

# Consistency and Reasonableness Statement

## Map Amendments

Pursuant to N.C.G.S. §§160D-604 and -605, the Zoning Commission finds that the proposed zoning map amendment in case **P25-44** 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
<ul style="list-style-type: none"> <li>Goal 1: Focus value and investments around infrastructure and strategic nodes.                             <ul style="list-style-type: none"> <li>The site is a publicly-served, 0.11-acre <b>infill</b> parcel; the change aligns zoning with existing utilities and an established corridor.</li> </ul> </li> </ul>	<b>X</b>	
<ul style="list-style-type: none"> <li>Goal 2: Promote compatible economic and commercial development in key identified areas.                             <ul style="list-style-type: none"> <li>Surroundings include LC and CC districts; LC on this tract matches the corridor's prevailing commercial pattern.</li> </ul> </li> </ul>	<b>X</b>	
<ul style="list-style-type: none"> <li>Goal 3: Encourage redevelopment and infill development.                             <ul style="list-style-type: none"> <li>The request <b>corrects a long-standing nonconformity</b> and facilitates reinvestment at an existing address.</li> </ul> </li> </ul>	<b>X</b>	

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

LAND USE POLICIES AND STRATEGIES	CONSISTENT	INCONSISTENT
LU-1.1: Promote growth in areas with existing infrastructure. <ul style="list-style-type: none"> <li>Public roads/utilities already serve this infill site.</li> </ul>	<b>X</b>	
LU-1.6: Require infrastructure prior to or in tandem with development. <ul style="list-style-type: none"> <li>No premature extensions are needed for the map correction.</li> </ul>	<b>X</b>	
LU-2.1: Encourage economic development in designated areas. <ul style="list-style-type: none"> <li>The FLU Map places the site within <b>Neighborhood Mixed Use (NMU)</b>, anticipating commercial/mixed-use activity.</li> </ul>	<b>X</b>	
LU-3: Support reinvestment and redevelopment of under-utilized commercial areas. <ul style="list-style-type: none"> <li>Standardizing split MR-5/LC to <b>all LC</b> removes a barrier to small-site reinvestment.</li> </ul>	<b>X</b>	

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

<input checked="" type="checkbox"/>	The proposed land use is <b>consistent</b> and aligns with the area's NMU 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.
<input checked="" type="checkbox"/>	The proposed designation, as requested, would permit uses that are <b>complementary to those existing on adjacent tracts</b> (LC/CC in the corridor).	OR		The proposed designation, as requested, would permit uses that are 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 (Goal II: diverse tax base; Goal III: growth management) as stated in the Staff Report, and because:

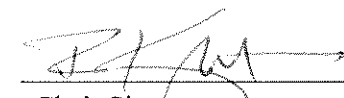
- ☒ The size, physical conditions, and other attributes of the proposed use(s) will benefit the surrounding community by curing a split-zoned, nonconforming condition on a small infill lot.  
The amendment includes conditions that limit potential negative impacts on neighboring uses. *(Not applicable – this is a straight rezoning to LC; mitigation occurs through the City's development review at the time of any future permits.)*
- ☒ The proposed uses address the needs of the area and/or the City by enabling compliance and modest reinvestment in an existing commercial corridor.
- ☒ The proposal adapts the zoning map to reflect current land-use patterns by **standardizing** LC across the tract.

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 (anticipated neutral-to-modestly positive near-term fiscal outlook)
- ☐ Preserves environmental and/or cultural resources.
- ☒ Facilitates a desired kind of development (commercial reinvestment)
- ☒ Provides needed **commercial** area.

Additional comments, if any (write-in):

September 9, 2025  
Date

  
Chair Signature  
R. Kevin Bright  
Print