

# Consistency and Reasonableness Statement

## Map Amendments

Pursuant to N.C.G.S. Sections 160D-604 and -605, the Zoning Commission finds that the proposed zoning map amendment in case P24-08 is / not 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 investments around infrastructure and strategic nodes | <b>X</b>   |              |
| GOAL #4: Foster safe, stable, and attractive neighborhoods                     | <b>X</b>   |              |

#### 2. LAND USE POLICIES AND STRATEGIES:

| LAND USE POLICIES AND STRATEGIES   | CONSISTENT | INCONSISTENT |
|--|------------|--------------|
| <b>LUP 1: Encourage growth in areas well-served by infrastructure and urban services, including roads, utilities, parks, schools, police, fire, and emergency services.</b>  | <b>X</b>   |              |
| 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"> <li>• Regional Centers and Community Centers</li> <li>• <b>Neighborhood Mixed Use</b></li> <li>• Downtown</li> </ul>  | <b>X</b>   |              |
| 1.7: Encourage a logical progression of housing development and discourage "leapfrog" development. <ul style="list-style-type: none"> <li>• Leapfrog development is a development that occurs in areas away from existing development and 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.</li> </ul> | <b>X</b>   |              |
| <b>LUP 4: Create a well-designed and walkable commercial and mixed-use districts</b>   | <b>X</b>   |              |
| 4.1: Ensure new development meets basic site design standards <ul style="list-style-type: none"> <li>• Standards should include:               <ul style="list-style-type: none"> <li>○ Connected streets, entrances, and parking lots</li> <li>○ Sidewalks and pedestrian pathways on both sides of all public rights-of-way (at the minimum)</li> </ul> </li> </ul>  | <b>X</b>   |              |

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

|   |                 |  |
|---|-----------------|--|
| <p>near Downtown and designated Regional, Community, and Neighborhood Centers.</p> <ul style="list-style-type: none"> <li>Establish incentives for encouraging select underutilized commercial areas and strip malls to be converted to higher-density residential uses.</li> </ul>   |                 |  |
| <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"> <li>Housing types in these areas could include smaller-lot patio homes, duplexes, triplexes, quadplexes, and townhomes. <ul style="list-style-type: none"> <li>Greater flexibility in allowable housing types, setbacks, or parking requirements could be considered for Neighborhood Improvement areas to encourage reinvestment.</li> </ul> </li> <li>Design standards could be implemented to encourage compatibility with existing development in these areas. Standards could include: <ul style="list-style-type: none"> <li>Architectural standards</li> <li>Open space requirements</li> <li>Parking design criteria (i.e. location, planting requirements)</li> </ul> </li> </ul> | <p><b>X</b></p> |  |
| <p><b>LUP 10: Support land use, site design, and capital improvement initiatives that increase resiliency and reduce impacts from flooding and natural disasters</b></p>  | <p><b>X</b></p> |  |
| <p>10.1: Encourage on-site stormwater control measures that reduce the impacts of new development</p> <ul style="list-style-type: none"> <li>Stormwater requirements should seek to mimic pre-development conditions, limit impacts from new development on adjacent properties, and reduce the rate of stormwater runoff to avoid erosion of stream banks and encourage groundwater recharge.</li> </ul>   | <p><b>X</b></p> |  |

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

|                 |   |           |   |
|-----------------|---|-----------|---|
| <p><b>X</b></p> | <p>The proposed land use is consistent and aligns with the area's designation on the FLU Map.</p> | <p>OR</p> | <p>The proposed land use is inconsistent and does not align with the area's designation on the FLU Map.</p> |
|-----------------|---|-----------|---|

|          |  |           |  |
|----------|--|-----------|--|
| <b>X</b> | The proposed designation, as requested, would permit uses that are complimentary to those existing on adjacent tracts. | <b>OR</b> | The proposed designation, as requested, would permit uses that are incongruous to those existing on adjacent tracts. |
|----------|--|-----------|--|

**Reasonableness**

The proposed zoning amendment is reasonable and in the public interest because it supports the policies of the Comprehensive Plan as stated above and the Strategic Plan as stated in the Staff Report, and because: [select all that apply]

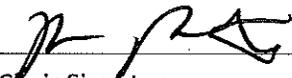
- The size, physical conditions, and other attributes of the proposed use(s) will benefit the surrounding community.
- The amendment includes conditions that limit potential negative impacts on neighboring uses.
- The proposed uses address the needs of the area and/or City.
- The proposal adapts the zoning code to reflect modern land-use trends and patterns.

The amendment is also in the public interest because it: [select all that apply]

- improves consistency with the long-range plan.
- improves the tax base.
- preserves environmental and/or cultural resources.
- facilitates a desired kind of development.
- provides needed housing/commercial area.

Additional comments, if any (write-in):

February 13, 2024  
Date

  
Chair Signature  
Pavan Patel  
Print