

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 **P25-54** 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 |
|---|--|---------------------|
| <ul style="list-style-type: none"> • Goal 1: Focus value and investments around infrastructure and strategic nodes. <ul style="list-style-type: none"> ○ The site is serviced by public water/sewer. | X | |
| <ul style="list-style-type: none"> • Goal 2: Promote compatible economic and commercial development in key identified areas. <ul style="list-style-type: none"> ○ LI/CZ zoning in an established corridor. • Goal 3: Encourage infill/redevelopment where services exist. <ul style="list-style-type: none"> ○ The eliminates split zoning into unified zoning. • Goal 4: Foster safe, stable, and attractive neighborhoods. <ul style="list-style-type: none"> ○ Neighborhood compatibility is addressed through required buffering/height transitions at permitting. • Goal 5: Preserve and enhance environmental features. <ul style="list-style-type: none"> ○ No sensitive features are identified; compliance will be ensured at the TRC/site plan. • Goal 6: Capitalize on major institutions through compatible land use | X 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) | 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 service corridor. **Consistent.**
- **Map Consistency:** The site lies within the **Employment Center (EC).**

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) 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 on a small infill lot.
- 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.

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 (anticipated neutral-to-modestly positive near-term fiscal outlook)
- Preserves environmental and/or cultural resources.
- X Facilitates a desired kind of development (light-industrial/employment reinvestment in a serviced corridor).
- X Provides a needed **employment/industrial** area.

Additional comments, if any (write-in):

October 14, 2025
Date

Chair Signature

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