle is rezoned, make the south end of Terry Circle a *right-turn- in-only* off Owen Drive. Make the north end of Terry Circle a *right-turn-out-only* on to Owen Drive.
- T-2. Continue to monitor the closed loop signal system along Owen Drive to maintain efficient traffic flow, especially during peak periods.

- T-3. Continue to lobby NC DOT officials for the planned widening of Ireland Drive and Boone Trail.
- T-4. Consider relocating the traffic signal from Melrose to Sandhurst to improve spacing from the Owen /Village Drive intersection. If relocation of the traffic signal is approved, also relocate crosswalk from Melrose to Sandhurst. In evaluating the relocation, consider whether this would place the traffic signal too close to the signal at the All American Expressway.
- T-5. Redesign Roxie Avenue, from Raeford Road south to Village Drive, from its current suburban cross section (i.e. shoulders and swales) to a more urban cross section. Add sidewalks, curb and gutter, and street trees to make Roxie more pedestrian-oriented and to slow traffic.
- T-6. Work with Bordeaux residents to conduct a detailed neighborhood traffic study. Consider replacing current traffic calming measures with other alternatives such as speed tables, new chokers, and mini-traffic circles.
- T-7. Consider installing a roundabout at the intersection of Cape Center Drive and Walter Reed Road.
- T-8. Consider widening Cape Center Drive at Roxie Avenue.
- T-9. Allow on-street parking on Cape Center (where street is wide) and install sidewalks.
- T-10. Periodically step up enforcement of speed limits in the area, especially on local neighborhood streets near the hospital.

Primary Redevelopment and Reinvestment Opportunities

- PRO-1. Encourage the redevelopment of Bordeaux Center as a mixed use center. (with grocery store retained) Do this under the terms of a development agreement between the developer and the City, and in cooperation with the property owner.
- PRO-2. Work with property owners and business interests in the area north of the hospital campus (i.e. Melrose, Sandhurst, Cape Center, etc.) to establish a *business improvement district* to address the need for wayfinding signage, improved landscaping, street trees, parking and sidewalks.
- PRO-3. Work with property owners and businesses in the Bordeaux Trail Extension Area to create a program of voluntary improvements to enhance existing business properties, focusing especially on landscaping and trees, thereby enhancing the environment for investment overall.
- PRO-4. Encourage the CFV Hospital Administration to prepare an updated campus master plan, with particular focus on vehicular and pedestrian circulation, parking, new building design, and a campus-wide wayfinding system. As the focal point of the area, a noticeable enhancement of the hospital campus will have a powerful influence on redevelopment investment in the area.



APPENDICIES

Appendix 7.1: Map Inventory of Development Factors

Appendix 1 contains mapped information on a variety of development factors that have influenced land use and building patterns in the study area. The maps include:

1. Existing zoning and land use

This map shows patterns of land use that have emerged in the area since it first began urbanizing in the mid 1950's. Existing zoning is shown as an overlay to the existing land use for comparative purposes.

2. Buildings

This map shows building footprints and building placement. This type of map shows the degree to which an area is automobile-oriented versus pedestrian-oriented. It also shows, to some extent, lot coverage.

3. Sidewalk inventory

The sidewalk inventory map indicates the level of pedestrian-way connectivity within the study area.

4. Property tenure

The relative number of rental properties in an area can be an indicator of neighborhood stability and transition, particularly in residential neighborhoods that were originally built for owner occupancy.

5. History of Rezoning Requests

Rezoning requests are a very useful indicator of the degree to which a formerly residential area may be experiencing pressure for transition to non-residential uses.

6. Recent variances issued

Requests for variances can sometimes be an indicator of older development standards that no longer work, or of development interests appealing to allow a development form that would otherwise not be permitted.

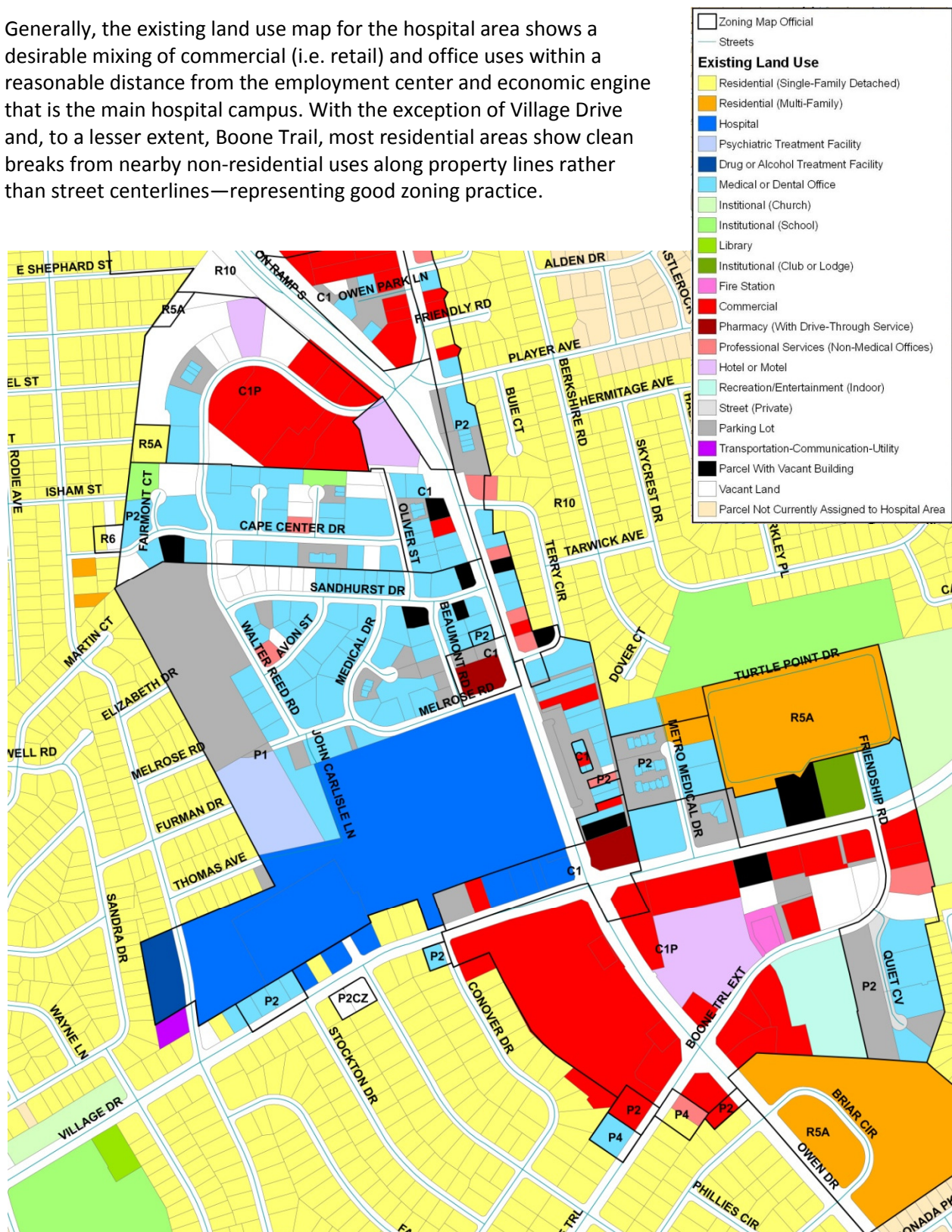
7. Recent site plans reviewed

Site plan reviews can provide insights into the types of developments deemed by the City to require special review and approval. Special provisions required in association with a site plan approval can also be informative.

These maps are presented beginning on the following page.

