

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 P26-40 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 Supporting a Diverse & Viable Economy (2.3 & 2.4) The subject property has remained unused for years. The conditions enable a long-term viable user with minimal alterations to the existing property.	X	
Goal VI: Collaborative Citizen & Business Engagement Base (6.1) Conditional rezonings are a collaborative effort to achieve mutual agreement between property owners and local government to enable intended use with input from potential stakeholders.	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 (1.2) The subject property has the necessary infrastructure needed for the intended operation and is in an industrial area of the City.	X	
LU-2: Encourage Strategic Economic Development (3.1 & 3.2) The subject property is long vacant and the proposed conditions will enable appropriate use of the property for the intended operation.	X	
LU-4: Create Well-Designed and Walkable Commercial and Mixed-Use Districts (4.2) The proposed conditions require replacing the non-conforming chain-link fence that is lined with barbed wire with a solid wooden or vinyl fence. A marked improvement that will better screen the neighborhood from the operation.	X	
LU-5: Improve Gateways (5.1) The area is a gateway into the downtown area with the subject property as a prominent parcel. The conditioned replacement fence will better serve the city aesthetically.	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 HI to HI/CZ 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.
- X The amendment includes conditions that limit potential negative impacts on neighboring uses.
- X The proposed use addresses the needs of the area and/or city.
- 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.
- 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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