

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 P26-06 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
Goal I: Safe & Secure Community (1.2) <ul style="list-style-type: none"> The site plan provided for townhome development includes a lot length driveway for the residents to have ample room to safely access and exit the property. Parking spaces are not attached to Pritchett Road reducing the likelihood of accidents. 	X	
Goal II: Responsive City Government Supporting a Diverse & Viable Economy (Objectives 2.1) <ul style="list-style-type: none"> The proposal broadens the city tax base by enabling the construction of more units per acre as Mixed Residential 5 (MR-5) than as Single Family 10 (SF-10) on already serviced land – increasing the tax value per acre and increasing land and utility utilization. 	X	
Goal III: City Invested in Today and Tomorrow (Objective 3.2) <ul style="list-style-type: none"> The proposal aligns with the Future Land Use Plan’s intentions of increasing density while also increasing infill development. These properties are empty but not undeveloped land and surrounded by existing residential development. 	X	
Goal IV: Desirable place to live, work, and recreate (Objective 4.5) <ul style="list-style-type: none"> The proposal would provide access to multifamily housing as part of infill development, allowing for more affordable housing costs than if the land remained Single Family 10. A neighborhood with diverse housing opportunities with access to residential and school services is a desirable place to be with positive opportunities generated from additional residents. 	X	

2. FUTURE-LAND USE POLICES AND STRATEGIES:

LAND USE POLICIES AND STRATEGIES	CONSISTENT	INCONSISTENT
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<p>LU-1: Encourage growth in areas well-served by infrastructure and urban services (1.1, 1.6, 1.7)</p> <ul style="list-style-type: none"> This is infill development of vacant lots within a residential area that is set to provide townhomes. Applicant is working with the PWC to minimize work required to access utilities which are all present on Pritchett Road. 	X	
<p>LU-6: Encourage Development Standards that result in quality neighborhoods (6.2)</p> <ul style="list-style-type: none"> The front of each townhome faces one another providing some passive surveillance. The elongated driveway assists in clearly demarcating between the public road and private properties of the townhomes. 	X	
<p>LU-7: Encourage a Mix of Housing Types for All Ages and Incomes (7.2)</p> <ul style="list-style-type: none"> Multiple units are to be fully ADA accessible providing housing to the elderly or disabled. Townhomes also provide a lower entry cost for a home-seeker compared to single family detached by providing more housing potential at a lesser cost. 	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 amendment (SF-10 to MR-5) 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]

 X The size and features of the site support a 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.

 X The proposed use(s) address the needs of the area and/or the city.

 X 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: Applicant is intending to make use of city Sustainable Development Initiatives found on 30-5.N as well as is intending to construct the roofs with solar panels.

May 10, 2026
Date

Chair Signature

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