

Consistency and Reasonableness Statement

Map Amendments

Pursuant N.C.G.S. Sections 160D-604 and -605, the Zoning Commission finds that the proposed zoning map amendment in case P22-48 is consistent/inconsistent 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 #4: Foster safe, stable, and attractive neighborhoods	X	
GOAL #5: Preserve and enhance environmental features through open space protection	X	

2. LAND USE POLICES AND STRATEGIES:

LAND USE POLICES 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, greater mix of uses and denser residential types in key focal areas.	X	
1.6: Require adequate infrastructure to be in place prior to or in tandem with new development	X	
1.7: Encourage a logical progression of housing development and discourage "leapfrog" development	X	
LUP 6: Encourage development standards that result in quality neighborhoods	X	
6.1 Encourage quality neighborhood design through maintaining and improving standards for streets, sidewalks, storm water, and open space.	X	
LUP 7: Encourage a mix of housing types for all ages and incomes.	X	

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.	X	
LUP 8: Require the reservation of open space and unique natural features in new developments.	X	
8.1: Evaluate open space requirements for residential development and consider increasing requirements to be competitive with or exceed peer communities.	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.

X 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]

 improves consistency with the long-range plan.

 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):

11/8/2022

Date


Signature

Parvan D. Patel
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