

# Consistency and Reasonableness Statement

## Map Amendments

Pursuant N.C.G.S. Sections 160D-604 and -605, the Zoning Commission finds that the proposed zoning map amendment in case P21-59 is consistent / inconsistent [select one] 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
GOAL #1: FOCUS VALUE AND INVESTMENT AROUND INFRASTRUCTURE AND STRATEGIC NODES	X	
GOAL #4: Foster Safe, Stable and Attractive Neighborhoods	X	

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

LAND USE POLICES AND STRATEGIES	CONSISTENT	INCONSISTENT
<b>LUP 1: Encourage growth in areas well- served by infrastructure and urban services, including roads utilities, parks, schools, police, fire, and emergency services.</b>	X	
1.6: Require adequate infrastructure to be in place prior to or in tandem with new development. This includes road infrastructure such as roads, turn lanes, and sidewalks as well as public services such as parks, schools, water/sewer, police, fire, and emergency services.	X	
1.7: Encourage a logical progression of housing development and discourage "leapfrog" development. Leapfrog development is development that occurs in areas away from existing development and in areas currently not served by infrastructure or adjacent to services, esp. water/sewer. This type of growth can lead to higher costs of providing urban services.	X	
<b>LUP 6: Encourage Development Standards that Result in Quality Neighborhoods</b>	X	

6.1: Encourage quality neighborhood design through maintaining and improving standards for streets, sidewalks, stormwater, and open space.	X	
<b>LUP 8: Require the Reservation of Open Space and Unique Natural Features in New Developments</b>	X	
8.2: Preserve unique natural features through site design	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 that reduce impacts of new development. Stormwater requirements should seek to mimic pre-development conditions, limit impacts from new development on adjacent properties and reduce the rate of stormwater runoff to avoid erosion of stream banks and encourage groundwater recharge	X	

3. The proposed amendment is consistent / inconsistent [select one] 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.
X	The proposed designation, as requested, would permit uses that are complimentary to those existing on adjacent tracts.	OR	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]

- 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.

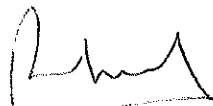
       preserves environmental and/or cultural resources.

X facilitates a desired kind of development.

X provides needed housing/commercial area.

Additional comments, if any (write-in):

Nov. 9, 2021  
Date

  
\_\_\_\_\_  
Chair Signature

## CONSISTENCY AND REASONABLENESS STATEMENT FOR MAP AMENDMENTS

### BACKGROUND

#### Consistency

Pursuant to the North Carolina General Statutes, the Zoning Commission must advise and comment on whether a proposed zoning map amendment is consistent with the Future Land Use Map and Plan (the comprehensive plan) and any other officially adopted plan, if applicable. Lists of the comprehensive plan's Goals and of its Land-Use Policies and Strategies are included in your notebook.

The Zoning Commission shall provide a written recommendation that addresses plan consistency and other matters as deemed appropriate by the Zoning Commission, but a comment by the Zoning Commission that a proposed amendment is inconsistent with the Future Land Use Map and Plan shall not preclude consideration or approval of the proposed amendment.

#### Reasonableness

Further, when adopting or rejecting a proposed zoning map amendment, the Zoning Commission must adopt a statement that explains why the decision is reasonable and in the public interest.

The Consistency Statement and the Reasonableness Statement may be approved in a single statement.

### STATEMENT APPROVAL

Enclosed in the application packet are two copies of the Consistency and Reasonableness Statement – one which has been prepared by Planning Staff and supports Staff's recommendation, and one that is blank. The Zoning Commission may: 1) approve the Staff-prepared Statement; 2) make minor changes to the Staff-prepared Statement; or 3) fill-out the blank version, using the Goals and Land Use Policies and Strategies included in your notebook.

1. *Approval of Staff-prepared Statement.* If the Zoning Commission agrees with the determinations made by Staff, then the Chair of the Zoning Commission may sign and date that copy for approval;
2. *Minor changes to Staff-prepared Statement.* If the Zoning Commission disagrees with some of the determinations made by Staff, then the Chair of the Zoning Commission may annotate the Statement, sign their initials by each change, and sign and date that annotated copy for approval; or
3. *Fill-out the blank Statement.* If the Zoning Commission disagrees with the Staff-prepared Statement significantly, then the Chair of the Zoning Commission may set aside the Staff-prepared version and fill-out the blank version to accurately reflect the Commission's assessments. The Chair may sign and date that copy for approval.

### MOTION

When moving to approve, approve with conditions, or deny the rezoning request, the movant shall include, "This motion is based on the Consistency and Reasonableness Statement, as signed and dated by the Chair of the Zoning Commission."