

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 P26-24 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 |
|--|------------|--------------|
| <p>Goal I: Safe & Secure Community (Objective 1.2)</p> <ul style="list-style-type: none"> The subject property is currently unmanaged and vacant with debris and litter strown along the edges and within. On the opposite side is the fenced off rear of the shopping complex. Residential development would clean up the property, provide eyes on the street, and make drivers hesitant to speed through the area. | X | |
| <p>Goal II: Responsive City Government Supporting a Diverse & Viable Economy (Objectives 2.1)</p> <ul style="list-style-type: none"> Developed land generates more property tax revenue than undeveloped land. The land is residential, which means new residents who may work and shop within the city, thus generating additional streams of tax revenue. | X | |
| <p>Goal III: City Investment in Today & Tomorrow (Objective 3.2)</p> <ul style="list-style-type: none"> Allowing for higher density residential adjacent to a shopping complex complete with a grocery store allows a larger number of residents to make important and necessary life trips within easy walking distance. This reduces reliance on automobile trips and lower traffic along already burdened major arterials. | X | |
| <p>Goal IV: Desirable Place to Live, Work, & Recreate (Objectives 4.2 & 4.5)</p> <ul style="list-style-type: none"> Walkability is increasingly important in neighborhood choice as is managed land. The land currently is unmanaged and vacant which is aesthetically unpleasing and hosts potential unseen dangers. | X | |

2. FUTURE-LAND USE POLICES AND STRATEGIES:

| LAND USE POLICIES AND STRATEGIES | CONSISTENT | INCONSISTENT |
|--|-----------------|--------------|
| <p>LU-1: Encourage growth in areas well-served by infrastructure and urban services (Objectives 1.2, 1.6, and 1.7)</p> <ul style="list-style-type: none"> The area is along Raeford Road and is suitable to further residential development as it's already served by infrastructure and is infill development. | <p>X</p> | |
| <p>LU-3: Encourage redevelopment along underutilized strip corridors and reinvestment in distressed residential neighborhoods (Objective 3.1).</p> <ul style="list-style-type: none"> The parcel is a large area of unmanaged and vacant land surrounded by both residential and commercial properties. | <p>X</p> | |
| <p>LU-4: Create well-designed and walkable commercial and mixed-use districts (Objectives 4.1 and 4.2)</p> <ul style="list-style-type: none"> The parcel is adjacent to walkable leisure shopping as well as household necessities via a grocery store and mental health services. The area is a mixture of commercial and residential properties. | <p>X</p> | |
| <p>LU-6: Encourage Development Standards that result in quality neighborhoods (Objectives 6.1 & 6.2)</p> <ul style="list-style-type: none"> The development of an unmanaged nuisance lot to residential will be an excellent source of quality housing within walking distance of amenities. | <p>X</p> | |

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 MR-5/CZ to MR-5 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, features, and other conditions of the site support 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 addresses the needs of the area by enabling nuisance parcels to be repurposed.
- 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.
- Provides needed housing/commercial area.

Additional comments: None

June 9, 2026
Date

Vice Chair Signature

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