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 **P25-46** 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 landuse 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. The site is serviced by public water/sewer. 	X	
Goal 2: Promote compatible economic and commercial development in key identified areas. LI/CZ zoning in an established corridor.	X	
• Goal 3: Encourage infill/redevelopment where services exist. o The eliminates split zoning into unified zoning.	X	
 Goal 4: Foster safe, stable, and attractive neighborhoods. Neighborhood compatibility is addressed through required buffering/height transitions at permitting. 	X	
 Goal 5: Preserve and enhance environmental features. No sensitive features are identified; compliance will be ensured at the TRC/site plan. 	X	
Goal 6: Capitalize on major institutions through compatible land use	X	

2. LAND USE POLICES AND STRATEGIES:

LAND USE POLICIES AND STRATEGIES	CONSISTENT	INCONSISTENT
LU-1 (Strategic, infrastructure-served growth) – Directs growth to serviced nodes; discourages leapfrog extensions.	X	
LU-1.6 (Infrastructure concurrent with development) – Any needed extensions reviewed via standard processes.	X	
LU-2 (Targeted economic development in Employment/Industrial Areas)	X	

- 3. The proposed amendment is consistent with the Future Land Use Map as follows:
 - Text Consistency: The proposal aligns with FLU goals/policies to focus employment uses in service corridor. Consistent.
 - Map Consistency: The site lies within the Employment Center (EC).

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) 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. X The amendment includes conditions that limit potential negative impacts on neighboring uses. X 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 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 (light-industrial/employment reinvestment in a serviced corridor). Provides a needed employment/industrial area. Additional comments, if any (write-in): October 14, 2025 Date

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