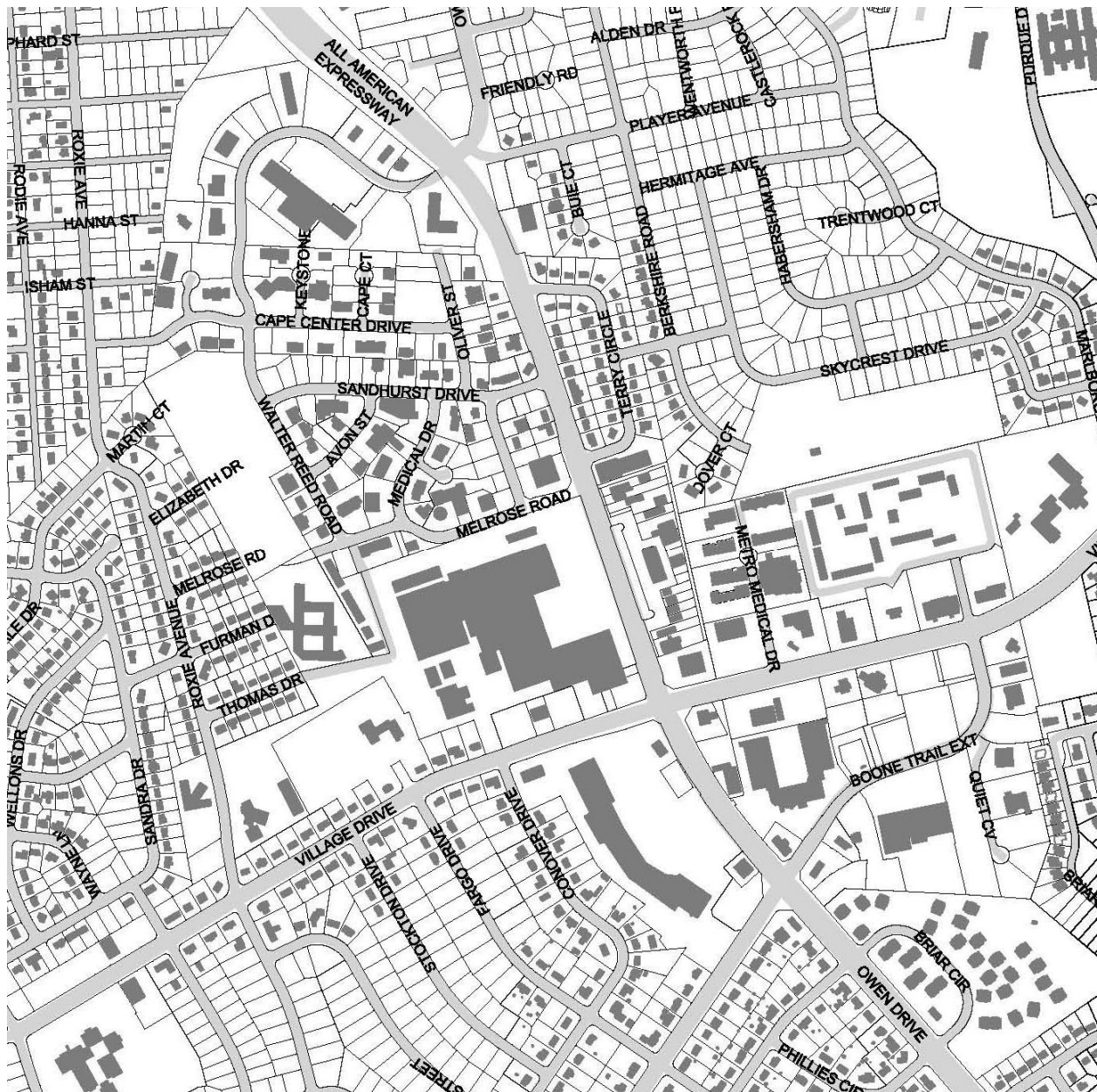
Existing Zoning and Land Use

Generally, the existing land use map for the hospital area shows a desirable mixing of commercial (i.e. retail) and office uses within a reasonable distance from the employment center and economic engine that is the main hospital campus. With the exception of Village Drive and, to a lesser extent, Boone Trail, most residential areas show clean breaks from nearby non-residential uses along property lines rather than street centerlines—representing good zoning practice.



Buildings

Building footprints in the hospital area reflect a history of suburban style development. Most buildings have relatively generous setbacks from the street and from adjoining properties. Land dedicated to front and sideyard setbacks is thereby rendered less usable when compared to more urban forms that pull buildings up to the street and closer to abutting properties. Typical suburban development forms are more oriented toward the automobile and less friendly to pedestrians. Most travel is therefore by car, resulting in heavier traffic volumes than would be generated by a more pedestrian-friendly environment.



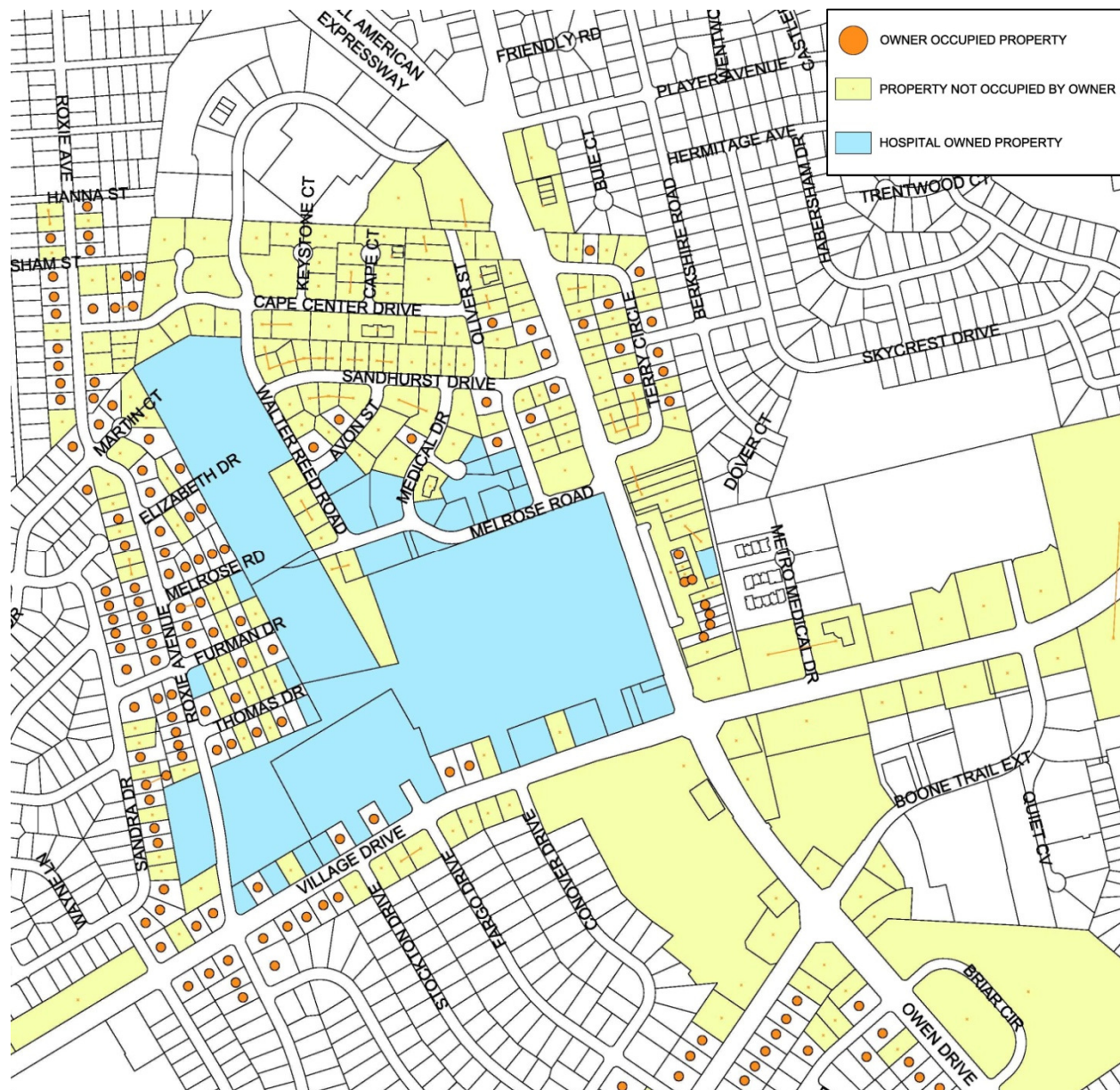
Sidewalk Inventory

The sidewalk inventory shows a general dearth of pedestrian facilities in the study area, particularly away from major streets. Further, sidewalks provided along major streets like Owen and Village Drive usually abut the back of the curb, bringing pedestrians uncomfortably close to fast moving vehicles in the outside travel lanes. Consistent with the Buildings Map, the Sidewalks Map affirms a suburban development pattern heavily oriented toward the automobile. Persons desiring to walk to places of employment, service or shopping find the area unwelcoming to the pedestrian.



