

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 P26-09 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 (Objectives 2.3 & 2.4) <ul style="list-style-type: none"> Provides an increase to the city tax base by creating a commercial enterprise – expanding on the economic capacity of the area and exposing the additionally generated clientele to other commercial or business ventures in the area. 	X	
Goal III: City Invested in Today and Tomorrow (Objective 3.2) <ul style="list-style-type: none"> Broadly aligns with the intentions of the Future Land Use Plan by using underutilized land to enhance economic prospects and build within an Employment Center. 	X	
Goal IV: Desirable place to live, work, and recreate (Objective 4.2) <ul style="list-style-type: none"> The local area has little in the way of positive recreative commercial enterprises making the request a positive addition in relation to increasing leisure time opportunities for locals and those within the general area. 	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, 1.6, 1.7) <ul style="list-style-type: none"> The site is located along a major arterial that is heavy on both industry and commercial use. There is plenty of infrastructure access available and would be easily serviced. 	X	
LU-2: Encourage Strategic Economic Development (2.1 & 2.2) <ul style="list-style-type: none"> The site is within an Employment Center designation and along a major arterial. While the site arguably has split designation to LDR the land is unsuitable for that designation and a rezoning 	X	

to Community Commercial would further precedent the single designation argument of Employment Center.		
LU-6: Encourage Development Standards that result in quality neighborhoods <ul style="list-style-type: none"> The request is a step down in intensity from the current zone of Light Industrial and thus would provide a reduction in nuisance potential. 	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 amendment (LI to CC) 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]

- The size and features of the site support a modest infill pattern that is compatible with existing nearby residential and commercial activity and available utilities
- The amendment includes conditions that limit potential negative impacts on neighboring uses.
- The proposed use(s) address the needs of the area and/or the city.
- 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]

- Improves net total consistency with the Future Land Use Map and Comprehensive Plan.
- Improves the net total tax base.
- Preserves environmental and/or cultural resources.
- Facilitates desired development such as infill and/or in an infrastructure-served area.

X Provides needed housing/commercial area.

Additional comments: Development details will be reviewed by the Technical Review Committee (TRC) when the site plan is submitted.

May 10, 2026
Date

Chair Signature

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