

# 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 P25-28 is 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, 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	X	
GOAL #2: Promote compatible economic and commercial development in key identified areas	X	
GOAL #3: Encourage redevelopment of strip commercial areas	X	
Goal #4: Foster safe, stable, and attractive neighborhoods	X	

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

LAND USE POLICES AND STRATEGIES	CONSISTENT	INCONSISTENT
<b>LU-1: Encourage growth in areas well-served by infrastructure and urban services.</b> <ul style="list-style-type: none"> <li>The subject site is located along a developed commercial corridor with existing <b>public water and sewer service, road access, and emergency services</b>—precisely the setting LU-1 aims to prioritize for infill development and reinvestment.</li> </ul>	X	
<b>1.2: Encourage more intense uses, greater mix of uses, and denser residential types in key focal areas</b> <ul style="list-style-type: none"> <li>While this site is not located in a designated Regional Center or Neighborhood Mixed-Use area, it is within a <b>Commercial Strip Redevelopment (CSR)</b> corridor, which is similarly intended to support a more intensive mix of commercial and residential</li> </ul>	X	

uses. Rezoning to LC allows a broader range of retail and service options, contributing to this mix.		
<p>1.6: Require adequate infrastructure to be in place before or in tandem with new development</p> <ul style="list-style-type: none"> <li>This site already benefits from complete urban services, including <b>roads, sidewalks, water/sewer, and emergency response</b>, fulfilling this policy without requiring new infrastructure investments.</li> </ul>	X	
<p>1.7: Encourage a logical progression of housing development and discourage leapfrog development</p> <ul style="list-style-type: none"> <li>The rezoning supports <b>infill development</b> rather than sprawl. It advances a logical progression of land use along an existing urban corridor, reducing pressure to develop in less-serviced or peripheral areas.</li> </ul>	X	
<b>LU-2: Encourage Strategic Economic Development</b>	X	
<p>2.1: Encourage economic development in designated areas</p> <ul style="list-style-type: none"> <li>The subject property lies along the Yadkin Road corridor, an area designated as <b>Commercial Strip Redevelopment (CSR)</b>. While not a formal employment center, the corridor is targeted for reinvestment and improved commercial vitality. Rezoning the property to LC would expand economic opportunities by permitting a wider range of neighborhood-serving retail and service uses, helping to stimulate small business growth.</li> </ul>	X	
<p>2.3: Coordinate with FCCEDC to promote business retention and redevelopment</p> <ul style="list-style-type: none"> <li>This rezoning aligns with the intent to support <b>local job creation and business retention</b> by enabling more flexible commercial site use. While no active partnership with the FCCEDC is cited, allowing new tenants or small businesses to operate in an existing underutilized structure aligns with maintaining an inventory of viable business sites.</li> </ul>	X	
<p>2.5: Partner to determine specific uses that could be supported through adaptive reuse and redevelopment opportunities</p> <ul style="list-style-type: none"> <li>Though no structural redevelopment is proposed, the rezoning to LC enhances the site's <b>adaptive reuse potential</b>, giving future owners or tenants the regulatory flexibility to introduce retail or service businesses that better meet current market demands. This supports long-term reinvestment and aligns with LU-2.5's focus on leveraging existing structures.</li> </ul>	X	