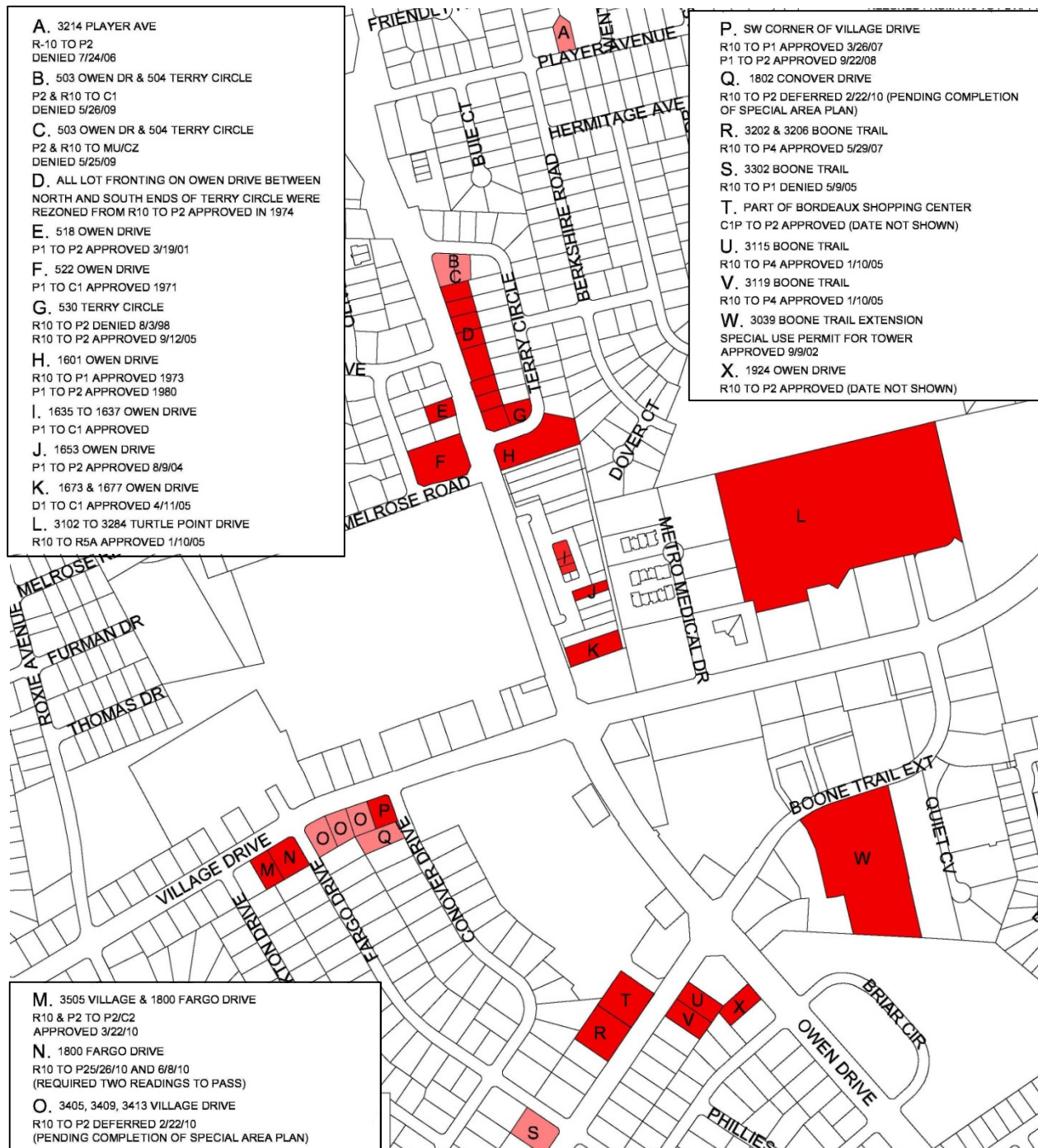
Property Tenure

The property tenure map, particularly as applied to residential neighborhoods near the hospital, is indicative of an area in transition from what was once solidly owner occupied to what is today a mix of owners and renters. One purpose of this special area plan is to increase the predictability of future land use decisions in the area, thereby providing greater stability and protection of investments in these neighborhoods. *Note: This map was derived from parcel level information obtained from tax record mailing addresses. There may be some variation, therefore, from actual property tenure information secured by field surveys. The intent is to show property tenure trends by neighborhood area rather than precise information about each parcel.*



History of Rezoning Requests

This map, and the detailed information provided with each case, shows a surge in rezoning requests over the past five years in particular, after a relative lull of nearly thirty years. Most recent requests have focused on Village Drive--just south of the main hospital campus, and Boone Trail--near Bordeaux Shopping Center. To its credit, the City has been consistent in its zoning decisions in not approving zoning requests that could be characterized as a clear intrusion into residential neighborhoods.



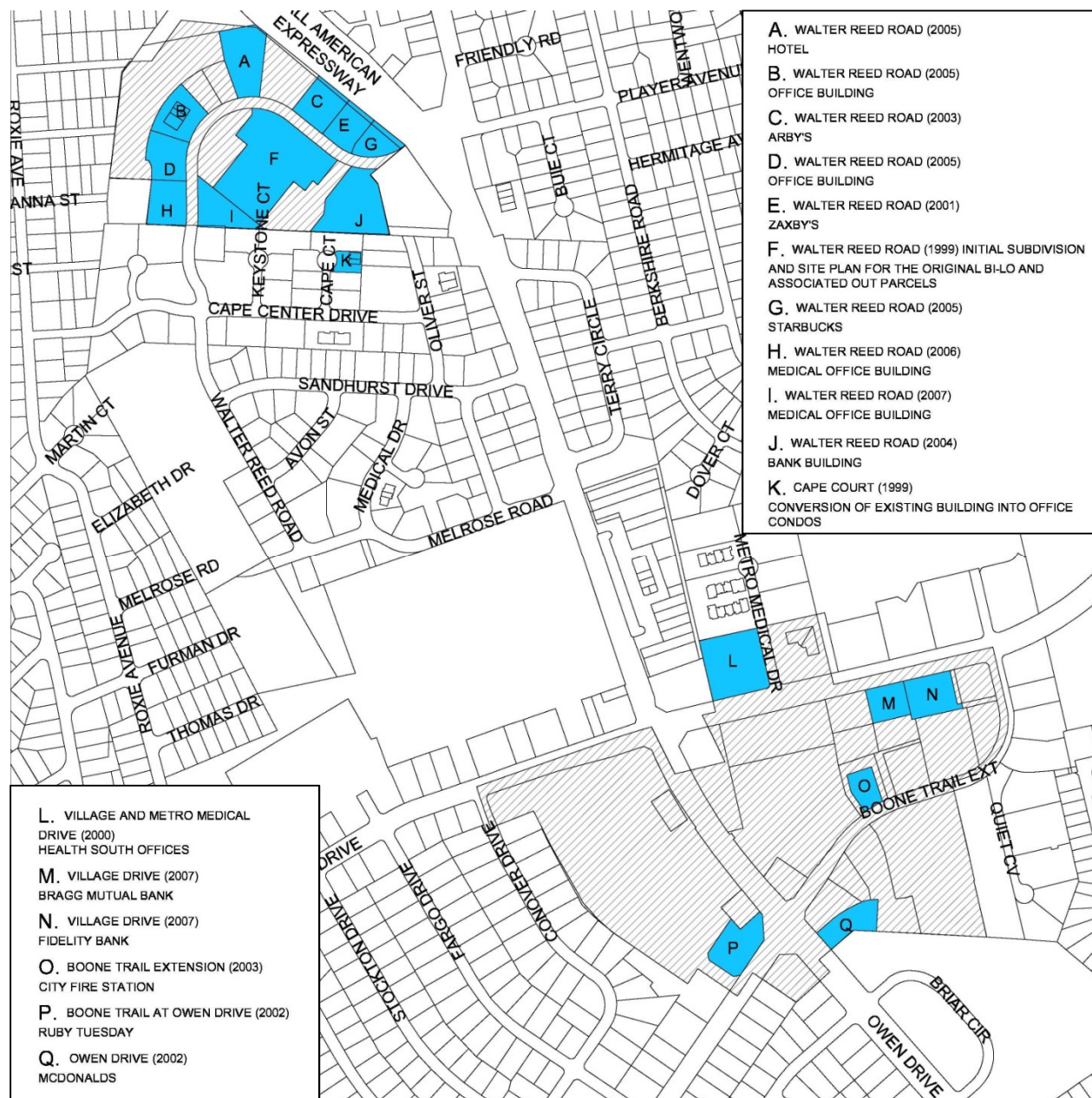
Recent Variances Issued

A review of recent variances in the study area reveals that a number of businesses have been requesting exceptions to sign regulations and landscape standards. Other variances have involved requests for waivers from building setbacks. These cases may suggest a lack of design sensitivity or concern among some businesses in the area regarding the aesthetics of their property development.



Recent Site Plans Reviewed

The City's current development standards as applied to the study area require that site plan reviews be conducted only for developments within the C1P shopping center zoning district. All site plan reviews noted on this map were conducted starting as early as 1999 but with most occurring after 2004. The most recent site plans were reviewed in 2007. This was a period of tremendous building and development activity in Cumberland County and across the country. These developments continued the pattern of automobile-oriented development that is prevalent in the study area.



Appendix 7.2: Issues, Concerns, Questions and Ideas

Special Area Plan, Cape Fear Valley Hospital Vicinity Results of a Community Meeting held July 8, 2010 Mary McArthur Elementary School Fayetteville, NC



The following eleven categories of interest were derived from a major community input meeting held for the Hospital Area Plan on July 8, 2010. Over 100 area residents and property owners gathered in the Mary McArthur Elementary School cafeteria and identified some 500 issues, concerns, questions and ideas for the future of the area. These issues were then sorted into categories of like concern. As a result of citizen brainstorming and then voting, eleven major categories emerged:

1. **Property Acquisition**
2. **Traffic**
3. **Land Use and Zoning**
4. **Pedestrian Safety**
5. **Crime and Security**
6. **Hospital Plans**
7. **Property Values/Property Taxes**
8. **Appearance and Design Standards**
9. **Communication and Public Input**
10. **Noise**
11. **Preservation of Community**

Full documentation of all citizen comments, typed up exactly as written on flip charts in the meeting, is presented below. The full meeting results were examined for common concerns, themes or principles, and to further suggest directions in response to the concerns voiced. These ideas and interests formed the basis for the eleven planning principles presented in the Special Area Plan.

Results of the July 8, 2010 Public Input Meeting

The following citizen comments and issues were typed up exactly as written on flip charts in the meeting, including the number of priority votes received.

