

Consistency and Reasonableness Statement

Map Amendments

Pursuant to N.C.G.S. Sections 160D-604 and -605, the Zoning Commission finds that the proposed zoning map amendment in case P24-23 is/is not 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 investments around infrastructure and strategic nodes	X	
GOAL #2: Promote compatible economic and commercial development in key identified areas	X	
GOAL #4: Foster safe, stable, and attractive neighborhoods	X	
GOAL #6: Compliment and capitalize on the strategic importance of military installations, education institutions, and medical institutions.	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. o Regional Centers and Community Centers o Neighborhood Mixed Use o Downtown	X	
1.6: Require adequate infrastructure to be in place before or in tandem with new development. o This includes road infrastructure such as roads, turn lanes, and sidewalks as well as public services such as parks, schools, water/sewer, police, fire, and emergency services.	X	
LUP 2: Encourage Strategic Economic Development	X	
2.1: Encourage economic development in designated areas. • Encourage economic development in key areas including Downtown, Office/Institutional Areas,	X	

Industrial/Employment Areas, Regional and Community Centers, and Highway Commercial Areas.		
LUP 3: Encourage redevelopment along underutilized commercial strip corridors and reinvestment in distressed residential neighborhoods.	X	
3.1: Examine and identify targeted redevelopment and infill areas throughout the city.	X	
LUP 4: Create a well-designed and walkable commercial and mixed-use districts	X	
4.1: Ensure new development meets basic site design standards <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 Storm water retention and infiltration 	X	
4.2: Encourage context-sensitive site design <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 the 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. 	X	
LUP 10: Support land use, site design, and capital improvement initiatives that increase resiliency and reduce impacts from flooding and natural disasters	X	

10.1: Encourage on-site stormwater control measures that reduce the impacts of new development <ul style="list-style-type: none"> Stormwater requirements should seek to mimic pre-development conditions, limit impacts from new development on adjacent properties, and reduce the rate of stormwater runoff to avoid erosion of stream banks and encourage groundwater recharge. 	X	
LUP 13: Coordinate with local governments, non-profits, and education and medical institutions on economic development initiatives and complementary development in the vicinity of campuses.	X	
<ul style="list-style-type: none"> Encourage growth and development that is complementary to higher education institutions 	X	

3. The proposed amendment is consistent with the Future Land Use Map as follows:

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

Reasonableness

The proposed zoning amendment is reasonable and in the public interest because it supports the policies of the Comprehensive Plan as stated above and the Strategic Plan as stated in the Staff Report, and because: [select all that apply]

 X The size, physical conditions, and other attributes of the proposed use(s) will benefit the surrounding community.

 The amendment includes conditions that limit potential negative impacts on neighboring uses.

 X The proposed uses address the needs of the area and/or City.

 The proposal adapts the zoning code to reflect modern land-use trends and patterns.

The amendment is also in the public interest because it: [select all that apply]

X improves consistency with the long-range plan.

X improves the tax base.


 preserves environmental and/or cultural resources.

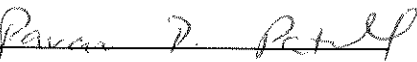
X facilitates a desired kind of development.

X provides needed housing/commercial area.

Additional comments, if any (write-in):

May 14, 2024
Date


Chair Signature


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