

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 P26-30 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 (2.1 & 2.4) <ul style="list-style-type: none">The request creates a potential increase in land value taxation as commercial land is of greater tax value than residential land. It creates a climate for local business expansion while maintaining the façade of a single-family residence.	X	
Goal III: City Investment in Today & Tomorrow (3.2) <ul style="list-style-type: none">The request is textbook infill development via the conversion of a single-family home to commercial offices.	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 (1.2, 1.3, 1.5, 1.6, 1.7)</p> <ul style="list-style-type: none"> The area is well-established with access to plentiful services and room within the existing infrastructure for further development. 	<p>X</p>	
<p>LU-2: Encourage strategic urban development (2.1)</p> <ul style="list-style-type: none"> The subject property contains an existing building that is soon-to-be finished for the commercial purposes – a common form of infill development within the city 	<p>X</p>	
<p>LU-4: Create well-designed and walkable commercial and mixed-use districts (4.1 & 4.2)</p> <ul style="list-style-type: none"> A commercially converted single-family home maintains the residential feel of a neighborhood and minimizes the need for restructuring. 	<p>X</p>	
<p>LU-6: Encourage development standards that result in quality neighborhoods (6.2)</p> <ul style="list-style-type: none"> A corner lot building that acts as commercial property creates excellent sightlines and daytime observation potential to deter criminality 	<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 to OI 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 the request and potential use cases.
- The amendment includes conditions that limit potential negative impacts on neighboring uses.
- The proposed use addresses the needs of the area by enabling use of an underutilized parcel.
- 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 health and safety of the community.
- 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:

_____ Date

_____ Chair Signature

_____ Print