

Consistency Statement

Text Amendments

Pursuant to City Code and N.C.G.S. Sections 160D-604 and -605, the Planning Commission finds that the proposed zoning text amendment in case **TA22-03** is consistent / inconsistent [select one] 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:

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	


2. LAND USE POLICES AND STRATEGIES:

LAND USE POLICES 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	
1.7: Encourage a logical progression of housing development and discourage "leapfrog" development	X	
LUP 2: Encourage Economic Development in Designated Areas.	X	
2.1: Encourage economic development in key areas including Downtown, Office/Institutional Areas, Industrial/Employment Areas, Regional and Community Centers, and Highway Commercial Areas.	X	
2.5: Partner to determine specific uses that could be supported through adaptive reuse and redevelopment opportunities.	X	
LUP 3: Encourage Redevelopment Along Underutilized Commercial Strip Corridors and Reinvestment in Distressed Residential Neighborhoods.	X	
3.1: Examine and identify targeted redevelopment and infill areas throughout the city	X	
3.2 Identify potential barriers for redevelopment and reinvestment and provide flexibility through modification to development regulations while maintaining high standards	X	

LUP 4: Create Well-designed and Walkable Commercial and Mixed-Use Districts	X	
4.1: Ensure new development meets basic site design standards	X	
4.2: Encourage context-sensitive site design	X	

Additional comments, if any (write-in):

4/19/22
Date


Chair Signature