

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 P24-31 is/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	

2. LAND USE POLICIES AND STRATEGIES:

LAND USE POLICIES AND STRATEGIES	CONSISTENT	INCONSISTENT
LU-1: ENCOURAGE GROWTH IN AREAS WELL-SERVED BY INFRASTRUCTURE AND URBAN SERVICES, INCLUDING ROADS, UTILITIES, PARKS, SCHOOLS, POLICE, FIRE AND EMERGENCY SERVICES.	X	
1.2: Encourage more intense uses, a greater mix of uses, and denser residential types in key focal areas <ul style="list-style-type: none"> • Regional Centers & Community Centers • Neighborhood Mixed Use • Downtown 	X	
1.6: Require adequate infrastructure to be in place before or in tandem with new development. <ul style="list-style-type: none"> • 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. 	X	
LU-2: ENCOURAGE STRATEGIC ECONOMIC DEVELOPMENT	X	
2.1: Encourage economic development in designated areas.	X	
LU-3: ENCOURAGE REDEVELOPMENT ALONG UNDERUTILIZED COMMERCIAL STRIP CORRIDORS AND	X	

REINVESTMENT IN DISTRESSED RESIDENTIAL NEIGHBORHOODS		
3.1: Examine and identify targeted redevelopment and infill areas throughout the city	X	
LU-6: ENCOURAGE DEVELOPMENT STANDARDS THAT RESULT IN QUALITY NEIGHBORHOODS	X	
6.1: Encourage quality neighborhood design by maintaining and improving standards for streets, sidewalks, stormwater, and open space.	X	
LU-7: ENCOURAGE A MIX OF HOUSING TYPES FOR ALL AGES AND INCOMES	X	
7.1: Allow a mix of housing, including attached and multi-family homes, to create diverse neighborhoods, especially within and near Downtown and designated Regional, Community and Neighborhood Centers	X	
LU-8: REQUIRE THE RESERVATION OF OPEN SPACE AND UNIQUE NATURAL FEATURES IN NEW DEVELOPMENTS	X	
8.2: Preserve unique natural features through site design.	X	
LU-9: PLAN FOR A CONNECTED SYSTEM OF OPEN SPACE AND GREENWAYS	X	
9.1: Improve access to parks and greenways	X	
LU-10: SUPPORT LAND USE, SITE DESIGN AND CAPITAL IMPROVEMENT INITIATIVES THAT INCREASE RESILIENCY AND REDUCE IMPACTS FROM FLOODING AND NATURAL DISASTERS	X	
10.1: Encourage on-site stormwater control measures that reduce the impacts of new development	X	
10.2: Incentivize Low Impact Development (LID) techniques in new development	X	
10.3: Plan for stormwater management at the stream basin level, especially in areas that have been developed with limited on-site detention	X	
10.4: Carefully control development within the floodplain	X	

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]


- 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.
- 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]

- 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):

July 9, 2024
Date


Chair Signature
Parag D. Patel
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