

Consistency and Reasonableness Statement

Map Amendments

Pursuant to N.C.G.S. Sections 160D-604 and -605, the Planning Commission finds that the proposed UDO Text Amendments in case TA24-009 are consistent 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:

Consistency

1. GOALS

GOAL(S)	CONSISTENT	INCONSISTENT
Goal #1: Focus value and investment around infrastructure and strategic nodes	X	
GOAL #3: Encourage redevelopment of strip commercial areas	X	
Goal #4: Foster safe, stable, and attractive neighborhoods	X	

2. LAND USE POLICIES AND STRATEGIES:

LAND USE POLICIES 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	
1.2: Encourage more intense uses, a greater mix of uses, and denser residential types in key focal areas. <ul style="list-style-type: none"> • Regional Centers and Community Centers • Neighborhood Mixed Use • Downtown 	X	
1.6: Require adequate infrastructure to be in place before or in tandem with new development	X	
1.7: Encourage a logical progression of housing development and discourage "leapfrog" development <ul style="list-style-type: none"> • Leapfrog development is development that occurs in areas away from existing development and in areas currently not served by infrastructure or adjacent to services, esp. water/sewer. This type of growth can lead to higher costs of providing urban services. 	X	
LUP 2: Encourage Economic Development	X	

<p>2.1: Encourage economic development in designated areas</p> <ul style="list-style-type: none"> • Encourage economic development in key areas including Downtown, Office/Institutional Areas, Industrial/Employment Areas, Regional and Community Centers, and Highway Commercial Areas 	<p>X</p>	
<p>LUP 3: Encourage redevelopment along underutilized commercial strip corridors and reinvestment in distressed residential neighborhoods.</p>	<p>X</p>	
<p>3.2: Identify potential barriers to redevelopment and reinvestment and provide flexibility through modification to development regulations while maintaining high standards</p> <ul style="list-style-type: none"> • Consider incentives for redevelopment of underutilized commercial properties including: <ul style="list-style-type: none"> ○ Allowance of higher-density residential types ○ Reduced setbacks and parking • Consider incentives for reinvestment in distressed neighborhoods including: <ul style="list-style-type: none"> ○ Develop land use regulations that allow for diverse housing offerings that allow people to transition to multiple types of housing in different stages of life without having to leave their neighborhood ○ Create targeted, city-funded grant opportunities for developers and individual property owners alike to invest in their homes and neighborhoods ○ Using previous plans such as the Bonnie Doone Redevelopment Plan or Shaw Heights Plan as a guide, readdress and develop concept area plans for neighborhoods that need it the most and advertise the results created to help spur private sector interest. 	<p>X</p>	
<p>LUP 4: Create well-designed and walkable commercial and mixed-use districts.</p>	<p>X</p>	
<p>4.1: Ensure new development meets basic site design standards.</p> <ul style="list-style-type: none"> • Standards should include: <ul style="list-style-type: none"> ○ Connected streets, entrances, and parking lots ○ Sidewalks and pedestrian pathways on both sides of all public rights-of-way (at the minimum) ○ High-quality building materials ○ Landscaping, shade, and street trees ○ Perimeter buffers ○ Low-level parking lot screening ○ Stormwater retention and infiltration 	<p>X</p>	

<p>4.2: Encourage context-sensitive site design</p> <ul style="list-style-type: none"> • Design commercial and mixed-use areas to be walkable areas with pedestrian connections between uses and buildings <ul style="list-style-type: none"> ○ Encourage buildings to be located close to the street, especially near key intersections, with parking located to the side or behind buildings ○ Require short block lengths (max. 400 to 600 feet) and connections to adjacent development (crosswalks, etc.) • Ensure development standards specify: <ul style="list-style-type: none"> ○ Transition in building scale between new buildings and surrounding neighborhoods ○ Building and parking orientation and design ○ Landscaped buffers, tree save areas, and site design that provides transitions between more and less intense uses 	<p>X</p>	
<p>LUP 6: Encourage development standards that result in quality neighborhoods</p>	<p>X</p>	
<p>6.1: Encourage quality neighborhood design through maintaining and improving standards for streets, sidewalks, stormwater, and open space</p> <ul style="list-style-type: none"> • Require a connected system of streets in new development and stub outs to areas of future development • Require sidewalks in new developments along both sides of public roadways (including the frontage of properties and internal roads) • Encourage commonly-accessible open spaces in new residential subdivisions • Require street trees in high-density residential developments and commercial areas • Require canopy trees in new single-family neighborhoods 	<p>X</p>	
<p>LUP 7: Encourage a mix of housing types for all ages and incomes</p>	<p>X</p>	
<p>7.1: Allow a mix of housing, including attached and multi-family homes, to create diverse neighborhoods, especially within and near Downtown and designated Regional, Community, and Neighborhood Centers</p> <ul style="list-style-type: none"> • Establish incentives for encouraging select underutilized commercial areas and strip malls to be converted to higher-density residential uses 	<p>X</p>	

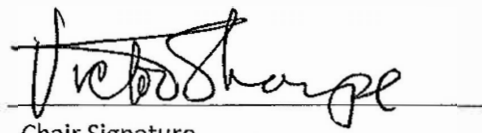
<p>7.2: Allow a mix of smaller-scale detached and attached housing in Medium Density Residential and Neighborhood Improvement areas (as identified on the Future Land Use Map)</p> <ul style="list-style-type: none"> • Housing types in these areas could include smaller-lot patio homes, duplexes, triplexes, quadplexes, and townhomes <ul style="list-style-type: none"> ○ Greater flexibility in allowable housing types, setbacks, or parking requirements could be considered for Neighborhood Improvement areas to encourage reinvestment • Design standards could be implemented to encourage compatibility with existing development in these areas. Standards could include: <ul style="list-style-type: none"> ○ Architectural standards ○ Open space requirements ○ Parking design criteria (i.e. location, planting requirements) 	<p>X</p>	
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3. The proposed amendment is consistent with the Future Land Use Map as follows:

<p>X</p>	<p>The proposed land use is consistent and aligns with the area's designation on the FLU Map.</p>	<p>OR</p>	<p>The proposed land use is inconsistent and does not align with the area's designation on the FLU Map.</p>
<p>X</p>	<p>The proposed designation, as requested, would permit uses that are complimentary to those existing on adjacent tracts.</p>	<p>OR</p>	<p>As requested, the proposed designation would permit uses incongruous to those existing on adjacent tracts.</p>

Additional comments, if any (write-in):

May 21, 2024
Date


Chair Signature
Victor Sharpe
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