

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 P26-38 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 Support a Diverse & Viable Economy (2.1, 2.2, and 2.4) Approval of the request would enable expanding the business, which would necessitate hiring more clinicians. This would provide more tax revenue directly via reclassification of the residential property as commercial and indirectly via salaries and revenue.	X	
Goal III – City Investment in Today & Tomorrow (3.2) The business can expand without moving location or egregious modification of existing space.	X	
Goal IV – Desirable Place to Live, Work, & Recreate (4.2, 4.5, and 4.6) The proposed conditions and agreement enable little to no additional impact on the existing neighborhood while providing an increasingly necessary service. Deteriorating mental health is a common cause of poverty and homelessness.	X	
Goal VI – Collaborative Citizen & Business Engagement Base (6.1) Conditionality minimally requires the collaboration between property owners and local government and commonly with stakeholders such as neighbors as conditions serve to assuage potential problems that a base zoning district or a specific development can cause.	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 and 1.7) Hope Mills Road is a commercial and residential corridor that is well-served by infrastructure and adjacent zoning includes OI properties.	X	
LU-2: Encourage Strategic Economic Development (2.1 and 2.5) The request is to serve reuse of an existing structure for commercial purposes along a commercial corridor.	X	
LU-3: Encourage Redevelopment (3.1 and 3.2) Reusing an existing structure that would be modified to fit a commercial designation is classic redevelopment and infill development.	X	
LU-4: Encourage Well-Designed and Walkable Commercial and Mixed-Use Districts (4.1 and 4.2) Conditions create context-sensitive design requirements especially as it relates to parking by reducing visual and traffic intensity to equivalent to residential.	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-10 to OI/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]

- X The size, features, and other conditions of the site support the request and potential use cases.
- X The amendment includes conditions that limit potential negative impacts on neighboring uses.
- X The proposed use addresses the needs of the area by enabling expanded mental health services.
- 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.
- X 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:

Date

Chair Signature

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