Issue, Comment or Question	Votes
1. Property Buyouts?	105
Fair pricing for property if it goes professional or commercial	43
Buy all properties on same street at one time	21
Eminent domain—do away with	9
Is this for potential buyout of houses?	7
Is eminent domain coming? (as part of plan) Commercial encroachment.	6
Issues for values and selling homes	6
Any development must help support or stabilize residential, help those displaced afford alternatives	5
Forced to sell against my will?	5
How can growth/development happen, providing fair market value –without leaving pockets of people behind?	3
Can the City force me to sell?	0
Good resale	0
Notes in mailbox (Roxie and village) from someone that wants to buy the house—phone number only.	0
2. Traffic	88
Traffic--Generally	30
Traffic—Roxie to cut through	5
Use of Phillies Circle as a “back way” to hospital	4
Traffic Roxie Avenue—Raeford and Village too much, afternoons—speeding—cut through	4
Synchronize traffic lights on Owen Drive	3
Traffic control	3

Smooth safe movement of vehicles and pedestrians around and in hospital area	3
Traffic on Ireland	2
Increased traffic at multiple points	1
Too much overall traffic (riff raff)	1
Traffic on Fargo Drive up 100% e.g. dump trucks to construction area	1
Traffic problems on Owen Drive (noise, speeding, congestion)	1
Increased car traffic, concerned	1
Buses need drop off area, causing congestion blocking traffic	1
Non-residential traffic in residential area (i.e. police fire, EMS high traffic)	0
Traffic--Intersections	31
At Cumberland Road—2 left turns on Boone Trail after you get on Boone Trail there is a sign saying “left lane left only” This is a race track with people in left lane forcing their way in to right lane. (Happens every morning between 7:30 and 8:30)	8
Bottleneck—Cape Center and Roxie	8
Dangerous intersection All American and Owen	7
Speeding at left turn at Cumberland onto Boone Trail	2
Traffic light to get out onto Village	2
Traffic access on and off Village consolidate	1
Fargo and Conover (Stop sign is needed to stop cut through traffic)	1
Village/Ireland protected left on to Ireland from Village	1
Cars evading stoplight at corner of Roxie and Village—driving over neighbor’s front lawn	1
Implement a 30 second stop at all red lights	0
Cape Center-- Employees go through stop sign, impact of future intersection on homeowner property “Know” it will remove part of my yard.	0
Traffic--Road Improvements	17
Will Roxie be widened to four lanes?	6
Will Boone Trail be widened to four lanes?	5
Any plans with DOT for widening of roads?	4
4 lanes on Roxie?	2
Traffic -- Speeding	10
Speed limits need to be the same 25 mph	5
Traffic light on Boone Trail—Need to stop speeders	2
Stop speeding on Player Avenue—better policing	2
35 mph Roxie Avenue. All others are 25 mph in area	1
Drivers testing how fast they can run through median divider—hitting sign (There are 2 in area)	0
Speeding on Village (especially rush hour)	0
Fast buses speeding on Roxie	0

3. Land Use and Zoning 82

Land Use and Zoning, Generally	38
No multi-family or strip malls	19
Spot zoning—everything or nothing	6
Small lots don't work for commercial	4
Undesirable businesses popping up—e.g. bars	3
What is advantage of professional over residential?	3
Do you have to move if property is rezoned?	2
Need to be more uniform, house—physician—house , needs to be one or the other	1
Don't cut up big lots for more houses	0
Gotta be a way to develop frontage and improve places behind	0
Will commercial be limited to office or will they allow anything?	0

Land Use and Zoning, Location Specific	44
First block on Boone Trail at Owen already changed to office (3 lots) Okay to change rest	8
Be able to combine property at Owen and Hunters Circle for commercial use	4
Do not want to be able to combine property on Hunter Circle and Owen for commercial	4
Conversion of Phillies Circle residential area to office development like on Quiet Cove	4
Convert west side of Owen Drive between Boone Trail and creek to commercial	4
Leave residential intact. Behind Bordeaux intact.	3
Do not want to see commercial creep down Player Drive from Owen	3
Keep Roxie as it is (residential)	3
Spot zoning on Village Drive	2
Change zoning on Martin Court and Hunter Circle to "Professional".	2
Leave Hunter Circle as residential	2
Will Hunter Circle go commercial? Would like to see it transition.	2
Roxie—leave it the way it is.	1
Leave Boone Trail as is.	1
Owen—Keep commercial or increase commercial opportunities	1
Owen Drive to Roxie is a "done deal".	0
Roxie moving to professional—backing up to hospital	0

4. Pedestrian Safety 73

Pedestrian Safety--Sidewalks	50
Neighborhood sidewalks	17
Sidewalks—will they start building them in this area?	8
Sidewalks—Boone Trail	5

Traffic around schools, kids walking—conflict with cars	4
Child safety – to schools	4
Sidewalks	3
Drainage and sidewalks	3
Parents of MM School kids parking in Church of Christ parking lot—kids crossing over Village (not at intersection.)	3
Will there be sidewalks on Roxie? – a lot of foot traffic.	2
Sidewalks on Village but not in neighborhood—people walking in residential yards	1
Need to consider sidewalks off Village	0
Sidewalks	0
Need for sidewalks (Ireland, Roxie)	0
Pedestrian Safety—Crosswalks and Overpasses	23
Why was there never a walking bridge built—not even a decent crosswalk—both Owen and Village Drives?	14
Pedestrian across main roads	7
Pedestrian overpass from Bordeaux to the hospital	2
My spot OK—has sidewalks, crosswalks and traffic light	0

5. Crime and Security 72

Bordeaux needs to be cleaned up (Crime)	22
More police protection e.g. Roxie Ave and Thomas Dr.	12
Will crime activity in area be brought to the attention of police?	8
Lack of police presence	6
Night activity—people walking—gang marks	5
Burglaries, theft on Sandra Drive (whole HVAC unit taken) yesterday	4
Security issues—outside visitors in neighborhoods	4
Rental house have late night traffic—illegal activity	4
Panhandling at Kangaroo Stores (2 on Ireland)	3
Watch patrol isn't worth 2 cents	2
Gangs (Isham St.) several years ago tagging stop signs. Etc.	1
Wayward house for teenagers on Sandra Drive (Potential Problems?) Is this house legal?	1

6. Hospital Plans 65

Expansion Plans?	44
Will hospital be needing any of our homes?	33
Cape Center to Thomas Avenue (What is hospital's plan for growth?)	11
Possibility of enclosing the hospital campus	0

Hospital too big	0
How far down Village will the Hospital go?	0
More Parking for Hospital?	21
Not enough parking for hospital	14
Parking at E.R.	5
Parking at hospital	1
Free parking at Bordeaux	1
Will they add any more parking decks?	0

7. Property Values/Property Taxes 60

Property Values	44
No one wants to lose property value	20
Increase commercial, decrease property values	15
Concerned about property value	9
Decline in property value	0
Property values on Boone Trail-Jumble of commercial and residential	0
Property Taxes	16
How will plan affect taxes?	7
Property value on Village by hospital-- impact on taxes	5
Taxes increasing	2
Do not raise taxes	2
Old Roxie—concerned about change to commercial increasing taxes	0
How will it change property tax	0

8. Appearance and Design standards 46

Good appearance for the development along the streets in the area so it looks like a “medical area”	20
Need for more buffers, more design standards, design with integrity, purpose and the community in mind	6
Aesthetically pleasing for commercial/professional	5
What will prevent looking out back door and seeing high rise?	3
Trash around bus stop in front of school/church	3
Larger buildings for physicians	2
Tired of picking up trash	2
Good looking development/plan with integrity for both business and residential	2
Trash in my front yard daily is going to get worse.	1
Landscaping –appearance in general	1

When a property sells, require that property be upgraded so as to look “professional”	1
Can we make the owner clean up front, lot Old Roxie 600 block	1
Equal code enforcement. Chevy in front yard.	0
Limit signage size	0
Limitations on sign height?	0
Village Drive Right of way cutting grass by City	0
Landscape scene Owen—Philly Circle	0
Define anything bigger than house	0
Already dealing with a two story building one lot away	0

9. Communication and Public Input 19

Know more about proposed changes-notified if within 1 square mile	10
Proposed changes (redevelopment) need to be very specific, clear, so people can comment	6
More notice to area along Boone Trail	1
If half want commercial and half don’t how will decision be made?	1
What can residents do to (option)to say “no” to commercial development next door	1
Nice communication process for this	0

10. Noise 11

Noise—helicopter, emergency vehicles, trash trucks	5
Smelly dumpsters with pick up time in the middle of the night/AM	2
Traffic noise Village	2
How do you control noise?	1
Too much noise (car)	1
Noise	0
Dogs go crazy at 2-3 am. People out there (parties)	0

11. Preservation of Community 8

Loss of community identity if houses replaced by business—crime, parking, hours of activity	5
If too many houses are displaced, there’s no neighborhood left for new Bragg folks.	2
Breaking up a community built in 50’s and 60’s that was pretty good. Some more recent neighborhoods in the city are not as good.	1
Loss of residential property	0

Miscellaneous --

Need something like a park-like facility for people in area—enhance quality of life	7
How to keep or improve quality of neighborhoods	6

Poor planning by City of Fayetteville	6
Are you studying other hospital areas like Carolina Medical Center?	4
Homelessness is increasing	4
How serious is the City about this?	3
Reactive planning versus proactive	3
Commercial owners fee to help maintain neighborhood	3
Capacity of S.S. --back up into Church of Christ 2/times 2 years	2
Take into account the age of people in the area	2
Planning for older drivers	1
Use available land already there, downtown.	1
Coffee and donuts at meetings	1
More nice restaurants	1
How fast will it transition?	1
How many years will this take for the plan to happen?	0
Seeing homeless living out of the hospital—more and more	0
Want to move	0

Appendix 7.3: Comments on Preliminary Planning Response

Special Area Plan, Cape Fear Valley Hospital Vicinity

Results of a Community Meeting held August 3, 2010

Mary McArthur Elementary School

Fayetteville, NC



The following comments were offered by citizens in attendance at a major community input meeting held for the Hospital Area Plan on August 3, 2010.

