

# Consistency and Reasonableness Statement

## Map Amendments

Under N.C.G.S. §§ 160D-604 and 160D-605, the Zoning Commission evaluates the zoning map amendment in Case P26-08 (Covey Drive Apartments). This request seeks to rezone approximately 11.78 acres at 603 Covey Drive (PIN 9497743273000) and 618 Covey Drive (PIN 9497733788000) from SF-10 and SF-6 to MR-5.

### Consistency

The P26-08 Future Land Use Map designates the subject property as Medium Density Residential (MDR). The Future Land Use Plan uses the Future Land Use Map and its policies to guide zoning and development decisions throughout the City. The Zoning Commission finds the requested MR-5 district consistent with the map's MDR designation. The request shifts entitlements from low-density single-family districts to a mixed-residential district, which better implements the medium-density residential future land use category.

#### 1. GOALS

*(Goal #2 and #3 remain generally not central to a residential-only request, and Goal #6 depends on whether the record includes a specific military/education/medical compatibility constraint for this site beyond the citywide context.)*

GOAL(S)	CONSISTENT	INCONSISTENT
<ul style="list-style-type: none"> <li>• <b>Goal #1: Focus value and investment around infrastructure and strategic nodes – Consistent.</b> <ul style="list-style-type: none"> <li>○ The amendment does not encourage premature development because the site lies in an area with existing public infrastructure and established residential development.</li> </ul> </li> </ul>	X	
<ul style="list-style-type: none"> <li>• <b>Goal #4: Foster safe, stable, and attractive neighborhoods – Consistent.</b> <ul style="list-style-type: none"> <li>○ The amendment does not create an isolated zoning district because MR-5 already exists on adjacent or nearby property, and the amendment extends an existing residential zoning pattern.</li> </ul> </li> <li>• <b>Goal #5: Preserve and enhance environmental features through open space protection – Consistent (rezoning-stage).</b> <ul style="list-style-type: none"> <li>○ The amendment does not cause significant adverse environmental impacts, and any future development must comply with applicable environmental regulations (stormwater, erosion control, and regulated features).</li> </ul> </li> </ul>	X  X	

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



the map's goal for medium-density homes and a greater variety of housing types than single-family zoning across the whole site.

### **Reasonableness**

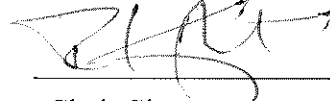
The Commission finds approval of the rezoning from SF-10/SF-6 to MR-5 reasonable and in the public interest based on the factors below:

- **Size, physical conditions, and attributes of the area proposed to be rezoned.**
  - The request covers approximately 11.78 acres at 603 and 618 Covey Drive.
  - The tract size allows the City to evaluate the site as a coordinated residential development opportunity consistent with MDR.
- **Benefits and detriments to landowners, neighbors, and the surrounding community.**
  - MR-5 already exists on adjacent or nearby property, and the amendment does not create an isolated zoning district.
  - The amendment does not encourage premature development and will occur in accordance with market demand and applicable regulations.
  - The amendment benefits the landowner by allowing a zoning district consistent with the surrounding zoning pattern described in the application and the MDR designation.
  - The community gains additional housing capacity and housing choice in an area planned for medium to high-density residential.
  - The primary potential detriment is increased residential intensity compared to SF districts; the City manages those impacts through development review and enforcement of adopted standards (access, buffering, stormwater, utilities, lighting, and related requirements).
- **Relationship between the current actual/permmissible development and the development permmissible under the proposed amendment.**
  - SF-10 and SF-6 primarily allow low-density detached residential entitlements; MR-5 expands the range of permitted residential types and intensity.
  - The amendment reasonably adjusts entitlements to align with the MDR future land use designation and the City's adopted policy direction to allow a broader mix of housing types in MDR areas.
- **Why the action is in the public interest.**
  - The Future Land Use Plan's goals emphasize directing growth to infrastructure-supported areas and fostering stable neighborhoods.
  - The Strategic Plan calls for managing future growth and strategic land use.
  - Approving the amendment advances the public interest by implementing the City's adopted land use policy framework (MDR) and supporting orderly, planned residential growth where the applicant states that infrastructure already exists.
- **Changed conditions warranting the amendment.**
  - The area includes existing residential development, and the MR-5 designation already exists nearby, and the amendment aligns with the City's adopted plan direction.
  - The Commission concludes that the surrounding zoning pattern described in the record and the adopted MDR designation provide a reasonable basis to update the zoning map to better align with the City's planned future land use for the area.

**Reasonableness Determination:** The Commission finds the map amendment **reasonable and in the public interest.**

March 10, 2026

Date



Chair Signature

3-10-26

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