

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 P26-29 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 II: Responsive city government supporting a diverse & viable economy (2.1 & 2.2)</p> <ul style="list-style-type: none"> • Multiplexes provide greater tax revenue to the city while providing affordable housing to families in need and generating investment in the real-estate market. Replacing vacant land with missing middle housing also acts as an aesthetic increase and injects newer life blood into an area, increasing the quality of life for new and existing families. 	X	
<p>Goal III – City investment in today & tomorrow (3.2)</p> <ul style="list-style-type: none"> • Construction of a multiplex would constitute infill development along the city’s outer perimeter and provide greater housing potential than traditional single-family homes. 	X	
<p>Goal IV – Desirable place to live, work, & recreate (4.5 & 4.6)</p> <ul style="list-style-type: none"> • Multiplexes provide affordable housing opportunities without falling into the pitfall of luxury housing that reverses any gains additional units would bring. A greater supply of affordable housing in distressed neighborhoods is what the NIR designation is meant to encourage while making the neighborhood a better place to live through conversion of vacant lots to new neighbors. 	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 SF-6 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]

 X The size, features, and other conditions of the site support the request and potential use cases.

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

 X The proposed use addresses the needs of the area by enabling child and adolescent care services.

 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.

 X 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

_____ Print