Over 200 area residents and property owners gathered in the Mary McArthur Elementary School cafeteria to hear the consulting team's preliminary

recommendations for the future of the area.



Following the presentation, citizens were organized into four smaller groups to facilitate detailed discussions.

Full documentation of all citizen comments, typed up exactly as written on flip charts in the meeting, is presented immediately following. In some instances, additional notes have been added by each facilitator in parentheses following each comment to clarify the nature of the question. A brief response follows each question or comment as appropriate.



Group 1 (*David Nash facilitated*)

1. Are small maps from the plan available?

Response: David replied that small maps were available on the City's website.

2. How far will the non-residential (office) zoning go on Village?

(Lady lived on other side of Ireland on Village)

Response: While the plan calls for office and institutional zoning to go west as far as Roxie Avenue, another option would be to extend it as far as the church and the library, on the north and south sides of the street respectively. This option will be presented to City Council.

3. Who will pay for road work on Village Drive?

(Citizen thought that Village was going to be widened, sidewalks, curb and gutter etc.)

Response: There are no plans to widen Village Drive.

4. Status of Roxie as a truck route?

(Liked idea of removing truck route designation but wasn't exactly sure that that was the recommendation.)

Response: The City has designated Roxie as a truck route to keep trucks off smaller residential streets. The consulting team has been told that this is not likely to change.

5. Eminent domain?

Response: David replied that there would be no eminent domain powers exercised in the implementation of this plan.

6. When goes to public hearing—will there be adequate space for citizens to attend?

When is plan to go to City Council?

Response: David replied that the work schedule calls for the plan to go to City council in 6 to 8 weeks, but he could not promise that with certainty. Council will be made aware of the potential need for extra seating capacity.

7. Will Village Drive be widened more?

(Perhaps beyond Ireland Drive?)

Response: There are no plans to widen Village Drive from its present cross section.

8. Roxie Avenue to Boone Trail?

(Will Roxie in the study area be widened? Old proposal to extend Ireland and Roxie beyond Cumberland)

Response: While there are currently no plans to widen Roxie, it may be appropriate to convert Roxie from a more suburban style street (i.e. shoulders and open swales), to a

more urban street with street trees, sidewalks, curb and gutter, etc. Such a change could create desirable “side friction”, causing traffic to slow down.

9. Will rezoning be done at once or by pieces?

(When study and overlay adopted, will zoning occur as a result, and if so how.)

Response: The plan will recommend that rezonings be completed, as much as possible, in sections of adjacent lots and on both sides of the same street, if appropriate, rather than piecemeal.

10. Re: Area 4 (Roxie Avenue and side streets)—Will there be major changes?

Response: David replied that while no major changes are planned at this time, it is conceivable that the hospital might someday be interested in this area for expansion.

11. Will Conover Drive be a direct route into the back side of the hospital campus for the purpose of making deliveries?

Response: The plan will not encourage the use of Conover Drive for deliveries to the hospital campus. In fact, the plan calls for the preparation of a neighborhood traffic study, to work with Bordeaux neighborhood residents on traffic calming measures to discourage cut through traffic.

12. Will the Bordeaux Shopping Center be expanded so as to take over the homes on Conover Drive?

Response: David replied that there was no need to worry about that as part of this plan.

13. Bordeaux Shopping Center?

(Currently retail, but transitioning to medical mall. Will we lose Roses Dept. Store, Carlie C’s Grocery Store?)

Response: The plan calls for Bordeaux Shopping Center to become a mixed use center with, hopefully, the retention of a grocery store as part of the mix.

14. Walter Reed—Commercial area to stay commercial? Or convert to office?

(Bi-Lo closed. Why couldn’t more medical offices go there rather than Bordeaux?)

Response: So long as the commercial uses in the Walter Reed Road area remain viable, the plan recommends no change in zoning there.

15. Does hospital have a master plan?

Response: David replied that we have been told that the hospital has an older master plan that is no longer relevant in many respects. One recommendation of this special area plan is that the hospital undertake an updated master plan.

Group 2 (Glenn Harbeck facilitated)

1. **Wanted (zoning) plan to go farther south on Owen Drive.**
(Lady owned property on Owen Drive she would like to rezone.)
Response: The property in question is too far south to be included in the study area.
2. **Would tax base increase, helping schools, etc.**
(Lady hoped new development would improve services.)
Response: While new development would increase the tax base of the City, any such monies would go into the general fund for use on City services anywhere in the city.
3. **Is Village wide enough to handle future traffic?**
Response: With or without this plan, traffic volumes on Village Dr. are likely to increase. There are currently no plans to widen Village to meet increased traffic projections.
4. **Likes reduction of speed on Roxie to 25 mph.**
(Tired of speeders, anything would help.)
Response: The City has designated the section of Roxie Avenue between Raeford Road and Village Drive as a minor thoroughfare. We have been advised that, by policy, minor thoroughfares must have posted speeds of no less than 35 mph.
5. **Will additional tax base give us better law enforcement?**
(Lady hoped new development would improve law enforcement.)
Response: Monies resulting from an increase the tax base of the City go into the general fund for use on City services anywhere in the city including law enforcement
6. **Build a bridge over Owen Drive from Raeford south--some sort of skyway.**
Response: This would be prohibitively expensive as well as unsightly.
7. **Look at drainage from hospital toward Roxie.**
(Hospital property apparently throws runoff onto adjoining residential area.)
Response: This will have to be referred to the City's stormwater management section. Individual property concerns would be dealt with during site plan reviews.
8. **Steam coming down Roxie when it's cold.**
(Several citizens thought it might be coming from the hospital)
Response: Perhaps best if this question were referred to hospital representatives.
9. **Supports widening of Cape Center at Roxie.**
(This person owned a home on Cape Center where the road is narrower. Another said that even if Cape Center is widened, it will still be dumping on to narrow Roxie.)
Response: The plan recommends that Cape Center be widened at its western end.

10. Consider one way streets more.

Response: While the plan does not recommend that any area streets be designated as one way, the merits of such designation could be evaluated as part of a neighborhood traffic study for the Bordeaux neighborhood, recommended by the plan.

11. Like whole street zoning rather than piecemeal.

(Several citizens agreed with the plan's recommendation.)

Response: The plan will recommend that rezonings be completed, as much as possible, in sections of adjacent lots and on both sides of the same street, if appropriate, rather than piecemeal.

12. Could plan include a park?

(Man asked if the City could buy land for a park in the area.)

Response: The plan does not recommend the purchase of land for a park in this area but that interest could be raised with the City parks and recreation function as budgets may someday allow.

Group 3 (Jason Hamilton facilitated)**1. Has City of Fayetteville purchased Bordeaux Center?**

Response: No. The plan recommends that a land development agreement be entered into between the City and a private developer, in cooperation with the owner.

2. Loss of shopping center—impacts neighborhood due to loss of stores. Where to shop?

(Concerned that transition to a medical mall would result in loss of convenient shopping.)

Response: The plan calls for Bordeaux Shopping Center to become a mixed use center with, hopefully, the retention of a grocery store and additional retail as part of the mix.

3. Concern with adjacent properties having property tax increase due to rezoning.

(This person thought owning property next to non-residential would increase their taxes.)

Response: A primary objective of the special area plan and overlay district is to stabilize property values and preserve the integrity of neighborhoods near the hospital. Unless a person owns a property that is subject to rezoning, the plan's impact on property values and taxes should be largely neutral. Without the plan, property values may decline.

4. Loss of value due to rezoning.

(This person thought having property next to non-residential would decrease their property value.)

Response: See answer to 3. Above..

5. **Access at Walgreens coming down from the north, if turn left at Village, no way to get into this site.**

Response: This appears to be mostly an issue of poor interconnectivity between businesses on the north side of Owen. The plan calls for “cross access” between adjoining non-residential properties to help with this issue.

6. **Hospital Master Plan—hospital doesn’t have clear direction.**

Response: We have been told that the hospital has an older master plan that is no longer relevant in many respects. One recommendation of this special area plan is that the hospital undertake an updated master plan.

7. **No protected left turn arrow from southbound Roxie to Village.**

(Drivers have a hard time making a left turn across Roxie at this busy intersection, some times of the day.)

Response: The City may need to evaluate the merits of improving this intersection with a left turn arrow.

8. **What can City do to eliminate cut-through traffic?**

Response: The plan calls for the preparation of a neighborhood traffic study, to work with Bordeaux neighborhood residents on traffic calming measures to discourage cut through traffic.

Group 4 (Karen Weston-Chien facilitated)

1. **Hospital waits until you die to buy. Don’t want that.**

(Person from Roxie area.)

Response: This issue cannot be addressed through the special area plan.

2. **Zoning on “arm” of hospital parking.**

(Referring to the rather narrow piece of property the hospital now uses for parking and storage north and west of the main hospital. What is it zoned for presently?)

Response: It is currently zoned P1 for office and institutional uses. The plan calls for this area to continue to be zoned for office and institutional, but with better design standards for height, building scale, and buffering to ensure that development here is a “good neighbor” to nearby residential areas.

