



standards, is considered during development review and permitting.

- **Goal 6: Promote and leverage strategic economic institutions and employment sectors.**
  - Incremental housing capacity in a serviced area promotes proximity to employment and services, strengthening overall economic resilience.

X

**2. LAND USE POLICES AND STRATEGIES:**

LAND USE POLICES AND STRATEGIES	CONSISTENT	INCONSISTENT
<p><b>LU-1 (Strategic, Infrastructure-Served Growth) – Guide growth toward areas with strong infrastructure and urban services.</b></p> <ul style="list-style-type: none"> <li>• The site is a small infill parcel equipped with utilities; SF-6 maintains a residential pattern while depending on the development review process to handle access, stormwater, and neighborhood-quality standards.</li> </ul>	<p>X</p>	
<p><b>LU-2 (Strategic Economic Development) – Encourage economically advantageous growth in key sectors.</b></p>	<p>X</p>	
<p><b>LU-3 (Reinvestment in Distressed Residential Neighborhoods) – Promote reinvestment and redevelopment in targeted areas.</b></p> <ul style="list-style-type: none"> <li>• The site is a small infill parcel equipped with utilities; SF-6 maintains a residential pattern while depending on the development review process to handle access, stormwater, and neighborhood-quality standards.</li> </ul>	<p>X</p>	
<p><b>LU-4 (Walkable Commercial and Mixed-Use Districts) – Develop well-designed and pedestrian-friendly commercial and mixed-use areas.</b></p> <ul style="list-style-type: none"> <li>• These are generally corridor- and node-focused strategies; this rezoning (SF-6) does not impede their implementation in designated areas and supports a smooth transition near an existing commercial corridor.</li> </ul>	<p>X</p>	
<p><b>LU- 5 (Improve Gateways and Corridors) – Enhance gateways and corridors while strengthening community identity.</b></p> <ul style="list-style-type: none"> <li>• These are generally corridor- and node-focused strategies; this rezoning (SF-6) does not impede their implementation in designated areas and supports a smooth transition near an existing commercial corridor.</li> </ul>	<p>X</p>	
<p><b>LU-6 (Neighborhood Quality) – Promote development standards that create quality neighborhoods.</b></p> <ul style="list-style-type: none"> <li>• The site is a small infill parcel equipped with utilities; SF-6 maintains a residential pattern while depending on</li> </ul>	<p>X</p>	

the development review process to handle access, stormwater, and neighborhood-quality standards.

**LU-7 (Mix of Housing Types for All Ages and Incomes) – Promote a variety of housing options to foster diverse neighborhoods.**

- SF-6 can expand affordability and choice mainly by allowing smaller-lot single-family homes compared to SF-10, without increasing multi-family density. (SF-6 minimum lot area per unit is 6,000 sq. ft.; SF-10 minimum lot area per unit is 10,000 sq. ft.)

X

**LU-8 (Open Space & Natural Features) – Protect and utilize open space and natural features for the benefit of the community.**

X

**LU-9 (Connected Open Space & Greenways) – Develop a plan for a connected system of open spaces and greenways.**

X

**LU-10 (Resiliency & Reduced Flooding Impacts) – Support initiatives that decrease flooding and natural disaster impacts.**

- The site is a small infill parcel equipped with utilities; SF-6 maintains a residential pattern while depending on the development review process to handle access, stormwater, and neighborhood-quality standards.

X

**LU-11 (Respect Military Mission) – Promote development approaches that honor the training and operational mission of Fort Bragg.**

X

**LU-12 (Coordinate with Military Planning) – Collaborate on planning efforts with military partners.**

X

**LU-13 (Coordinate with Other Institutions) – Collaborate with other institutions (education, medical, etc.).**

- These are generally corridor- and node-focused strategies; this rezoning (SF-6) does not impede their implementation in designated areas and supports a smooth transition near an existing commercial corridor.

X

**3. Future Land Use Map Consistency**

- **Text Consistency:** The SF-6 recommendation aligns with the goals and policies of the Comprehensive Plan that emphasize infrastructure-supported growth, infill where services are available, neighborhood quality, and resiliency, while maintaining the land-use function as residential.
- **Map Consistency:** The Future Land Use Map sheet prepared for P26-05 references residential types, including LDR (Low Density Residential). The SF-6 recommendation maintains a low-density single-family residential framework and better aligns with that residential intent than MR-5.

**Reasonableness**

The proposed rezoning (SF-10 to SF-6, as recommended) is reasonable and in the public interest because it aligns with the policies of the Comprehensive Plan mentioned earlier and advances City priorities related to infrastructure-supported growth, infill, and neighborhood quality.

It is also reasonable and in the public interest because:

- The size and features of the site support a modest residential infill pattern that is compatible with existing nearby residential activity and available utilities.
- The recommendation lowers the chance of land-use conflicts compared to MR-5 by keeping a single-family district while permitting some flexibility beyond SF-10.
- The proposal tackles broader housing needs by allowing more low-density residential options in a well-served area.
- The proposal promotes orderly development by aligning zoning with the surrounding residential areas while recognizing proximity to nearby commercial zones along a major corridor.

The amendment also serves the public interest because it:

- Enhances consistency with the long-range plan by maintaining a residential land-use function and supporting neighborhood quality objectives.
- Enhances the tax base over time by allowing reinvestment and development of a currently vacant parcel.
- Preserves environmental and cultural resources.
- Facilitates a specific type of development, such as single-family residential infill, in an infrastructure-served area, by applying design, stormwater, and related standards during the development review process.
- Expands housing options to provide a necessary residential area.

**Additional comments:** Development details such as access design, buffering, stormwater management, and utility capacity will be reviewed during TRC/site-plan review and permitting to ensure compatibility and sufficient public services.

February 10, 2026  
Date

  
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Vice Chair Signature  
Justin R. Herbe  
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