

# Consistency and Reasonableness Statement

## Map Amendments

Pursuant N.C.G.S. Sections 160D-604 and -605, the Zoning Commission finds that the proposed zoning map amendment in case P23-53 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 | <b>X</b>   |              |
| GOAL #4: Foster safe, stable, and attractive neighborhoods                     | <b>X</b>   |              |

#### 2. LAND USE POLICES AND STRATEGIES:

| LAND USE POLICIES AND STRATEGIES                                                                                                                                              | CONSISTENT | INCONSISTENT |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|
| <b>LUP 1: Encourage growth in areas well-served by infrastructure and urban services, including roads, utilities, parks, schools, police, fire, and emergency services.</b>   | <b>X</b>   |              |
| 1.2: Encourage more intense uses, greater mix of uses and denser residential types in key focal areas.                                                                        | <b>X</b>   |              |
| <b>LUP 3: Encourage redevelopment along underutilized commercial strip corridors and reinvestment in distressed residential neighborhoods</b>                                 | <b>X</b>   |              |
| 3.1: Examine and identify targeted redevelopment and infill areas throughout the city                                                                                         | <b>X</b>   |              |
| 3.2: Identify potential barriers for redevelopment and reinvestment and provide flexibility through modification to development regulations while maintaining high standards. | <b>X</b>   |              |
| <b>LUP 4: Create well-designed and walkable commercial and mixed use districts.</b>                                                                                           | <b>X</b>   |              |
| 4.1: Ensure new development meets basic site design standards                                                                                                                 | <b>X</b>   |              |

