

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 P24-07 is / not 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
GOAL #1: Focus value and investments around infrastructure and strategic nodes	X	
GOAL #2: Promote compatible economic and commercial development in key identified areas	X	
GOAL #4: Foster safe, stable, and attractive neighborhoods	X	

2. LAND USE POLICIES AND STRATEGIES:

LAND USE POLICIES AND STRATEGIES	CONSISTENT	INCONSISTENT
LUP 1: Encourage growth in areas well-served by infrastructure and urban services, including roads, utilities, parks, schools, police, fire, and emergency services.	X	
1.4: Require annexation and adherence to development standards for any development proposal within the city's Municipal Influence Area (MIA) if city services are to be provided.	X	
LUP 2: Encourage Strategic Economic Development	X	
2.1: Encourage economic development in designated areas. <ul style="list-style-type: none"> Encourage economic development in key areas including Downtown, Office/Institutional Areas, Industrial/Employment Areas, Regional and Community Centers, and Highway Commercial Areas. 	X	
LUP 4: Create a well-designed and walkable commercial and mixed-use districts	X	
4.1: Ensure new development meets basic site design standards <ul style="list-style-type: none"> Standards should include: <ul style="list-style-type: none"> Connected streets, entrances, and parking lots 	X	

<ul style="list-style-type: none"> ○ Sidewalks and pedestrian pathways on both sides of all public rights-of-way (at the minimum) ○ High-quality building materials ○ Landscaping, shade, and street trees ○ Perimeter buffers ○ Low-level parking lot screening ○ Storm water retention and infiltration 		
<p>4.2: Encourage context-sensitive site design</p> <ul style="list-style-type: none"> • Design commercial and mixed-use areas to be walkable areas with pedestrian connections between uses and buildings. <ul style="list-style-type: none"> ○ Encourage buildings to be located close to the street, especially near key intersections, with parking located to the side or behind the buildings. ○ Require short block lengths (max. 400 to 600 feet) and connections to adjacent development (crosswalks, etc.). • Ensure development standards specify: <ul style="list-style-type: none"> ○ Transition in building scale between new buildings and surrounding neighborhoods. ○ Building and parking orientation and design. ○ Landscaped buffers, tree save areas, and site design that provides transitions between more and less intense uses. 	X	
LUP 5: Improve Gateways	X	
<p>5.1: Continue to require perimeter landscaping and planting islands in significant renovations and redevelopment along commercial corridors.</p> <ul style="list-style-type: none"> • There are currently several gateways into the City that have underutilized commercial areas. Recent changes to development standards are improving some areas incrementally, however approving exceptions during rezoning and/or for small properties can stall this incremental improvement and potentially harm adjacent properties and future development. 	X	
LUP 10: Support land use, site design, and capital improvement initiatives that increase resiliency and reduce impacts from flooding and natural disasters	X	
<p>10.1: Encourage on-site stormwater control measures that reduce the impacts of new development</p> <ul style="list-style-type: none"> • Stormwater requirements should seek to mimic pre-development conditions, limit impacts from new 	X	

development on adjacent properties, and reduce the rate of stormwater runoff to avoid erosion of stream banks and encourage groundwater recharge.		
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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	The proposed designation, as requested, would permit uses that are complimentary to those existing on adjacent tracts.	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 as stated in the Staff Report, and because: [select all that apply]

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

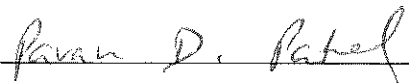
- X improves consistency with the long-range plan.
- X improves the tax base.
- preserves environmental and/or cultural resources.
- facilitates a desired kind of development.
- X provides needed housing/commercial area.

Additional comments, if any (write-in):

May 14, 2024

Date


Chair Signature


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