

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 **P26-19** 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"> • Goal 1: Focus value and investments around infrastructure and strategic nodes. <ul style="list-style-type: none"> ○ The site is serviced by public water/sewer. 	X	
<ul style="list-style-type: none"> • Goal 2: Promote compatible economic and commercial development in key identified areas. <ul style="list-style-type: none"> ○ LI/CZ zoning in an established corridor. • Goal 3: Encourage infill/redevelopment where services exist. <ul style="list-style-type: none"> ○ The eliminates split zoning into unified zoning. • Goal 4: Foster safe, stable, and attractive neighborhoods. <ul style="list-style-type: none"> ○ Neighborhood compatibility is addressed through required buffering/height transitions at permitting. • Goal 5: Preserve and enhance environmental features. <ul style="list-style-type: none"> ○ No sensitive features are identified; compliance will be ensured at the TRC/site plan. • Goal 6: Capitalize on major institutions through compatible land use 	X X X X X X	

2. LAND USE POLICES AND STRATEGIES:

LAND USE POLICES 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).**

