

# 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 P25-27 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
<b>LUP 1: Encourage growth in areas well-served by infrastructure and urban services.</b>	X	
1.1 – This site is fully served by public utilities (water, sewer, electric) and does not require new infrastructure. The rezoning aligns with the Future Land Use Map, which designates the area for Low- and Medium-Density Residential uses.	X	
1.3: No extension is needed because this is an existing development with established utility connections. This rezoning avoids the costs associated with expanding service to undeveloped areas.	X	
1.6: The site is already developed and fully served by roads, sidewalks, water/sewer, and public services (police, fire, schools). The request does not involve additional strain on infrastructure.	X	
1.7: This rezoning supports logical urban infill by formalizing existing development within a contiguous residential area. It avoids leapfrogging into undeveloped or unserved land, reinforcing compact city growth patterns.	X	
<b>LUP 3: Encourage Redevelopment Along Underutilized Commercial Strip Corridors and Reinvestment in Distressed Residential Neighborhoods</b>	X	
3.1: While the site is not targeted for redevelopment, it is a form of <i>context-sensitive infill</i> – a long-standing multifamily use in a predominantly single-family neighborhood. The conditional rezoning recognizes and stabilizes that use, aligning with infill goals that reduce development pressure on undeveloped land.	X	

<p>3.2: Using a conditional rezoning tool to acknowledge a long-existing use formally, the City is providing regulatory flexibility that helps the property remain viable while maintaining clear development standards. The unit cap condition preserves neighborhood character.</p> <ul style="list-style-type: none"> <li>• <b>Develop land use regulations that allow for diverse housing offerings</b> – This rezoning supports housing diversity and prevents the displacement of multifamily tenants by ensuring zoning conformity.</li> <li>• <b>Create targeted opportunities for reinvestment</b> – While no new investment is proposed, stabilizing the zoning lays the groundwork for future reinvestment and regulatory clarity.</li> </ul>	X	
<p>3.3: The City uses a flexible zoning tool (MR-5/CZ) to preserve an existing multifamily site as part of a coordinated reinvestment strategy. While not a distressed property per se, it supports <b>housing stability</b> in an area where pressures to downzone or displace multifamily uses may exist.</p>	X	
<p><b>LUP 4: Create Well-Designed and Walkable Commercial and Mixed-Use Districts</b></p>	X	
<p>4.2: <b>Partially Applies.</b> While this sub-policy targets commercial/mixed-use design, its broader call for <b>context-sensitive development and transitions between different uses</b> does have conceptual relevance. The conditional rezoning preserves an existing multifamily residential use surrounded by lower-density zoning, and using a <b>unit cap</b> as a condition reflects a <b>sensitive approach to scale and compatibility</b>.</p> <ul style="list-style-type: none"> <li>• <i>Transition in building scale between new buildings and neighborhoods</i> – The development already exists and maintains a compatible scale with the neighborhood.</li> <li>• <i>Design that transitions between more and less intense uses</i> – The rezoning helps formalize and limit intensity at a level already integrated into the area.</li> </ul>	X	
<p><b>LUP 6: Encourage Development Standards That Result in Quality Neighborhoods</b></p>	X	
<p>6.1: <b>Partially Applies.</b> While the conditional rezoning does <b>not involve new development</b>, it contributes to maintaining an existing neighborhood's integrity and function. The rezoning supports quality design indirectly by:</p> <ul style="list-style-type: none"> <li>• Preserving existing multifamily housing at a compatible scale.</li> <li>• Preventing redevelopment or densification that could undermine infrastructure balance or neighborhood cohesion.</li> </ul> <p>The policy requiring sidewalks, open space, and tree cover does not directly apply to the site, as it has already been built out.</p>	X	
<p>6.2: <b>Partially Applies.</b> Although no new buildings or site alterations are proposed, the <b>continued residential use of the site as-is</b>, with clear building orientation, visible entries, and open views from units, aligns with <b>CPTED principles</b> by:</p>		

<ul style="list-style-type: none"> <li>• Maintaining informal surveillance and “eyes on the street”</li> <li>• Preserving the existing design and building spacing that already supports passive crime prevention.</li> </ul>		
<b>LUP 7: Encourage a Mix of Housing Types for All Ages and Incomes</b>	<b>X</b>	
7.1: The subject property has been a multifamily development for over 40 years. This rezoning formalizes that use and ensures its continued integration within a predominantly single-family area, helping to maintain housing diversity and providing options for different household types and income levels.	<b>X</b>	
<p>7.2: This site is designated as partially <b>Medium-Density Residential</b> on the Future Land Use Map. The apartments are moderate in scale and compatible in massing with the surrounding single-family and duplex structures. By limiting the number of units to the existing 32, the rezoning promotes <b>context-sensitive housing diversity</b> without increasing density or intensity.</p> <ul style="list-style-type: none"> <li>• <b>Smaller-lot housing types and multifamily units encouraged</b> – The existing apartment complex falls within this category.</li> <li>• <b>Greater flexibility in setbacks and parking standards</b> – The MR-5/CZ designation allows zoning flexibility that reflects the site’s existing built form.</li> <li>• <b>Compatibility through design</b> – The apartments have long coexisted with neighboring uses, indicating compatibility by experience.</li> </ul>	<b>X</b>	
7.3: While this application does not involve partnerships or affordable housing development, the site may qualify as <b>Naturally Occurring Affordable Housing (NOAH)</b> and could contribute to affordability goals by preserving lower-cost rental options.	<b>X</b>	
7.4: The rezoning is a <b>form of neighborhood stabilization</b> , as it protects existing housing stock from displacement due to zoning nonconformity. It also supports long-term rental housing availability and predictability, key components of maintaining stable, mixed-income neighborhoods.	<b>X</b>	

3. The Proposed amendment is consistent with the Future Land Use Map as follows:

<b>X</b>	The proposed land use is consistent and aligns with the area's designation on the FLU Map.	<b>OR</b>		The proposed land use is inconsistent and does not align with the area's designation on the FLU Map.
<b>X</b>	As requested, the proposed designation would permit complementary uses on adjacent tracts.	<b>OR</b>		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]

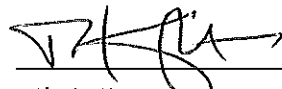
- ☒ The proposed use(s) will benefit the surrounding community through size, physical conditions, and other attributes.
- ☒ The amendment includes conditions that limit potential negative impacts on neighboring uses.
- ☒ The proposed uses address the needs of the area and/or the City.
- ☒ The proposal 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]

- ☒ Improves consistency with the long-range plan.
- ☒ Improves the tax base.
- ☐ Preserves environmental and/or cultural resources.
- ☒ Facilitates a desired kind of development.
- ☒ Provides needed housing/commercial area.

Additional comments, if any (write-in):

June 10, 2025  
Date

  
Chair Signature  
Robert K. Hight  
Print