3. **Roxie very congested by cars. Can’t move.**

Response: The City has designated the section of Roxie Avenue between Raeford Road and Village Drive as a minor thoroughfare. This section of Roxie provides a significant alternative to the heavily traveled Owen Drive. So long as this situation continues, traffic on Roxie is apt to remain high, especially during morning and afternoon travel peaks.

4. Roxie on both sides of Village very congested.

Response: See response to 3. above.

5. Consider 4 houses between Roxie and Wayne for rezoning as office and institutional--by church and by school. (Two owners in this location would prefer that the office zoning be extended down Village to take in their properties too.)

Response: While the plan calls for office and institutional zoning to go west only as far as Roxie Avenue, another option would be to extend it a few lots farther-- to the church and the library, on the north and south sides of the street respectively. This option will be presented to City Council.

6. Want buffers between residential and office.

(Statement of support for the plan recommendations.)

Response: The plan calls for very specific, effective buffering requirements between residential and non-residential uses.

7. Timetable of Boone Trail widening?

Response: While Boone Trail is listed on the State's Transportation Improvement Program (TIP, no schedule has been determined for its construction.

8. Concerned that value of land will go down because of speeding on Roxie.

Response: The City has designated the section of Roxie Avenue between Raeford Road and Village Drive as a minor thoroughfare. This section of Roxie provides a significant alternative to the heavily traveled Owen Drive. This plan recommends that Roxie be converted from what is currently a suburban style street (i.e. shoulders and swales), to a more urban style street with street trees, sidewalks, curb and gutter, etc. Such a change could create desirable "side friction", causing traffic to slow down.

9. Concerned about people selling for rentals.

(Meaning that there is a vicious circle between people selling their homes to investors and a downward spiral in the quality of the neighborhood.)

Response: The property tenure map included in Appendix 7.1 to this plan confirms what area residents have been observing first hand for the past decade or more—many homes in neighborhoods nearest the hospital have been transitioning from owner-occupied to renter-occupied. One of the objectives of this plan is to help restore neighborhood stability and stop the downward spiral.

10. Do want to remove truck route from Roxie.

(Statement of support for the preliminary plan recommendations.)

Response: Response: Since the preliminary plan was prepared, the consulting team has been informed that the City designated Roxie as a truck route to keep trucks off smaller residential streets in the area. The City is not likely to change the truck route designation.

11. Likes trees.

(Statement of support for plan recommendations.)

Response: For non-residential developments, the plan does set forth requirements for a street tree for every 50 feet of street frontage, a shade tree within 60 feet (measured from trunk) of all parking spaces, and an evergreen buffer at least 25 feet in height adjoining residentially zoned properties .

12. Like 20,000 sq ft minimum lot size.

(Statement of support for the plan recommendations.)

Response: The purpose of the 20,000 sq. ft. minimum lot size is to prevent developers from “shoe-horning” non-residential buildings on to former residential lots that are too small to accommodate adequate parking, landscaping and buffering.

13. Storm water regulations.

(Drainage is an issue in some locations.)

Response: Stormwater standards will need to be addressed as part of the site plan review required for all non-residential developments within the overlay area.

14. Preserve existing trees.

(Can existing trees be preserved too?)

Response: It may be possible to preserve existing trees on larger properties (i.e. property owned by the hospital) where there is some flexibility as to how buildings and parking areas are laid out. For smaller lots, this may be more challenging, but it is hoped that requirements for street trees, parking lot trees and evergreen buffers will ultimately accomplish a similar purpose.

15. Encourage existing development upgrade.

(Improve existing development.)

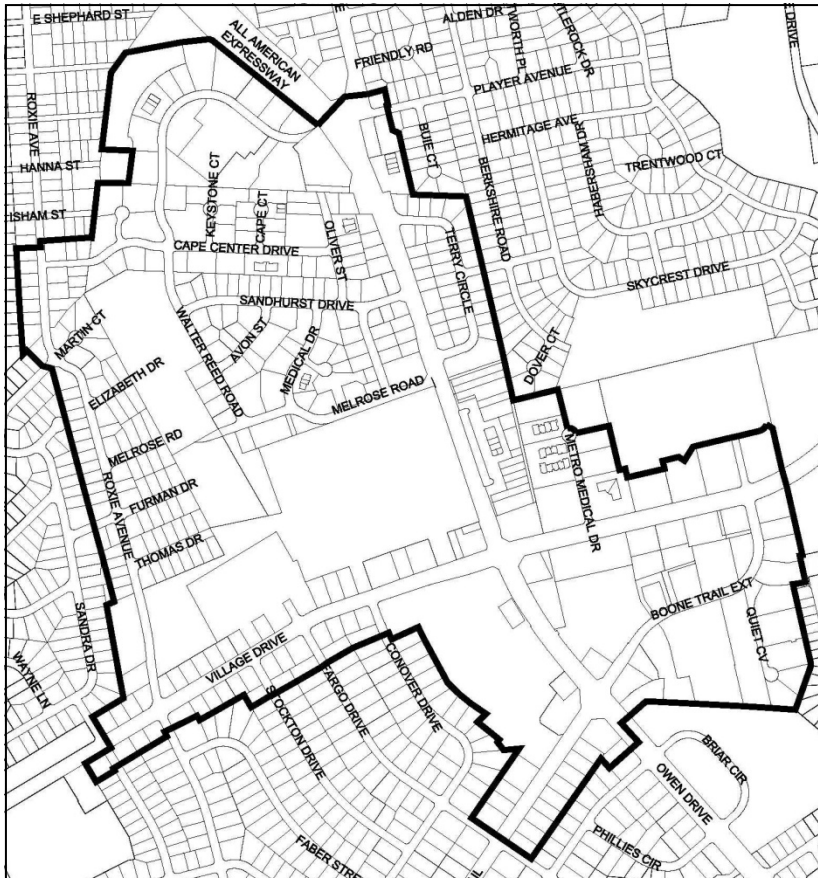
Response: A primary purpose of the special area plan is to establish new minimum requirements so that all non-residential development will be an asset to the business community of which they are a part and to residential neighborhoods in the vicinity.

16. Would rather have all second sets of lots off Village in District and rezoned—whole way, not just those 2 between Fargo and Conover.

(Referring to recommended change in zoning from residential to office on the south side of Village Drive.)

Response: After the meeting at which the preliminary plan was presented, this request was considered and accepted; several additional second row lots were recommended for rezoning to offices along the south side of Village Drive.

Appendix 7.4: Hospital Area Overlay



The above Hospital Area Overlay was adopted as part of the City's Development Ordinance on December 13, 2010. The standards associated with this overlay apply to all non-residential development within the area.

PURPOSES OF THE HOSPITAL AREA OVERLAY

The Hospital Area Overlay is one of the most significant means for implementing the Hospital Area Plan. There are three primary purposes for the Overlay:

1. To ensure a higher quality of office and commercial development.

There has been great variation in the quality of non-residential development in the hospital area. While some development near the hospital has contributed to a newer, positive image for the area, other developments have detracted. The design standards of the overlay will assure that, going forward, all developments in the area will abide by the same higher standards.

2. To protect nearby residential properties and preserve property values.

The standards of the Overlay will serve to protect residential property values in the area by assuring that new buildings are of an appropriate design and scale for their locations, and that they have adequate parking, landscaping, and buffering.

3. To require site plan review for non-residential development proposals.

The application of the overlay will require that non-residential developments go through a site plan review process to assure that they are in keeping with the standards of the area and that they will be "good neighbors" to surrounding properties.

The Overlay District that follows has been formatted by City Staff for compatibility with the structure of the City's existing development ordinance as of December 13, 2010.

HOSPITAL AREA OVERLAY (HAO) DISTRICT

(a) Purpose

The purpose of this district is to protect the public health, safety and welfare in the vicinity of the Cape Fear Valley Hospital by lessening conflicts between residential and non-residential land uses and by promoting compatible quality development. Specifically, the requirements of the overlay are intended to:

- (1)** Protect surrounding neighborhoods from being adversely affected by inappropriate or poor quality development.
- (2)** Allow for compact development, providing adequate room for parking, landscaping and buffering.
- (3)** Create more attractive, pedestrian-friendly developments, less dominated by the automobile.
- (4)** Minimize traffic impacts through specified land uses, access management, traffic calming, street improvements, intersection improvements and other means.

(b) Applicability and Permits Required

- (1)** The provisions of this section shall apply to all new non-residential development within the Hospital Area Overlay District (HAO) and any addition, remodeling, relocation or construction of non-residential property requiring a zoning permit or a building permit.
- (2)** No zoning or building permit may be issued until the City Manager determines that the proposal complies with all design standards of this overlay district, as well as those of the underlying zoning district.
- (3)** A Special Use Permit shall also be required for non-residential development within 100 feet of a lot occupied by a single family dwelling.
- (4)** In the case of conflict between these standards and other design standards of this Ordinance, the design standards of this overlay shall control.
- (5)** The boundary of the Hospital Area Overlay (HAO) District is hereby established as shown on the map included on the Introduction page of Appendix 7.4 of the Hospital Area Plan. This map is hereby declared to be a part of this chapter. A copy of this map is on file in the office of the city clerk. The boundary of the HAO is also established as a layer on the Official Zoning Map in digital format and is hereby adopted and incorporated into these provisions.

