

# 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 P25-35 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
<b>Goal 1: Focus value and investments around infrastructure and strategic nodes</b> <ul style="list-style-type: none"> <li>The subject parcels are located within city limits and are already served by public infrastructure, including road access, water and sewer, and emergency services</li> </ul>	X	
<b>Goal 2: Support diverse economic opportunities</b> <ul style="list-style-type: none"> <li>OI zoning enables institutional and office uses that complement regional employment and educational hubs, supporting economic development near Fayetteville State University.</li> </ul>	X	
<b>Goal 3: Encourage redevelopment and infill development</b> <ul style="list-style-type: none"> <li>The CSR designation encourages reinvestment in underutilized corridors like Murchison Road. Rezoning enables infill development aligned with citywide revitalization objectives.</li> </ul>	X	
<b>Goal 4: Foster safe, stable, and attractive neighborhoods</b> <ul style="list-style-type: none"> <li>OI zoning introduces design standards that support context-sensitive development, improving the built environment's quality and compatibility with adjacent land uses.</li> </ul>	X	
<b>Goal 6: Promote quality urban design and complete streets</b> <ul style="list-style-type: none"> <li>Article 30-5 of the UDO ensures sidewalk connectivity, landscaping, and site design standards appropriate for institutional and mixed-use environments.</li> </ul>	X	

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

LAND USE POLICIES AND STRATEGIES	CONSISTENT	INCONSISTENT
<b>LUP 1.1:</b> Promote growth in areas with existing infrastructure	X	
<b>LUP 1.2:</b> Encourage more intense uses in reinvestment areas	X	

<b>LUP 1.4:</b> Guide development within the Municipal Influence Area (MIA)	<b>X</b>	
<b>LUP 1.6-1.7:</b> Support compact, infill development	<b>X</b>	
<b>LUP 2.1, 2.3, 2.5:</b> Expand institutional employment in CSR corridors	<b>X</b>	
<b>LUP 3.1-3.3:</b> Encourage quality urban design and pedestrian-friendly infrastructure	<b>X</b>	
<b>LUP 4.1-4.2:</b> Ensure quality urban design and pedestrian-friendly infrastructure	<b>X</b>	
<b>LUP 6.1-6.2:</b> Encourage CPTED design principles	<b>X</b>	
<b>LUP 7.1-7.4:</b> Support housing variety and neighborhood compatibility	<b>X</b>	
<b>LUP 10.1-10.3:</b> Encourage low-impact development where feasible	<b>X</b>	

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

<b>X</b>	The proposed land use is consistent and aligns with the area's designation on the FLU Map.	<b>OR</b>		The proposed land use is inconsistent and does not align with the area's designation on the FLU Map.
<b>X</b>	The proposed designation, as requested, would permit uses that are complementary to those existing on adjacent tracts.	<b>OR</b>		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.

X 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.

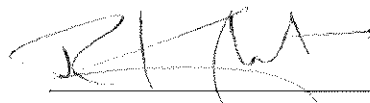
       preserves environmental and/or cultural resources.

X facilitates a desired kind of development.

       provides needed housing/commercial area.

Additional comments, if any (write-in):

July 8, 2025  
Date

  
Chair Signature  
Robert Hight  
Print

