

# Consistency Statement

## Text Amendments

Pursuant to City Code and N.C.G.S. Sections 160D-604 and -605, the Planning Commission finds that the proposed zoning text amendment in case **TA21-17** is consistent / inconsistent [select one] with the City of Fayetteville’s Future Land Use Map and Plan (Comprehensive Plan). The following analysis examines the proposed amendment relative to the policies and strategies of the Comprehensive Plan:

### 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, including roads utilities, parks, schools, police, fire, and emergency services.</b>	<b>X</b>	
1.6: Require adequate infrastructure to be in place prior to or in tandem with new development. This includes road infrastructure such as roads, turn lanes, and sidewalks as well as public services such as parks, schools, water/sewer, police, fire, and emergency services.	<b>X</b>	
1.7: Encourage a logical progression of housing development and discourage “leapfrog” development. Leapfrog development is development that occurs in areas away from existing development and in areas currently not served by infrastructure or adjacent to services, esp. water/sewer. This type of growth can lead to higher costs of providing urban services.	<b>X</b>	
<b>LUP 6: Encourage Development Standards that Result in Quality Neighborhoods</b>	<b>X</b>	
6.1: Encourage quality neighborhood design through maintaining and improving standards for streets, sidewalks, stormwater, and open space.	<b>X</b>	
<b>LUP 8: Require the Reservation of Open Space and Unique Natural Features in New Developments</b>	<b>X</b>	
8.2: Preserve unique natural features through site design		<b>X</b>

<b>LUP 10: Support Land Use, Site Design and Capital Improvement Initiatives That Increase Resiliency, and Reduce Impacts from Flooding and Natural Disasters</b>	X
10.1: Encourage on-site stormwater control measures that reduce impacts of new development. Stormwater requirements should seek to mimic pre-development conditions, limit impacts from new development on adjacent properties and reduce the rate of stormwater runoff to avoid erosion of stream banks and encourage groundwater recharge	X

Additional comments, if any (write-in):

\_\_\_\_\_

Date

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Mayor Signature