

Consistency and Reasonableness Statement

Map Amendments

Pursuant to N.C.G.S. Sections 160D-604 and -605, the Zoning Commission finds that the proposed zoning map amendment in case P25-18 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, 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	X	
Goal #4: Foster safe, stable, and attractive neighborhoods	X	

2. LAND USE POLICES AND STRATEGIES:

LAND USE POLICES AND STRATEGIES	CONSISTENT	INCONSISTENT
LUP 1: Encourage growth in areas well-served by infrastructure and urban services. <ul style="list-style-type: none"> The parcel is already served by public water and sewer. It's located in an existing urban area with surrounding residential development and proximity to a major road (McArthur Road). 	X	
1.1: Use the Future Land Use Map to guide infrastructure expansion. <ul style="list-style-type: none"> The property is within the Medium Density Residential (MDR) designation on the Future Land Use Map. MDR encourages housing diversity and moderate density, which aligns with the MR-5 zoning district and its potential for duplexes or similar housing. 	X	
1.6: Adequate infrastructure must be in place before or in tandem with new development. <ul style="list-style-type: none"> Public infrastructure (roads, sidewalks, water/sewer, etc.) is already present. The rezoning does not require any leap in service provision – it's a textbook infill case. 	X	
1.7: Encourage a logical progression of housing development and discourage leapfrog development. <ul style="list-style-type: none"> This parcel is in a fully urbanized area, surrounded by existing duplexes and single-family homes. 	X	

<ul style="list-style-type: none"> There is no leapfrogging or isolated expansion; the parcel fits within an existing neighborhood fabric. 		
LUP 3: Encourage Redevelopment Along Underutilized Commercial Strip Corridors and Reinvestment in Distressed Residential Neighborhoods	X	
3.1: Examine and identify targeted redevelopment and infill areas. <ul style="list-style-type: none"> This is a textbook infill case – a vacant 0.20-acre lot surrounded by existing residential development. The proposed rezoning from SF-6 to MR-5 directly enables small-scale infill. 	X	
3.2: (Residential Focus Subsection): Consider incentives for reinvestment in distressed neighborhoods. <ul style="list-style-type: none"> While there’s no direct mention of this area being “distressed,” allowing duplexes or other moderate-density housing types aligns with: <ul style="list-style-type: none"> “Land use regulations that allow for diverse housing offerings” Helping residents stay in their neighborhood as their housing needs change. MR-5 enables attached housing (duplexes, townhomes), supporting this goal. 	X	
LUP 6: Encourage Development Standards That Result in Quality Neighborhoods.	X	
6.1: Encourage quality neighborhood design. <ul style="list-style-type: none"> While the policy is more relevant to larger residential subdivisions, the general principles do apply: <ul style="list-style-type: none"> The parcel fronts a public roadway (McArthur Road) and would likely trigger sidewalk and street tree requirements under the UDO when developed. MR-5 zoning is subject to site design and landscaping standards that support this goal. Although open space requirements don’t apply to a parcel, these small, common design elements (street trees, sidewalks) contribute to the overall quality of the neighborhood. 	X	
LUP 7: Encourage a Mix of Housing Types for All Ages and Incomes	X	
7.1: Allow a mix of housing, including attached and multi-family homes. <ul style="list-style-type: none"> MR-5 zoning directly allows for: <ul style="list-style-type: none"> Attached units, like duplexes and townhomes. Small-scale multi-family options, such as triplexes and quadplexes. Even though the parcel isn’t near a designated Center, this policy still broadly supports diversification of housing options, which is exactly what this rezoning facilitates. 	X	

<p>7.2: Allow a mix of smaller-scale housing in Medium Density Residential Areas.</p> <ul style="list-style-type: none"> • The parcel is within a Medium Density Residential (MDR) designation. • LU-7.2 specifically calls for: <ul style="list-style-type: none"> ○ Smaller-lot detached and attached housing (duplexes, triplexes, quads, etc.) ○ Greater flexibility in setbacks and parking to support reinvestment, which is embedded in the MR-5 district. • This parcel is an ideal fit for the modest-scale, diverse housing options LU-7 promotes. 	X	
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3. The Proposed amendment is consistent with the Future Land Use Map as follows:

X	The proposed land use is consistent and aligns with the area's designation on the FLU Map.	OR		The proposed land use is inconsistent and does not align with the area's designation on the FLU Map.
X	As requested, the proposed designation would permit complementary uses on adjacent tracts.	OR		As requested, the proposed designation would permit uses incongruous to those existing on adjacent tracts.

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 as stated in the Staff Report, and because: [select all that apply]

 X The proposed use(s) will benefit the surrounding community through size, physical conditions, and other attributes.

 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.

 X The proposal adapts the zoning code to reflect modern land-use trends and patterns.

The amendment is also in the public interest because it: [select all that apply]

 X Improves consistency with the long-range plan.

 Improves the tax base.

Preserves environmental and/or cultural resources.

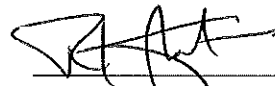
X Facilitates a desired kind of development.

X Provides needed housing/commercial area.

Additional comments, if any (write-in):

June 10, 2025

Date



Chair Signature

Robert K. Hight

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