

Consistency and Reasonableness Statement

Map Amendments

Pursuant to N.C.G.S. § 160D-604 and § 160D-605, the Zoning Commission determines that the proposed zoning map amendment in case P26-18 is consistent with the City of Fayetteville’s Future Land Use Map as well as the Comprehensive Plan and Strategic Plan.

The following analysis reviews the proposed amendment in relation to the goals and policies of the Future Land Use Map, Comprehensive Plan, and Strategic Plan following the Commission’s established review format.

Consistency

1. STRATEGOC PLAN GOALS

GOAL(S)	CONSISTENT	INCONSISTENT
<p>Goal I: Safe & Secure Community (Objective 1.2)</p> <ul style="list-style-type: none"> The site includes amenities such as marked trails, crosswalks, and is incorporated into a roundabout. This encourages the separation of pedestrians and vehicular traffic while encouraging walkability. 	X	
<p>Goal II: Responsive City Government Supporting a Diverse & Viable Economy (Objectives 2.1 & 2.4)</p> <ul style="list-style-type: none"> A mixed-use development provides a variety of tax opportunities that are not reliant on a single source. It also encourages business growth by providing an immediate base of customers without significant land use changes between tenant businesses should a business move on. 	X	
<p>Goal III: City Investment in Today & Tomorrow (Objectives 3.1, 3.2, and 3.5)</p> <ul style="list-style-type: none"> The Coalition Phase III Development is built into the existing roadway network and has plans for connected trails and walkways for residents and visitors. It makes use of the Military Business Park which has largely lied dormant for many years and is being built to modern technological expectations and standards. 	X	
<p>Goal IV: Desirable Place to Live, Work, & Recreate (Objectives 4.2 & 4.5)</p> <ul style="list-style-type: none"> A mixed-use development inherently puts where people work, live, and play into the same area creating walkable and easily accessible opportunities. 	X	
<p>Goal VI: Collaborative Citizen & Business Engagement Base (Objective 6.1)</p> <p>The request is part of an ongoing phased development that has worked with the city and potential businesses every step of the way and is the result of collaboration of city staff, architects, visionaries, as well as business & city leadership.</p>	X	

2. FUTURE-LAND USE POLICES AND STRATEGIES:

LAND USE POLICES AND STRATEGIES	CONSISTENT	INCONSISTENT
<p>LU-1: Encourage growth in areas well-served by infrastructure and urban services (Objectives 1.1, 1.2, 1.3, 1.6, and 1.7)</p> <ul style="list-style-type: none"> The Military Business Park has been primed for development for many years with the Midtown at Coalition Master Plan being broken into a phased project relying on success and infrastructural placements before continued development to create a live, work, and play mixed use area 	X	
<p>LU-2: Encourage strategic economic development (Objectives 2.1, 2.2, and 2.5)</p> <ul style="list-style-type: none"> The developer and architect have worked closely with the city to make effective and strategic use of the Military Business Park to maximize potential while minimizing risk from lag-time. 	X	
<p>LU-4: Create well-designed and walkable commercial and mixed-use districts (Objective 4.1 & 4.2)</p> <ul style="list-style-type: none"> Midtown at Coalition is a quintessential modern mixed-use and walkable development complete with office, commercial, and residential. 	X	
<p>LU-6: Encourage Development Standards that result in quality neighborhoods (Objectives 6.1 & 6.2)</p> <ul style="list-style-type: none"> The development will connect to a roundabout and be accessible by foot for those residing or working within the development with an array of open-air accessible areas for community gathering. 	X	
<p>LU-8: Require the reservation of open space and unique natural features in new developments (Objective 8.1)</p> <ul style="list-style-type: none"> The development has designated parks and open spaces which are connected to major walkways. 	X	
<p>LU-9: Plan for a connected system of open space and greenways (Objective 9.1 & 9.2)</p> <ul style="list-style-type: none"> Said major walkways interconnect with the other phases of the development to create a complete walkable trail experience. 	X	

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

X	The requested map amendment is consistent or aligns with the area's designation on the FLUM	OR	The requested map amendment is NOT consistent or DOES NOT align with the area's designation on the FLUM
X	As requested, the proposed designation would permit uses complementary to those existing on adjacent tracts.	OR	As requested, the proposed designation would permit uses incongruous to those existing on adjacent tracts.

Reasonableness

The proposed zoning map amendment of reconditioned BP/CZ is both reasonable and in the interest of the public. It supports the policies of the Comprehensive and Strategic Plans because: [select all that apply]

- The size, features, and other conditions of the site support modest infill pattern that is compatible with existing nearby residential and commercial activity and available utilities
- The amendment includes conditions that limit potential negative impacts on neighboring uses.
- The proposed use addresses the needs of the area by enabling reinvestment into a long dormant business park
- The proposal promotes orderly development by aligning with surrounding land uses.

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

- Improves net total consistency with the Future Land Use Map and Comprehensive Plan.
- Improves the net total tax base.
- Preserves environmental and/or cultural resources.
- Facilitates desired development such as infill and/or in an infrastructure-served area.
- Provides needed housing/commercial area.

Additional comments: None

May 12, 2026

Date



Vice Chair Signature

Justin R. Herber

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