

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 P26-39 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 II: Responsive City Government Supporting a Diverse & Viable Economy (2.1 & 2.4) The request supports the continued operation and expansion of an existing business by providing additional off-street parking, contributing to a favorable environment for local business investment	X	
Goal III: City Investment in Today & Tomorrow (3.2) The request allows underutilized residential properties to be incorporated into an existing commercial site, promoting efficient land use and supporting the area's commercial development plan.	X	
Goal IV: Desirable Place to Live, Work, and Recreate (4.2 & 4.5) Redevelopment of the vacant properties as a landscaped parking area will improve the appearance of the site while supporting compatible commercial development adjacent to the neighborhood.	X	

2. FUTURE-LAND USE POLICES AND STRATEGIES:

LAND USE POLICIES AND STRATEGIES	CONSISTENT	INCONSISTENT
LU-1: Encourage growth in areas well served by infrastructure and urban services (1.2, 1.3, & 1.6,) Sweetwater Dr. and the local area is well served by infrastructure that has the capacity to accept further commercial development.	X	
LU-2: Encourage strategic urban development (2.1) The proposal represents a logical expansion of an existing commercial property under common ownership by utilizing land for accessory parking.	X	
LU-3: Encourage redevelopment along underutilized strip corridors and reinvestment in distressed residential neighborhoods (3.1) The request promotes redevelopment and infill by incorporating three vacant residential parcels into an existing commercial development, resulting in a more efficient use of land within an established commercial area.	X	
LU-6: Encourage development standards that result in quality neighborhoods (6.2) The redevelopment of vacant parcels into an existing commercial site are liable to reduce encounters with nuisance fauna and vagrants.	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 SF-6 to LC 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, features, and other conditions of the site support the request and potential use cases.
- The amendment includes conditions that limit potential negative impacts on neighboring uses.
- X The proposed use addresses the needs of the area by enabling nuisance parcels to be repurposed.
- 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]

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

Additional comments:

August 11, 2026
Date

Chair Signature

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