<b>LU-3: Encourage Redevelopment along Underutilized Commercial Strip Corridors and Reinvestment in Distressed Residential Neighborhoods</b>	<b>X</b>	
<p>3.1: Examine and identify targeted redevelopment and infill areas</p> <ul style="list-style-type: none"> <li>The Yadkin Road corridor is designated a <b>Commercial Strip Redevelopment (CSR)</b> area in the Future Land Use Map. The proposed rezoning directly supports the Plan's identification of this area as a candidate for reinvestment and adaptive reuse.</li> </ul>	<b>X</b>	
<p>3.2: Identify potential barriers for redevelopment and reinvestment and provide flexibility</p> <ul style="list-style-type: none"> <li>Rezoning from O/I to LC reduces regulatory barriers to reinvestment by allowing a broader mix of neighborhood-serving commercial uses. This aligns with the Plan's goal to <b>incentivize redevelopment</b> through strategic regulatory changes, such as expanded permitted uses and site flexibility.</li> </ul>	<b>X</b>	
<p>3.3 Coordinate efforts among departments to create synergistic opportunities for reinvestment</p> <ul style="list-style-type: none"> <li>Although this rezoning request is not part of a coordinated redevelopment initiative, it <b>aligns with the broader goals of public-private synergy</b> by unlocking private investment potential in a corridor identified for long-term improvement. Future coordination (e.g., through small area planning or infrastructure improvements) could amplify the impact of rezoning.</li> </ul>	<b>X</b>	
<b>LU-4: Create Well-Designed and Walkable Commercial and Mixed-Use Districts</b>	<b>X</b>	
<p>4.1: Ensure new development meets basic site design standards</p> <ul style="list-style-type: none"> <li>While the applicant is not proposing redevelopment or site changes, the <b>LC zoning district</b> permits neighborhood-serving retail and service uses that, if and when redeveloped, could be held to higher-quality design standards. These standards typically include <b>connected sidewalks, appropriate building materials, and landscaping buffers</b>. Rezoning to LC creates the regulatory framework to apply these design improvements in future projects.</li> </ul>	<b>X</b>	
<p>4.2: Encourage context-sensitive site design</p> <ul style="list-style-type: none"> <li>The property's existing structure is a <b>freestanding building with parking in front and back</b>, typical of older strip commercial patterns. While not ideal from a walkability standpoint, <b>LC zoning</b> opens the door to more walkable and pedestrian-friendly uses and configurations in the future. This is especially important along the Yadkin Road corridor, which the Plan identifies as an area needing gradual transformation.</li> </ul>	<b>X</b>	

LU-5: Improve Gateways	X	
<p>5.1 Continue to require perimeter landscaping and planting islands in significant renovations and redevelopment along commercial corridors</p> <ul style="list-style-type: none"> <li>While this rezoning does not involve physical redevelopment, the <b>transition to LC zoning</b> supports the long-term intent to improve corridor aesthetics and functionality by enabling commercial reinvestment. Future redevelopment or reuse under LC standards may be subject to updated landscaping and buffering requirements, contributing to incremental corridor enhancement.</li> </ul>	X	
<p>5.2: Consider strategic investment in transportation and public realm improvements along gateway corridors</p> <ul style="list-style-type: none"> <li>Yadkin Road is a secondary gateway into Fayetteville and connects to other major corridors. Rezoning to LC is aligned with the strategy of attracting investment to these corridors through more flexible land use policies. LC zoning supports increased activity and occupancy in underutilized commercial areas, complementing public realm investments such as sidewalks, bike lanes, landscaping, and transit connections.</li> <li>Additionally, LU-5.2 emphasizes using zoning updates as a tool to incentivize redevelopment and coordinate with transportation improvements. While this rezoning alone may not trigger infrastructure upgrades, it supports the broader plan by making the corridor more viable for reinvestment and, potentially, for prioritization in future streetscape projects or access management efforts.</li> </ul>	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	As requested, the proposed designation would permit complementary uses on adjacent tracts.	OR		As requested, the proposed designation would permit uses 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]

X The proposed use(s) will benefit the surrounding community through size, physical conditions, and other attributes.

       The amendment includes conditions that limit potential negative impacts on neighboring uses.

X The proposed uses address the needs of the area and/or the City.

X 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]

X Improves consistency with the long-range plan.

X Improves the tax base.

       Preserves environmental and/or cultural resources.

X Facilitates a desired kind of development.

X Provides needed housing/commercial area.

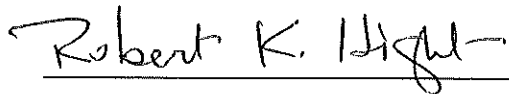
Additional comments, if any (write-in):

June 10, 2025

Date



Chair Signature



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