

**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 P24-44 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

<b>GOAL(S)</b>	<b>CONSISTENT</b>	<b>INCONSISTENT</b>
<b>Goal #1:</b> Focus value and investment around infrastructure and strategic nodes	<b>X</b>	
<b>Goal #2:</b> Promote compatible economic and commercial development in key identified areas	<b>X</b>	
<b>Goal #3:</b> Encourage redevelopment of strip commercial areas.	<b>X</b>	
<b>Goal #4:</b> Foster safe, stable, and attractive neighborhoods	<b>X</b>	

2. LAND USE POLICIES AND STRATEGIES:

<b>LAND USE POLICIES AND STRATEGIES</b>	<b>CONSISTENT</b>	<b>INCONSISTENT</b>
<b>LUP 1:</b> Encourage growth in areas well-served by infrastructure and urban services, including roads, utilities, parks, schools, police, fire, and emergency services.	<b>X</b>	
1.2: Encourage more intense uses, a greater mix of uses, and denser residential types in key focal areas, particularly along established commercial corridors like Hope Mills Road.	<b>X</b>	
1.6: Adequate infrastructure must be in place before or in tandem with new development. The area is already well-served by roads and utilities, making it suitable for a zoning designation that encourages more intensive commercial use.	<b>X</b>	
<b>LUP 2:</b> Encourage strategic economic development	<b>X</b>	
2.1: Focus economic development in designated areas, which include Commercial Strip Redevelopment corridors. The rezoning supports a broader range of commercial uses that could help attract diverse businesses and increase local employment opportunities.	<b>X</b>	
2.5: Partner to determine specific uses that could be supported through adaptive reuses and redevelopment opportunities.	<b>X</b>	
<b>LUP 3:</b> Encourage redevelopment along underutilized commercial strip corridors and reinvestment in distressed residential neighborhoods.	<b>X</b>	
3.1: Examine and identify targeted redevelopment and infill areas throughout the city.	<b>X</b>	

3.2: Address potential barriers to redevelopment. Rezoning to LC removes restrictions that may have limited business opportunities under NC zoning, facilitating more robust commercial activity.	X	
<b>LUP 4: Create well-designed and walkable commercial and mixed-use districts.</b>	X	
4.1: Ensure new development meets basic site design standards, including connected streets, sidewalks, high-quality building materials, and landscaping. Rezoning to LC supports standards that enhance walkability and visual appeal, creating a more attractive environment for residents and visitors.	X	
4.2: Encourage context-sensitive site design that enhances walkability. LC zoning promotes site designs that facilitate pedestrian connections, aligning to create a more accessible and inviting commercial area.	X	
<b>LUP 6: Encourage development standards that result in quality neighborhoods.</b>	X	
6.1: Encourage quality neighborhood design by maintaining and improving standards for streets, sidewalks, stormwater, and open space. The LC zoning district supports higher design standards, which can benefit the surrounding residential areas by improving neighborhood quality.	X	
<b>LUP 7: Encourage a mix of housing types for all ages and incomes.</b>	X	
7.1: Allow a mix of housing, including attached and multi-family homes, to create diverse neighborhoods, especially within or near commercial centers. LC zoning allows for residential units above commercial spaces, promoting a diverse and vibrant mix of uses that enhances housing options and supports local businesses.	X	
<b>LUP 9: Plan for a connected system of open space and greenways.</b>	X	
9.1: Improve access to parks and greenways. Although this rezoning is focused on commercial development, improved walkability, and potential pedestrian pathways can contribute to a more connected and accessible community, indirectly supporting access to recreational areas.	X	
<b>LUP 10: Support land use, site design, and capital improvement initiatives that increase resiliency and reduce impacts from flooding and natural disasters.</b>	X	
10.1: Encourage on-site stormwater control measures to mitigate the impacts of development. The LC zoning district typically requires stormwater management and other site design standards that reduce environmental impacts, which is beneficial for an area that may experience increased commercial activity.	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.
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<b>X</b>	The proposed designation, as requested, would permit uses that are complimentary to those existing on adjacent tracts.	<b>OR</b>	As requested, the proposed designation would permit uses incongruous to those existing on adjacent tracts.
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**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]

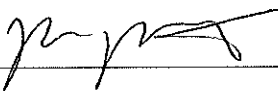
- The size, physical conditions, and other attributes of the proposed use(s) will benefit the surrounding community.
- The amendment includes conditions that limit potential negative impacts on neighboring uses.
- The proposed uses address the needs of the area and/or City.
- The proposal adapts the 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):

November 12, 2024

  
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Date 11/12/24

Chair Signature

Pavan D. Patel

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