(c) Permitted Land Uses and General Requirements

All land uses permitted in the underlying zoning districts shall continue as a permitted use within the overlay area except as noted in paragraph (d) below. All district, area, yard and height regulations, and all additional requirements for underlying districts shall continue to apply except as otherwise noted in this section.

(d) Certain Streets Reserved for Offices and Single Family Residences Only

While the P1, P2, and P4 Districts of this Ordinance allow for uses other than offices, some street segments within the Overlay area zoned for P1, P2, and P4 shall be reserved only for existing single family residences and an appropriate range of office and medical uses. Specifically, the following types of office and medical facilities, in addition to existing single family residences, are permitted along certain street segments when zoned P1, P2 or P4 within the Overlay area.

- **Medical or Dental Clinic**

An establishment where patients are admitted for examination and treatment by one or more physicians, dentists or psychologists and where patients are not usually lodged overnight.

- **Medical or Dental Lab**

Facilities and offices for performing diagnostic or therapeutic medical procedures of a nonsurgical nature.

- **Medical Treatment Facility**

A small-scale facility which may or may not be located in a converted dwelling or residence for the short term care and treatment of up to 20 chronically or terminally ill patients on an overnight basis. Such facilities may include sleeping rooms for care workers and members of patient's families.

- **Office, Business Services**

A room, or group of rooms used for conducting the affairs of a general business establishment, other than financial services and professional services. Examples of business services office uses include offices for retail and wholesale establishments.

- **Office, Professional Services**

A room or group of rooms used for conducting the affairs of a business, profession, or service industry. Examples of professional services offices include offices for lawyers, accountants, engineers, architects, doctors, dentists, and similar professions.

- **Office, Sales**

A room or group of rooms used for conducting the affairs of a business engaged in the buying and/or selling of real or personal property, services, or

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Subsection 10: Cape Fear Valley Hospital Area Overlay (HAO) District

other products, such as real estate sales, artwork, artifacts, or other specialized services.

Other types of typically larger or more intensive uses are specifically not permitted so as to protect nearby residential neighborhoods from encroachment by incompatible land uses. The intent of this range of uses is to (a) allow existing residents to continue to live in and enjoy their homes, (b) provide for and encourage office and medical uses supportive of the economy of this sector of the City, and (c) provide for an appropriate transitional use between the hospital and nearby neighborhoods. The specific locations reserved for these uses are identified below and on the zoning map:

(1) Village Drive

from Conover Drive west to vicinity of Wayne Lane (see map for specific variation on north and south sides of street).

(2) Owen Drive and Terry Circle

from one lot north of Player Avenue to the south entrance of Terry Circle.

(3) Boone Trail, west

from the existing non-residential zoning near Owen Drive and Bordeaux Shopping Center to the intersection of Boone Trail and Fargo Drive.

(e) Numerical Performance Standards

(1) Minimum Lot Size

The minimum lot size shall be twenty thousand (20,000) square feet. A reduction in the minimum lot size of up to ten percent (10%) may be approved administratively, provided that this meets the purpose and other standards of the overlay.

(2) Maximum Floor Area Ratio

A maximum floor area ratio (FAR) of .33 (i.e. thirty-three hundred (3300) square feet of heated building space for every ten thousand (10,000) square feet of lot area) shall apply when surface parking is employed. Developments with parking under the building or in a parking deck may exceed the maximum FAR, provided that all parking, landscaping and buffering requirements can still be met.

(3) Front Yard “Build To” Line

The front face of the principal building shall be placed at a “build to” line ten (10) feet from the front yard street right of way. A greater setback of up to fifteen (15) feet from the right of way may be approved administratively.

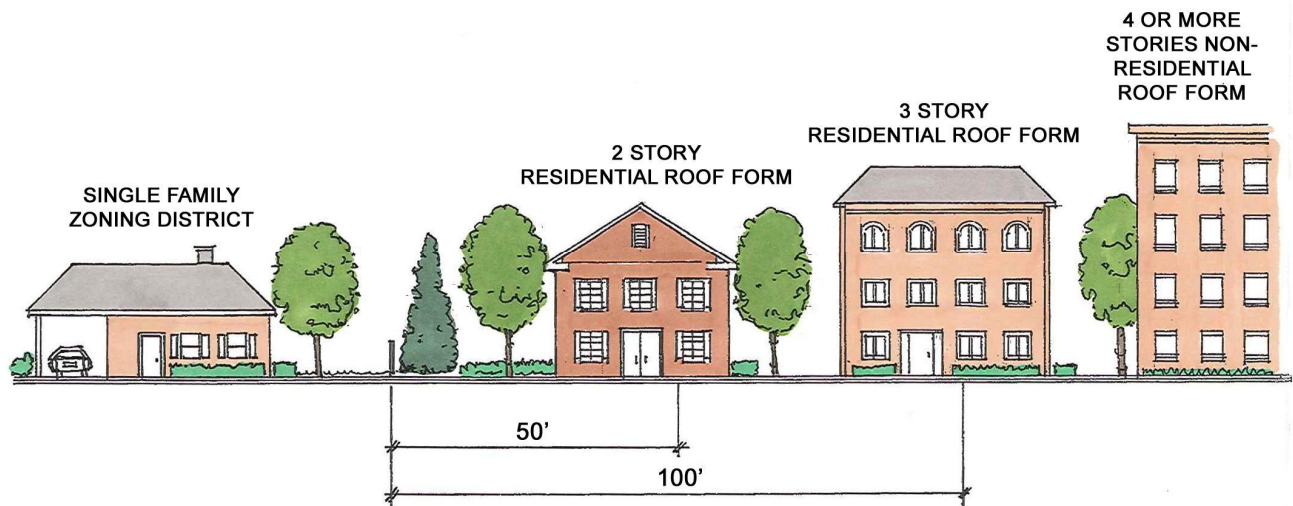
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(f) Building Heights and Roof Forms (See illustration below)

- (1) Any non-residential building located within fifty (50) feet of a lot line shared with an existing single family zoning district shall not exceed two (2) stories or thirty-five (35) feet in height and shall have a residential style roof form (i.e. hipped or gabled).
- (2) Any non-residential building located between fifty (50) and one hundred (100) feet of a lot line shared with an existing single family zoning district shall not exceed three (3) stories or forty-five (45) feet in height and shall have a residential style roof form (i.e. hipped or gabled).
- (3) Any non-residential building located over one hundred (100) feet from a lot line shared with an existing single family zoning district may be four (4) or more stories in height and may have a non-residential style roof form (i.e. flat or other).
- (4) Buildings may have sections stepped in height so long as each section is built in compliance with the height/distance standards set forth under paragraphs (1), (2), and (3) above.



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(g) Parking

(1) Number of Parking Spaces

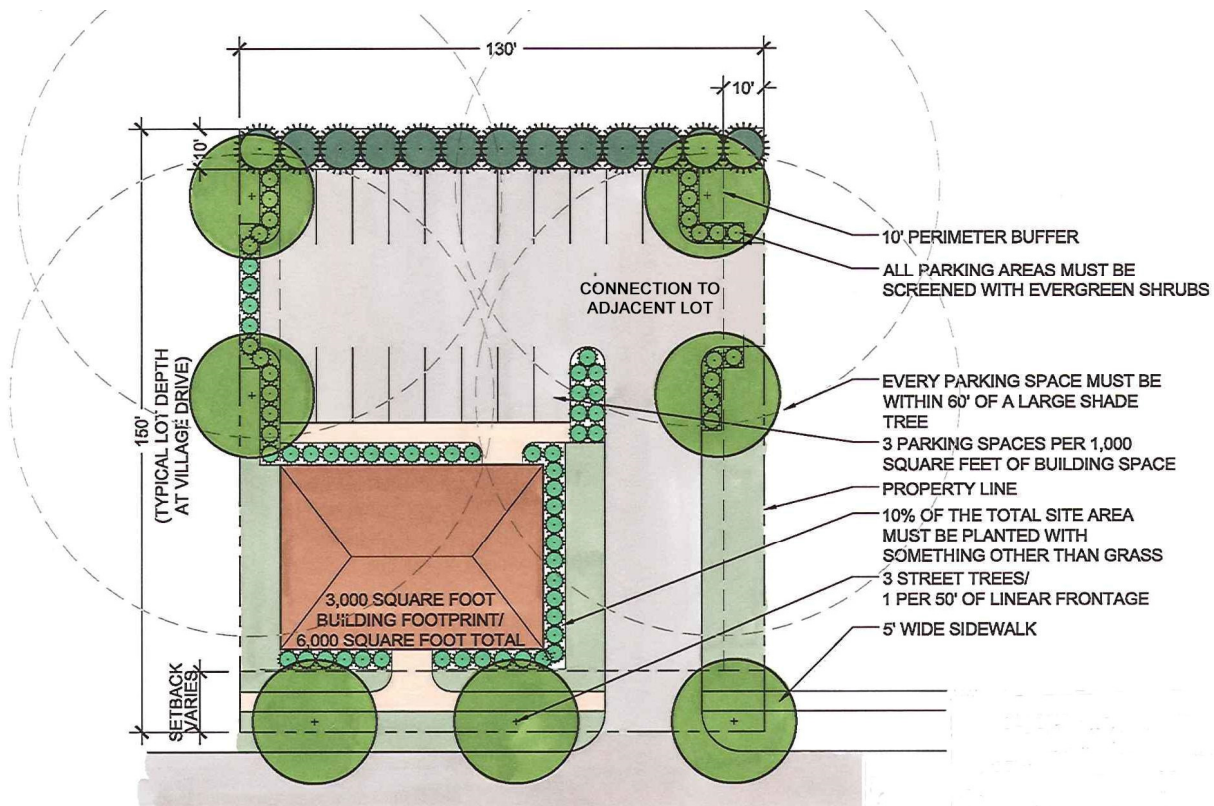
- a. Office Uses.** There shall be three (3) parking spaces for every one thousand (1000) square feet of heated office space. This requirement shall supersede the parking requirements for offices specified in other sections of this Ordinance.
- b. All Other Non-Residential Uses.** Parking requirements for all non-residential uses other than offices, including health care facilities, shall comply with the parking requirements of other sections of this Ordinance.

