

Consistency and Reasonableness Statement

Map Amendments

Pursuant to N.C.G.S. §§160D-604 and -605, the Zoning Commission finds that the proposed zoning map amendment in case **P26-07** is 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. - The site is serviced by public water/sewer in an area adjacent to Downtown Fayetteville.	X	
- Goal 2: Promote compatible economic and commercial development in key identified areas. - MU/CZ zoning in an established Downtown-adjacent corridor advances job growth and a diverse tax base. - Goal 3: Encourage infill/redevelopment where services exist. - The request converts a formerly developed area, but currently vacant, into new uses. - Goal 4: Foster safe, stable, and attractive neighborhoods. - Neighborhood compatibility is addressed through required buffering/height transitions at site review. - Goal 5: Preserve and enhance environmental features. - No sensitive features are identified; compliance will be ensured at the TRC/site plan.	X X X X	

2. LAND USE POLICES AND STRATEGIES:

LAND USE POLICES AND STRATEGIES	CONSISTENT	INCONSISTENT
LU-1 (Strategic, infrastructure-served growth) – Directs growth to serviced nodes; discourages leapfrog extensions.	X	
LU-1.6 (Infrastructure concurrent with development) – Any needed extensions reviewed via standard processes.	X	
LU-2 (Targeted economic development in Employment/Industrial Areas) – Positions a potential mixed-use node adjacent to Downtown corridor.	X	
LU-6/Neighborhood Quality – Requires buffering/screening at residential edges (east).	X	

LU-12/Institutions & Compatibility (Airport Context) – Overlay standards/Part 77 reviews manage height/use externalities.	X	
---	----------	--

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

- **Text Consistency:** The proposal aligns with FLU goals/policies to focus employment uses in serviced airport-area nodes. **Consistent.**
- **Map Consistency:** The site lies within the **Community Center (CC) and Employment Center (EC)**, with an indicated **LDR edge** on/near the tract. Where LDR applies to the subject acreage, approval should include a **concurrent FLU Map update to EC** for full consistency.

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 (Goal II: diverse tax base; Goal III: growth management) as stated in the Staff Report, and because:

X The size, physical conditions, and other attributes of the proposed use(s) will benefit the surrounding community by curing a split-zoned, nonconforming condition.

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

X The proposed uses address the needs of the area and/or the City by enabling compliance and modest reinvestment in an existing commercial corridor.

X The proposal adapts the zoning map to reflect current land-use patterns by aligning zoning administration with City standards.

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

X Aligns with the long-range plan designation of Community Center (CC) and Employment Center (EC).

X Improves the tax base (anticipated neutral-to-modestly positive near-term fiscal outlook)

X Preserves environmental and/or cultural resources.

X Facilitates a desired kind of development in the area.

X Provides a needed **employment and development** area.

Additional comments, if any (write-in):

March 10, 2026

Date


Chair Signature

3-10-26
Print Robert K. Hight