

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 P26-41 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) Mixed Residential 5 (MR-5) enables higher density development with a greater tax yield per unit than Single Family Residential 15 (SF-15).	X	
Goal III – City Investment in Today & Tomorrow (3.2) The request is a form of significant development that reframes what's buildable on the southwestern edge of the city and enables a significant increase in housing stock.	X	
Goal IV – Desirable Place to Live, Work, & Recreate (4.5 & 4.6) Apartments are a higher density and more affordable option than single-family homes and townhomes.	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 (1.3 & 1.7) The area is well-served by infrastructure and services beyond the expansions such as the New Century International Elementary and Middle Schools as well as County Branch Libraries and Strickland Bridge Shopping Center.	X	
LU-4: Create Well-Designed and Walkable Commercial and Mixed-Use Districts (4.1 & 4.2) The development would be located next to the I-295 expansion as well as the Strickland Bridge Shopping Center and surrounding neighborhoods.	X	
LU-6: Encourage Development Standards That Result in Quality Neighborhoods (6.1 & 6.2) New development would require sidewalks and has multiple avenues for interconnection with the Tarleton Plantation neighborhood. Apartments would inherently have great sightlines of the entire development.	X	
LU-7: Encourage a Mix of Housing Types for All Ages and Incomes (7.1 & 7.2) The current zoning district of SF-15 does not permit any form of development other than single-family homes on 15,000 square foot minimum lots or duplexes on 30,000 square foot minimum lots. As the price of housing continues to rise, the need for affordability and flexibility is paramount to a healthy city. MR-5 is a residential zoning district with the most flexibility providing lower dimensional requirements to enable a variety of development types from small lot single-family, detached to cottage courts, to apartments.	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-15 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, 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 diverse and affordable housing.

 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:

Date

Chair Signature

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