(2) Location of Parking

New buildings shall have parking generally located behind the rear building face of the principal building on the lot. Up to 25% of parking spaces may be located at the side of the building rearward of the front building face.

(3) Parking Lot Cross-Access

Cross-access between adjoining lots shall be provided in accordance with the drawing below and other sections of this Ordinance.



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(h) Landscaping Requirements

(1) General.

Ten percent (10%) of the total site area must be planted with something other than grass. Required planting materials shall correspond to the approved materials listed in Section 30-296 of this Ordinance.

(2) Street Trees

There shall be an approved street tree for every fifty (50) feet of street frontage, including both front and side streets.

(3) Parking Lot Shade Trees

No parking space shall be separated from the trunk of a shade or canopy tree by more than sixty (60) feet.

(4) Parking Lot Perimeter Landscape Screen

The edge of all areas containing parking spaces shall be planted with a continuous evergreen landscape screen of a type that will reach thirty-six (36) inches in height at maturity within five (5) years of building occupancy.

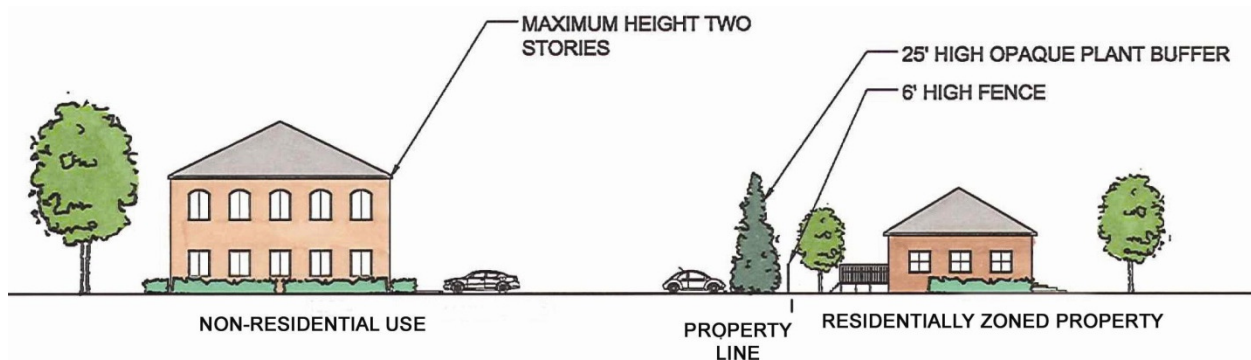
(i) Buffering Requirements

(1) Perimeter Buffer

There shall be a ten (10) foot wide perimeter buffer along all property lines, regardless of the adjoining land use. No buildings or parking areas may encroach into the perimeter buffer. Permitted encroachments (e.g. fences) are as specified in other sections of this Ordinance..

(2) Residential Buffer

A combination fence and vegetated buffer shall be required along any property line adjoining a residentially zoned property. (see below)



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Section H: Overlay Zoning Districts

Subsection 10: Cape Fear Valley Hospital Area Overlay (HAO) District

- a. Fence.** The good side of the fence must face the residential side and be a minimum of six (6) feet in height.
- b. Vegetation.** Approved vegetation must include evergreen plant material of a type that will provide a completely opaque buffer greater than or equal to twenty-five (25) feet in height within five (5) years of building occupancy.

(j) Sidewalks

Upon development activity reviewed under the requirements of this overlay, a sidewalk no less than five (5) feet in width shall be provided along the street faces of all non-residentially zoned properties within the overlay district.

Consistency and Reasonableness Statement

Map Amendments

Pursuant to N.C.G.S. Sections 160D-604 and -605, the Planning Commission finds that the proposed UDO Text Amendments in case TA24-010 are consistent with the City of Fayetteville's Future Land Use Map and Plan (Comprehensive Plan). The following analysis examines the proposed amendment relative to the goals and land-use policies and strategies of the Comprehensive Plan:

Consistency

1. GOALS

GOAL(S)	CONSISTENT	INCONSISTENT
Goal #1: Focus value and investment around infrastructure and strategic nodes	X	
Goal #2: Promote compatible economic and commercial development in key identified areas	X	
Goal #4: Foster safe, stable, and attractive neighborhoods	X	
Goal #6: Compliment and capitalize on the strategic importance of military installations and educational and medical institutions.	X	

2. LAND USE POLICIES AND STRATEGIES:

LAND USE POLICIES AND STRATEGIES	CONSISTENT	INCONSISTENT
LUP 1: Encourage growth in areas well-served by infrastructure and urban services, including roads, utilities, parks, schools, police, fire, and emergency services.	X	
1.2: Encourage more intense uses, a greater mix of uses, and denser residential types in key focal areas. <ul style="list-style-type: none">• Regional Centers and Community Centers• Neighborhood Mixed Use• Downtown	X	
1.6: Require adequate infrastructure to be in place before or in tandem with new development	X	
LUP 2: Encourage Economic Development	X	
2.1: Encourage economic development in designated areas <ul style="list-style-type: none">• Encourage economic development in key areas including Downtown, Office/Institutional Areas, Industrial/Employment Areas, Regional and Community Centers, and Highway Commercial Areas	X	

LUP 3: Encourage redevelopment along underutilized commercial strip corridors and reinvestment in distressed residential neighborhoods.	X	
<p>3.2: Identify potential barriers to redevelopment and reinvestment and provide flexibility through modification to development regulations while maintaining high standards</p> <ul style="list-style-type: none"> Consider incentives for redevelopment of underutilized commercial properties including: <ul style="list-style-type: none"> Allowance of higher-density residential types Reduced setbacks and parking Consider incentives for reinvestment in distressed neighborhoods including: <ul style="list-style-type: none"> Develop land use regulations that allow for diverse housing offerings that allow people to transition to multiple types of housing in different stages of life without having to leave their neighborhood Create targeted, city-funded grant opportunities for developers and individual property owners alike to invest in their homes and neighborhoods Using previous plans such as the Bonnie Doone Redevelopment Plan or Shaw Heights Plan as a guide, readdress and develop concept area plans for neighborhoods that need it the most and advertise the results created to help spur private sector interest. 	X	
LUP 4: Create well-designed and walkable commercial and mixed-use districts.	X	
<p>4.1: Ensure new development meets basic site design standards.</p> <ul style="list-style-type: none"> Standards should include: <ul style="list-style-type: none"> Connected streets, entrances, and parking lots Sidewalks and pedestrian pathways on both sides of all public rights-of-way (at the minimum) High-quality building materials Landscaping, shade, and street trees Perimeter buffers Low-level parking lot screening Stormwater retention and infiltration 	X	
<p>4.2: Encourage context-sensitive site design</p> <ul style="list-style-type: none"> Design commercial and mixed-use areas to be walkable areas with pedestrian connections between uses and buildings 	X	

<ul style="list-style-type: none"> ○ Encourage buildings to be located close to the street, especially near key intersections, with parking located to the side or behind buildings ○ Require short block lengths (max. 400 to 600 feet) and connections to adjacent development (crosswalks, etc.) • Ensure development standards specify: <ul style="list-style-type: none"> ○ Transition in building scale between new buildings and surrounding neighborhoods ○ Building and parking orientation and design ○ Landscaped buffers, tree save areas, and site design that provides transitions between more and less intense uses 		
LUP 6: Encourage development standards that result in quality neighborhoods	X	
<p>6.1: Encourage quality neighborhood design through maintaining and improving standards for streets, sidewalks, stormwater, and open space</p> <ul style="list-style-type: none"> • Require a connected system of streets in new development and stub outs to areas of future development • Require sidewalks in new developments along both sides of public roadways (including the frontage of properties and internal roads) • Encourage commonly-accessible open spaces in new residential subdivisions • Require street trees in high-density residential developments and commercial areas • Require canopy trees in new single-family neighborhoods 	X	
LUP 13: Coordinate with local governments, non-profits, and education and medical institutions on economic development initiatives and complementary development in the vicinity of campuses	X	
13.1: Encourage growth and development that is complementary to higher education institutions	X	
13.3: Coordinate with institutions to determine long-term off-campus needs and priorities surrounding campuses	X	

3. The proposed amendment is consistent with the Future Land Use Map as follows:

X	The proposed land use is consistent and aligns with the area's designation on the FLU Map.	OR		The proposed land use is inconsistent and does not align with the area's designation on the FLU Map.
X	The proposed designation, as requested, would permit uses that are complimentary to those existing on adjacent tracts.	OR		As requested, the proposed designation would permit uses incongruous to those existing on adjacent tracts.

Additional comments, if any (write-in):

April 16, 2024
Date

Chair Signature

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